



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JULY 17, 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)

1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33356 – Applicant: Sand Creek Development LP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, Southerly of Pauba Road, and westerly of Anza Road – 42.4 Gross Acres – Zoning: Residential Developments (R-5) – Residential Agricultural – ½ Acre Minimum (R-A-½) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "B" Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33356, extending the expiration date to July 21, 2022. Project Planner: Fernando Solis at (951) 955-8254 or email at fersolis@rivco.org.

1.2 PLOT PLAN NO. 26204 – RECEIVE and FILE – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 proposes the construction and operation of a new unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets, and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

3.1 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area

Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

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

4.1 CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – **REQUEST:** The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule “E” subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38th Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P) – **REQUEST: Conditional Use Permit No. 3213, Revised Permit No. 2** proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040. Project Planner: Jay Olivas at (760) 863-7050 or email at jolias@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 EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s): TR33356E03

Applicant(s):

Area Plan: Southwest

Angeles D. Little

Zoning Area/District: Rancho California Area

Sand Creek Development LP

Supervisory District: Third District

Project Planner: Fernando Solis

APN: 951-220-002

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 33356 has requested an extension of time to allow for the recordation of the final map to subdivide 42.4 acres into 16 residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

The project is located north of Linda Rosea Road, west of Anza Road, south of Danby Road, and east of Cotta Lane.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33356**, extending the expiration date to July 12, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33356 was originally approved at Planning Commission on April 7, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7116 where both applications were approved on July 12, 2011. TR33356 was approved for three years, expiring on July 12, 2014.

Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013. TR33356 was extended from July 12, 2014 to July 12, 2016 through AB116.

The First Extension of Time was received May 19, 2016, ahead of the expiration date of July 12, 2016. This time extension was approved, extending the expiration date for TR33356 to July 12, 2019.

The Second Extension of Time was received and withdrawn January 2018. The applicant requested to withdraw the Extension of Time application and requested a refund as it was anticipated that the final map would be recorded prior to its expiration. This second extension was not processed and the file was closed.

The Third Extension of time was received May 30, 2019, ahead of the expiration date of July 12, 2019. The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 3 years. The 2nd extension was not completely processed and withdrawn by the applicant. This, 3rd extension will grant another 3 years. In addition, this application has exhausted all time extensions allowed for TR33356.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 12, 2022. If a Final Map has not been recorded prior to this date, TR33356 would expire.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings






1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
 3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

3rd EOT for TR33356

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

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



0 752 1,505 Feet

REPORT PRINTED ON... 6/11/2019 10:39:36 AM

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GENERAL NOTES

DATE REVISIONS
 01/01/2010
 01/01/2010
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OWNER / ARCHITECT
 [unreadable]
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DESIGNER
 [unreadable]

PERMITS / COMPLIANCE
 [unreadable]

ASSUMPTIONS / NOTES
 [unreadable]

FIELD DESCRIPTION
 [unreadable]

EXISTING AND PROPOSED
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CONTRACT ADMINISTRATION
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SCHOOL DISTRICT
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GENERAL NOTES
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FOUNDATION
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CONCRETE
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PAVEMENT
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UTILITIES
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WATER QUALITY
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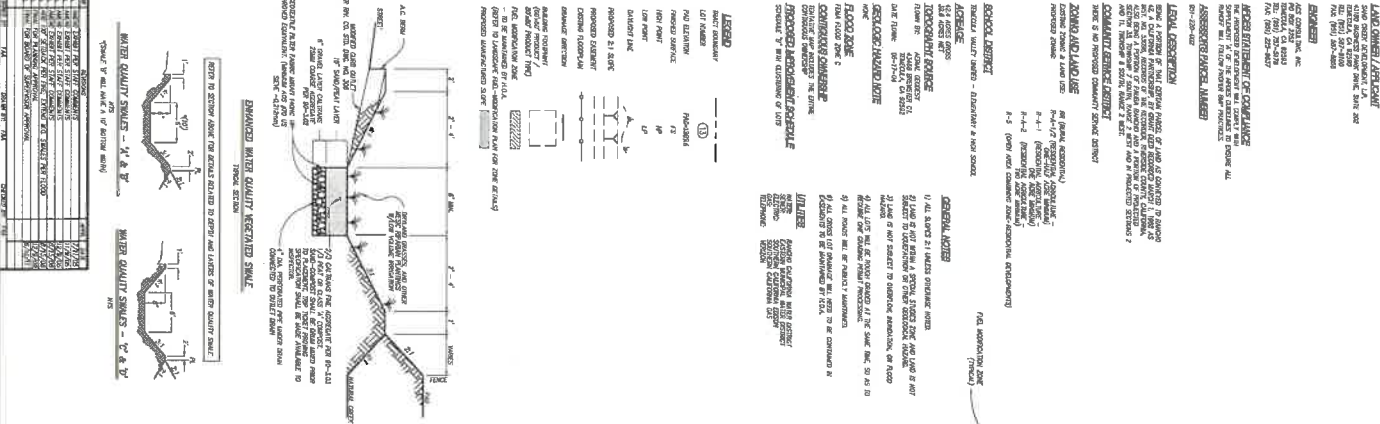
EROSION CONTROL
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VEGETATION
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SOILS
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ADDITIONAL NOTES
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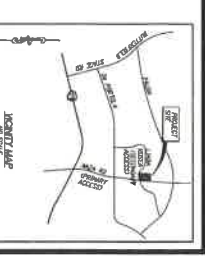
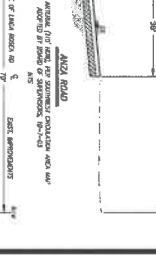
TENTATIVE TRACT MAP 33356
 IN THE COUNTY OF RIVERSIDE
 (AMENDED EXHIBIT NO. 3)



ENGINEERING
TITLE / GRADING SHEET
 COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP 33356

LOT AREA TABLE
 (Lot # Gross Area (Acres))

1	1.25
2	0.78
3	1.24
4	1.10
5	1.10
6	1.10
7	1.10
8	1.10
9	1.10
10	1.10
11	1.10
12	1.10
13	1.10
14	1.10
15	1.10
16	1.10
17	1.10
18	1.10
19	1.10
20	1.10



Extension of Time Environmental Determination

Project Case Number: TR 33356
Original E.A. Number: 40032
Extension of Time No.: Third
Original Approval Date: April 7, 2010
Project Location: North of Linda Rosea Road, South of Pauba Road and West of Anza Road

Project Description: Schedule "B" Subdivision of 42.4 gross acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

On July 12, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: June 15, 2019
For Charissa Leach, Assistant TLMA Director

Solis, Fernando

From: Angela Little <awlittle@msn.com>
Sent: Tuesday, June 04, 2019 2:05 PM
To: Solis, Fernando
Subject: Re: TR 33356 Extension

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your email, Fernando.

As the applicant for the extension of time for TR 33356, I accept that no new conditions of approval will be required on the project in connection with this extension. Thank you so much for notifying me that you will be moving the application forward upon receipt of this email from me. If you require anything else, please let me know right away.

Angela Little
Applicant
Sand Creek Development
TR 33356

From: Solis, Fernando <FerSolis@RIVCO.ORG>
Sent: Tuesday, June 4, 2019 1:45 PM
To: awlittle@msn.com
Subject: TR 33356 Extension

Attn: Sand Creek Dev. LP
Angela D. Little
P.O. Box 181
Winchester, CA 92596

RE: EXTENSION OF TIME REQUEST for NO. 33356

The County Planning Department has determined it necessary to recommend that no new conditions of approval would be placed to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If agreed, then submit a short written letter/memo/email that clearly references this case, the acceptance by name and number, and clearly state that you, the Extension of Time Applicant. This documentation will then be included in the staff report package.

If you have any concerns, please notify me to discuss. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once I receive the requested written letter, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An

opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Fernando Solis
Urban Regional Planner III

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8254



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[County of Riverside California](#)

Plan: TR33356E03

Parcel: 951220002

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

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

050 - E Health. 2 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3 0050-E Health-MAP - MONEY Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 4 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 5 0050-E Health-MAP - WATER PLAN Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be

Plan: TR33356E03

Parcel: 951220002

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION (cont.) Not Satisfied
provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a

Plan: TR33356E03

Parcel: 951220002

50. Prior To Map Recordation

Fire

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.) Not Satisfied

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

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. 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' 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.

Flood

050 - Flood. 1 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 2 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 3 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting

Plan: TR33356E03

Parcel: 951220002

50. Prior To Map Recordation

Flood

- 050 - Flood. 3 0050-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied
- hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

- 050 - Planning. 1 0050-Planning-MAP - ECS LANDSLIDE Not Satisfied
- An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, contain areas of potential slope instability and/or landslide hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

- 050 - Planning. 2 0050-Planning-MAP - ECS LIQUEFACTION Not Satisfied
- An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

- 050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
- The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 7 0050-Planning-MAP - LC LNDSCP COMMON AREA MA Not Satisfied

The developer/ permit holder shall: 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859; 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall: 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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50. Prior To Map Recordation
Planning

050 - Planning. 8 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 9 0050-Planning-MAP- CC&R RES POA COM. AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

(CONDITION REVISED AT BOS ON 6/28/11)

050 - Planning. 10 0050-Planning-MAP- ECS AFFECTED LOTS Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 11 0050-Planning-MAP- ECS NOTE ARCHAEOLOGICAL Not Satisfied

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 12 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a 14' wide community trail along Anza Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 13 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment

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50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP- QUIMBY FEES (1) (cont.) Not Satisfied
of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with
Section 10.35 of County Ordinance No. 460.

050 - Planning. 14 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 7116 has been approved and adopted by the
Board of Supervisors and has been made effective.

050 - Planning. 15 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure
compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE
MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of .75 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development
standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section
3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot
line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

Regional Parks and Open Space

050 - Regional Parks and Open 0050-Regional Parks and Open Space-MAP - TRAIL EASEMENT Not Satisfied

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to
the County of Riverside an easement for trails purposes. This easement shall be as shown on the
approved trails plan.

The trails plan shall show the easement on Anza Road as shown on the Amended No. 3 map.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-EOT2 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

050 - Transportation. 2 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied

All interior streets are designated as Local streets and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for no sidewalk.)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 6 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Anza 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 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modify for no sidewalk)

NOTE: 1. A 14' community trail shall be constructed outside of the right-of-way along Anza Road.

2. Construct transition AC pavement tapering for acceleration lane and join existing AC pavement to the north project boundary.

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Linda Rosea along project boundary is designated as a Collector Road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk.)

050 - Transportation. 11 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 12 0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD Not Satisfied

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 13 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 0050-Transportation-MAP - STREET SWEEPING Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 15 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 16 0050-Transportation-MAP - STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

050 - Transportation. 18 0050-Transportation-MAP - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles 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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP Not Satisfied

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

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

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

060 - BS-Grade. 2 0060-BS-Grade-MAP IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP IMPORT/EXPORT (cont.) Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

060 - BS-Grade. 4 0060-BS-Grade-MAP-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY Not Satisfied

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS (cont.) Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 7 0060-BS-Grade-MAP-G2.15NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

060 - BS-Grade. 8 0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM Not Satisfied

A recorded drainage easement is required for lot to lot drainage. The applicant shall provide evidence that a mechanism of maintenance for the lot to lot drainage has been obtained. In no instance shall the maintenance of the lot to lot drainage be maintained by the property owner.

060 - BS-Grade. 9 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.) Not Satisfied

E Health

060 - E Health. 1 0060-E Health-GRADE - HAZMAT PHASE II Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) Fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) Non-flammable walls along common boundaries between rear yards and open space.
- d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 0060-Flood-MAP PHASING Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 3 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 4 0060-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-GEN- TRIBAL MONITORING Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians, it has been determined appropriate to require tribal monitoring of the grading activities.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with the Pechanga Band of Luiseno Mission Indians for tribal monitoring. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or haul the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-GEN- TRIBAL MONITORING (cont.)

Not Satisfied

NOTE: 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 2

0060-Planning-GEN*- CULTURAL RESOURCES PROFE

Not Satisfied

As a result of information contained in the archaeological report prepared for this project and information received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native American cultural resources in the project area.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-GEN*- CULTURAL RESOURCES PROFE (cont.) Not Satisfied

establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.) Not Satisfied

find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 6 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 7 0060-Planning-MAP - SUBSIDENCE STUDY Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

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60. Prior To Grading Permit Issuance
Planning

060 - Planning. 8 0060-Planning-MAP- REQ APPL PRIOR TO GRDG Not Satisfied

No final map shall record until Change of Zone No. 7116 has been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the zone ultimately applied to the property.

060 - Planning. 9 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (co Not Satisfied
required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 060-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 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.

060 - Planning-EPD. 3 060-Nesting Bird Survey 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 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 060-Nesting Bird Survey (cont.) Not Satisfied

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.

Regional Parks and Open Space

060 - Regional Parks and Open 0060-Regional Parks and Open Space-MAP - TRAILS PLAN Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

Transportation

060 - Transportation. 1 0060-Transportation-EOT2 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT (cont.) Not Satisfied
Safety Department.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

080 - Flood. 1 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans,BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. Prior To Building Permit Issuance
Planning

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

(CONDITION REVISED AT BOS ON 6/28/11)

080 - Planning. 2	0080-Planning-MAP - FEE BALANCE	Not Satisfied
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Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3	0080-Planning-MAP - LC LANDSCAPE PLOT PLAN	Not Satisfied
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Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

components: 1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

080 - Planning. 4 0080-Planning-MAP - LC LANDSCAPING SECURITIE Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - LC LANDSCAPING SECURITIE (cont.) Not Satisfied

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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

080 - Planning. 5 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-EOT2 -WQMP AND MAINTENANCE Not Satisfied

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT2 - WQMP REQUIRED (cont.) Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

090 - BS-Grade. 2 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN (cont.) Not Satisfied
not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP BMP - MAINT & INSPECT Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy

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90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-GEN - CULTURAL RESOURCES RPT Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - LANDSCAPE INSPECTION REQ Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-MAP - LANDSCAPE INSPECTION REQ (cont.) Not Satisfied
Safety. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 0090-Planning-MAP - LC COMPLY W/ LNDSACP/ IRR Not Satisfied

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

090 - Planning. 5 0090-Planning-MAP - LC LNDSAPPE INSPECTION DE Not Satisfied

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

090 - Planning. 6 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 7 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-EOT2 - WQMP COMP AND BNS REG Not Satisfied

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

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

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

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

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

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 4 0090-Transportation-MAP - STREET SWEEPING Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5 0090-Transportation-MAP - 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
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. 6 0090-Transportation-MAP - 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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/08/19, 3:21 pm

TR33356E03

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR33356E03. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP* - NO GRDG & SUBDIVIDING

If mass grading is proposed - under a previously approved subdivision, at the same time that application for further subdivision for that parcel is being made, an exception to ordinance 460 section 4.4.b is required. Obtain the exception from the planning director.

BS-Grade. 2 0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

BS-Grade. 3 0010-BS-Grade-MAP-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.

BS-Grade. 4 0010-BS-Grade-MAP-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

BS-Grade. 5 0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 0010-BS-Grade-MAP-G2.22 PVT RD GDG PMT

Constructing a private road requires a grading permit.

BS-Grade. 7 0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 8 0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

Minimum drainage grade shall be 1% except on Portland cement concrete where 0.35% shall be the minimum.

BS-Grade. 9 0010-BS-Grade-MAP-G2.9DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

BS-Grade. 10 0010-BS-Grade-MAP-GIN INTRODUCTION

Improvement 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 Grading Division conditions of approval.

Fire

Fire. 1

ALL CONDITIONS ARE PER AMD#4 DATED 12/10/08.

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, 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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 2 0010-Flood-MAP 100 YR SUMP OUTLET

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets.

It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swale have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptoris as follows:
flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 5

0010-Flood-MAP OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Flood. 6

0010-Flood-MAP PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 7

0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District.

The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Flood. 9 0010-Flood-XXM BMP MAINTENANCE & INSPECT

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION

Prior to the issuance of the 10th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND

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

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

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

Planning. 4 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County 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 0010-Planning-MAP - GEO02102

County Geologic Report (GEO) No. 2102, submitted for this project (TR33356), was prepared by EcoTech Remediation, Inc. and is entitled: "Preliminary Geotechnical Investigation, 42 Acre Property Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) - APN 951-220-002", dated May 17, 2008. In addition, EcoTech Remediation, Inc. submitted the following report:

"Review Comments, County Geologic Report No. 2102, 'Preliminary Geotechnical Investigation', 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002" dated October 29, 2008.

"Review Comments#2, County Geologic Report No. 2102, Preliminary Geotechnical Investigation", 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002", dated June 3, 2008.

These documents are herein incorporated as part of GEO02101.

GEO02102 concluded:

- 1.The site is likely to experience strong ground shaking during the design life of the proposed development.
- 2.There is a low potential for ground rupture from tectonic sources to impact the property.
- 3.The site is located 4.2 miles from the Elsinore Fault and 17 miles from the San Jacinto Fault.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - GEO02102 (cont.)

4. Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.

5. There is a moderate to significant landslide hazard or slope instability without further mitigation.

6. There is no potential for rockfall hazard to impact the property.

GEO02102 recommended:

1. All landslide debris flow materials should be removed and replaced as compacted fill.

2. Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.

3. The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

Planning. 6

0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 8

0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule B, unless modified by the conditions listed herein.

Planning. 9

0010-Planning-MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel or any open space area located within boundaries of this land division map.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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

Planning. 11 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Residential lots created by this map shall conform to the design standards of the R-A zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 100 feet.
- g. The maximum height of any single family residence is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is .75 acres.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning. 13

0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 14

0020-Planning-MAP - AMD PER CONDITIONS MAP

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP and incorporate the following changes:

Lots combinations 10 & 11, 12 & 13 and 15 & 16 on the TENTATIVE MAP shall be combined on the Amended Per Final Conditions map. This will reduce the number of residential lots provided from 19 to 16. The open space lots identified as lots 21 and 22 on the TENTATIVE MAP shall be changed to lots 17 and 18 on the Amended Per Final Conditions map.

(CONDITION ADDED AT BOS ON 6/28/11)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning-All

Planning-All. 1

0010-Planning-All-MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2

0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; 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 TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

Planning-All. 3

0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33356 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33356, Amended Per Final Conditions, dated July 12, 2011.

APPROVED EXHIBIT L = Landscape plans for Tentative Tract Map No. 33356, Exhibit L (Sheets 1-10), dated December 1, 2007.

CHANGE OF ZONE = Change of Zone No. 7116, dated July 12, 2011.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

(CONDITION MODIFIED AT BOS ON 7/12/11.)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4

0010-Planning-All-MAP- PROJECT DESCRIPTION

The land division hereby permitted is a tentative tract map for a Schedule B subdivision of 42.4 gross acres into 16 residential lots with a minimum lot size of 0.75 acres and two (2) open space lots for the watercourse that traverses the project site along Anza Road.

The change of zone will change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone - Residential Developments (R-5) and Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).

(CONDITION REVISED AT BOS ON 6/28/11)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider 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 tentative map 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 map 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.



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

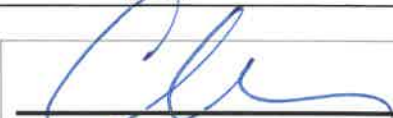
Agenda Item No.:

1.2

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26204	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Mobilitie	
Zoning Area/District:	Cajalco District	Representative(s):	
Supervisory District:	First District	Tom Johnson	
Project Planner:	Gabriel Villalobos		
Project APN(s):	321-050-029		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The project would include the installation of six (6) panel antennas, nine (9) remote radio units (RRUs), and one (1) GPS antenna. The project would also include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.

The project site is approximately 3.93 acres located North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on June 3, 2019.

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

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42998 based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 26204, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Consistency

The project site is located within a 3.93 acre vacant parcel. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project’s footprint of 2,200 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.400 of Ordinance 348. The project has been classified as a “Disguised Wireless Communication Facility, since the facility will be disguised as a pine tree (monopine). The surrounding area has existing trees, thus the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

The project site is located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the

approval of a plot plan. The maximum height allowed for the monopine is 50 feet and is required to be a setback from the nearest residential dwelling by at least 200% of the facility height, or in this case 100 feet. The height of the proposed monopine is 50-feet which meets the maximum height limit allowed. In addition, the nearest residential dwelling is located approximately 111-feet from the lease area boundary, thus meeting the setback requirement. In addition, Ordinance No. 348, Section 19.410 of provides development standards specific to wireless facilities. These standards include: Area Disturbance, Fencing/Walls, Height Limitations, Impacts, Lighting, Parking, Paved Access, Power and Communication Lines, Roof-Mounted Facilities, Sensitive Viewshed, Setbacks, Support Facilities, and Treatment. The project has been designed to comply with all of these applicable development standards.

The project was scheduled for a Director's Hearing on June 3, 2019, no opposition to this project was submitted to the Planning staff and only the applicant attended the hearing for this case. No changes were made to this project as a result of the hearing and the project was approved by the Planning Director as is.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 3, 2019**

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

- 3.1 PLOT PLAN NO. 26204 – Intent to Adopt a Negative Declaration** – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** Plot Plan No. 26204 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets, and other supporting equipment within a 2,200 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6035 or email at gvillalo@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42998; and

APPROVE Plot Plan No. 26204.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42998; and

APPROVE Plot Plan No. 26204.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 42998; and

APPROVED Plot Plan No. 26204, subject to the conditions of approval as modified at hearing.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:

SPEAKER IDENTIFICATION FORM
Riverside County Planning Commission or Director's Hearing

Submit request at Planning Commission to the Hearing Secretary or at Director's Hearing to the Case Planner.

Speakers are permitted to be heard up to three (3) minutes, subject to Public Hearing Rules listed on the reverse side of this form.

Date: 6-3-19 Agenda #: 3.1

SPEAKER'S NAME: Tom Johnson
(Print Name)

Address: 27130 Tesoro Espada #A-1426
(Only required if follow-up mail response is requested)

City: San Juan Capistrano Zip: 92675

Phone #: 925-785-3727 Email: Tom@TJohnsonHearing.com

- I AM:
- The Applicant Applicant's Representative
 - A Neighbor Other Interested Party
 - The Appellant Respondent

PLEASE STATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- Position on Agenda Item:
- In Favor Neutral Opposed

I give my 3 minutes to: _____

Applicant Representative



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: June 3, 2019

PROPOSED PROJECT

Case Number(s): Plot Plan No. 26204
Select Environ. Type Negative Declaration
Area Plan: Lake Mathews/Woodcrest
Zoning Area/District: Cajalco District
Supervisory District: First District
Project Planner: Gabriel Villalobos
Project APN(s): 321-050-029

Applicant(s):

Mobilitie

Representative(s):

Infinigy


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The Project would include the installation of nine (9) panel antennas, three (3) RRUs, one (1) GPS antenna. The Project would also include ancillary ground mounted equipment consisting of two (2) 6201 ODE type C cabinets, two (2) PTS8003 cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.

The Project site is approximately 3.93 acres located North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42998**, 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. 26204, 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:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR) (1 ac min.)

Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Very Low Density Residential (RC-VLDR)
West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Residential Agricultural – 1 Acre Minimum (R-A-1)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 1 Acre Minimum (R-A-1)
East:	Residential Agricultural – 1 Acre Minimum (R-A-1)
South:	Residential Agricultural – 1 Acre Minimum (R-A-1)
West:	Residential Agricultural – 1 Acre Minimum (R-A-1)
Existing Use:	Vacant Parcel
Surrounding Uses	
North:	Vacant Parcel
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.93 acres	N/A
Proposed Building Area (SQFT):	2,200 sq.ft.	N/A
Structure Height (FT):	50 ft.	Max – 50 ft.

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:				

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Area No. 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 43.56 miles away from Observatory
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within an SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Consistency

The project site is located within a 3.93 acre vacant parcel. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project’s footprint of 2,200 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.400 of Ordinance 348. The project has been classified as a “Disguised Wireless Communication Facility, since the facility will be disguised as a pine tree (monopine). The surrounding area has existing trees, thus the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

The project site is located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the monopine is 50 feet and is required to be a setback from the nearest residential dwelling by at least 200% of the facility height, or in this case 100 feet. The height of the proposed monopine is 50-feet which meets the maximum height limit allowed. In addition, the nearest residential dwelling is located approximately 111-feet from the lease area boundary, thus meeting the setback requirement. In addition, Ordinance No. 348, Section 19.410 of provides development standards specific to wireless facilities. These standards include: Area Disturbance, Fencing/Walls, Height Limitations, Impacts, Lighting, Parking, Paved Access, Power and Communication Lines, Roof-Mounted Facilities, Sensitive Viewshed, Setbacks, Support Facilities, and Treatment. The project has been designed to comply with all of these applicable development standards.

Plot Plan No. 26204 was submitted to the County of Riverside on February 21, 2017.

ENVIRONMENTAL REVIEW AND 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 Statue and Guidelines Section 15105.

At the time of preparation of this staff report, no comments have been received on the IS or ND.

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 project meets the requirements for approval per Ordinance No. 348 Article XIXG “Wireless Communication Facilities,” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - a. The facility is designed and sited so that it is minimally visually intrusive. The project has been designed to be a pine tree (monopine) to assist in screening the proposed equipment from the

general public in the surrounding area of the project site. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding areas landscape design.

- b. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and is screened from view. The disguised wireless communication facility's 6-foot-high block wall is appropriate for enclosing the 2,200 square foot lease area and meets the Countywide Standard Design Guidelines.
- c. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities. 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. Pursuant to Section 19.404.A of Ordinance No. 348, disguised wireless communication facilities may be located in the Residential Agricultural – 1 Acre Minimum (R-A-1) zone, subject to plot plan approval.
- e. Area Disturbance – Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility requires little ground disturbance to erect or maintain and is located on a vacant parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project.
- f. Fencing and Walls – The 2,200 square foot equipment enclosure lease area will be comprised of a 6-foot tall block wall enclosure which will be screened from the general public from the north due to the topography of the site and will only be visible from limited vantage points. At ground level.
- g. Height Limitations – Disguised wireless communication facilities within any Residential zoning classification shall not exceed fifty (50) feet. This project complies with this development standard as the proposed disguised monopine meets the 50-foot height requirement of the R-A-1 zone.
- h. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has been determined, through the Initial Study and Negative Declaration, to not have any potential environmental impacts requiring mitigation or above a level considered to be less than significant. The facility as proposed does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and it is consistent with the WRCMSHCP.
- i. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. This project has been conditioned to include shrubs and other landscaping along the

perimeter of the equipment enclosure to screen the facility with vegetation similar to what is currently existing onsite (80. PLANNING – Landscaping/Screening for Enclosure Perimeter).

- j. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED).
- 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. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 111 feet away.
- l. Parking Space – The project site is accessed by an existing dirt road just north of the project site that will be used by the project to access the parking space and lease area. One parking space will be required. Since the project parcel is not located within a residential development it is not subject to the paved access requirements. The project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
- m. Paved Access – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard due to an existing compacted dirt path that passes through the project site from Birch Street to the east, north to Avenue C. For the purposes of this project, this path is considered an “all weather surface”.
- 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 and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existing vegetation and wildlife habitats during construction.
- o. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to surrounding trees and architecture.
- p. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy

22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area. The disguised monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- q. **Setbacks** – Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility. This project meets this development standard because the disguised wireless communication facility is setback approximately 111 feet from nearest habitable dwelling. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitual dwelling. The monopine exceeds the required setback distance by approximately 11 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 this development standard because the disguised wireless communication facility’s supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
 - 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. This project meets this development standard because the wireless facility’s tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
2. Pursuant to Section 18.30 of Ordinance No. 348, 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.

The project site is located within a 3.93 acre vacant parcel. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project’s footprint of 2,200 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The project’s proposed pine tree disguise would be minimally visually intrusive, specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

- 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.

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.400 of Ordinance 348. The project has been classified as a “Disguised Wireless Communication Facility, since the facility will be disguised as a pine tree (monopine). The surrounding area has

existing trees, thus the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

The project site is located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the monopine is 50 feet and is required to be a setback from the nearest residential dwelling by at least 200% of the facility height, or in this case 100 feet. The height of the proposed monopine is 50-feet which meets the maximum height limit allowed. In addition, the nearest residential dwelling is located approximately 111-feet from the lease area boundary, thus meeting the setback requirement. In addition, Ordinance No. 348, Section 19.410 provides development standards specific to wireless facilities. These standards include: Area Disturbance, Fencing/Walls, Height Limitations, Impacts, Lighting, Parking, Paved Access, Power and Communication Lines, Roof-Mounted Facilities, Sensitive Viewshed, Setbacks, Support Facilities, and Treatment. The project has been designed to comply with all of these applicable development standards.

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 located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. The MOU primarily requires consultation with the City before rezoning an area in a way that is inconsistent with the City's general plan. There is no rezoning being proposed, so the MOU does not apply. Furthermore, this project was transmitted to the City of Riverside during the March 23, 2017 DAC review period for review and comment. At the time of staff report preparation, the County received no comments from the City of Riverside.
3. The proposed project site is located within the March Air Reserve Base Airport Influence Area. As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") on September 7, 2017 (ZAP1280MA17), and was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 22, 2017. There was no response from the Colorado River Indian Tribes, the Morongo Band of Mission Indians, the Pala Band of Mission Indians, the Soboba Band of Luiseno, or the Rincon Band of Luiseno Indians. Consultation was requested by the Pechanga Band of Luiseno Indians in a letter dated April 27, 2017. Consultation with Pechanga took place on May 17, 2017. The Tribe requested the TCNS number for the project and stated that they would not be requesting to continue consultation. Consultation was concluded the same day. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.
5. The project site is located within Zone "B" of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B".

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and 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 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. 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. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding emergency access and egress and other standards. Fire protection services can easily access the site, from Birch Street. A vegetation management plan shall be in accordance with the California Public Resources Code.
 - b. This project is in compliance sections 4290 and 4291 of the Public Resources Code which requires that the site have fuel modification standards acceptable to the Riverside County Fire Department and other requirements.
 - c. Fire protection and suppression services will be available for the project primarily by the Riverside County Fire Department (Station No. 4), located approximately 2 miles southwest of the Project site at 16453 El Sobrante Road, Riverside, CA 92503. .
 - d. 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. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1. A 12-foot-wide, all-weather access non-exclusive easement will be established, and a 704 placard will be on the outside of the enclosed lease area with visible information noted.

Conclusion:

1. 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 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone indicating support or 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 mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26204 EA42998
VICINITY/POLICY AREAS

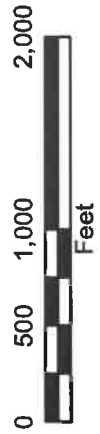
Date Drawn: 05/08/2019
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen

Zoning Dist: Cajalco



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 in the previous General Plan. The Planning Department is currently reviewing all Planning Department files in Riverside at (951)965-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 PP26204 EA42998

Supervisor: Jeffries
 District 1

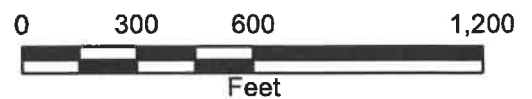
Date Drawn: 05/08/2019
 Exhibit 1

LAND USE



Zoning Dist: Cajalco

Author: Vinnie Nguyen



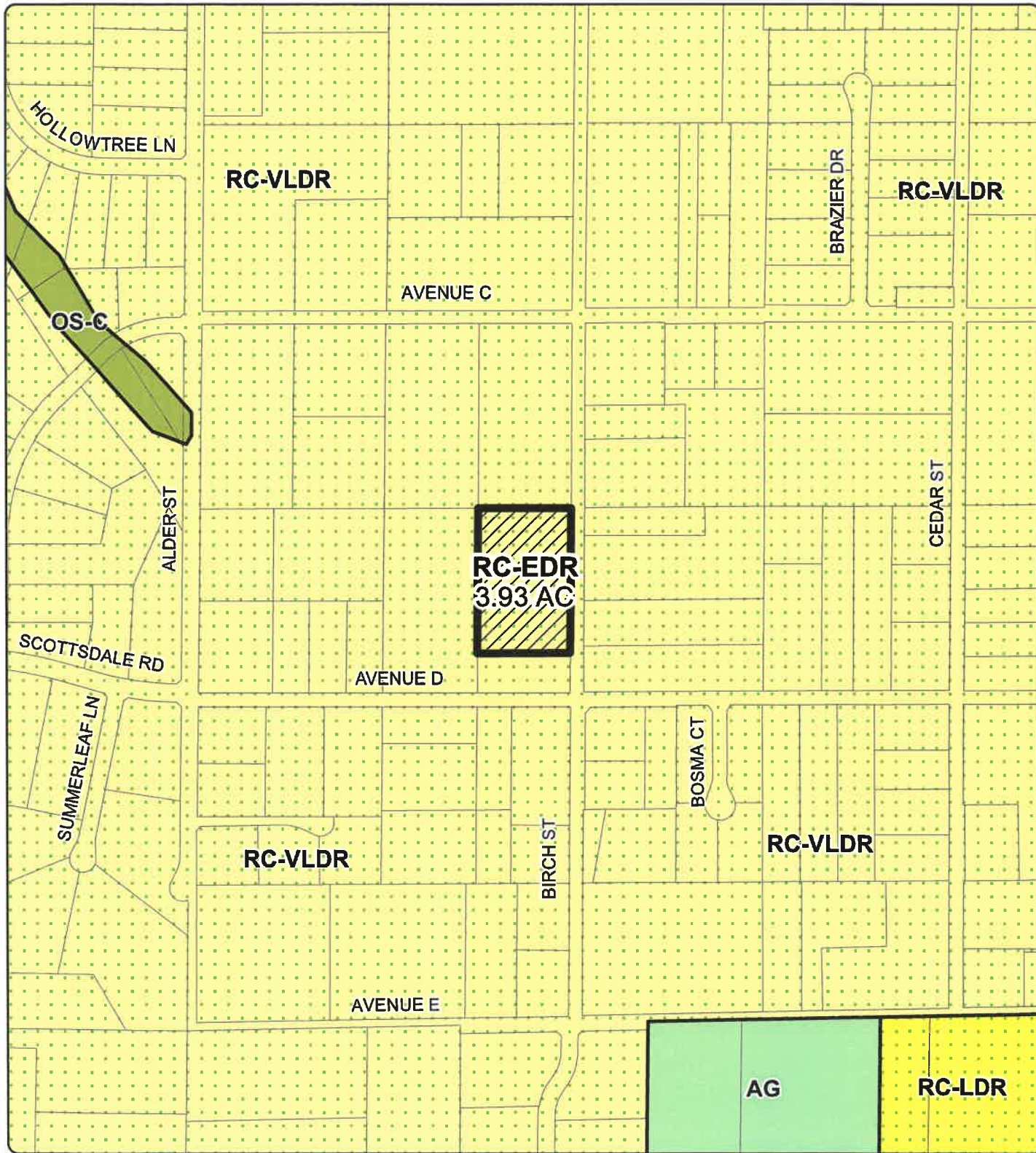
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26204 EA42998
EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 05/08/2019
Exhibit 5



Zoning Dist: Cajalco

Author: Vinnie Nguyen



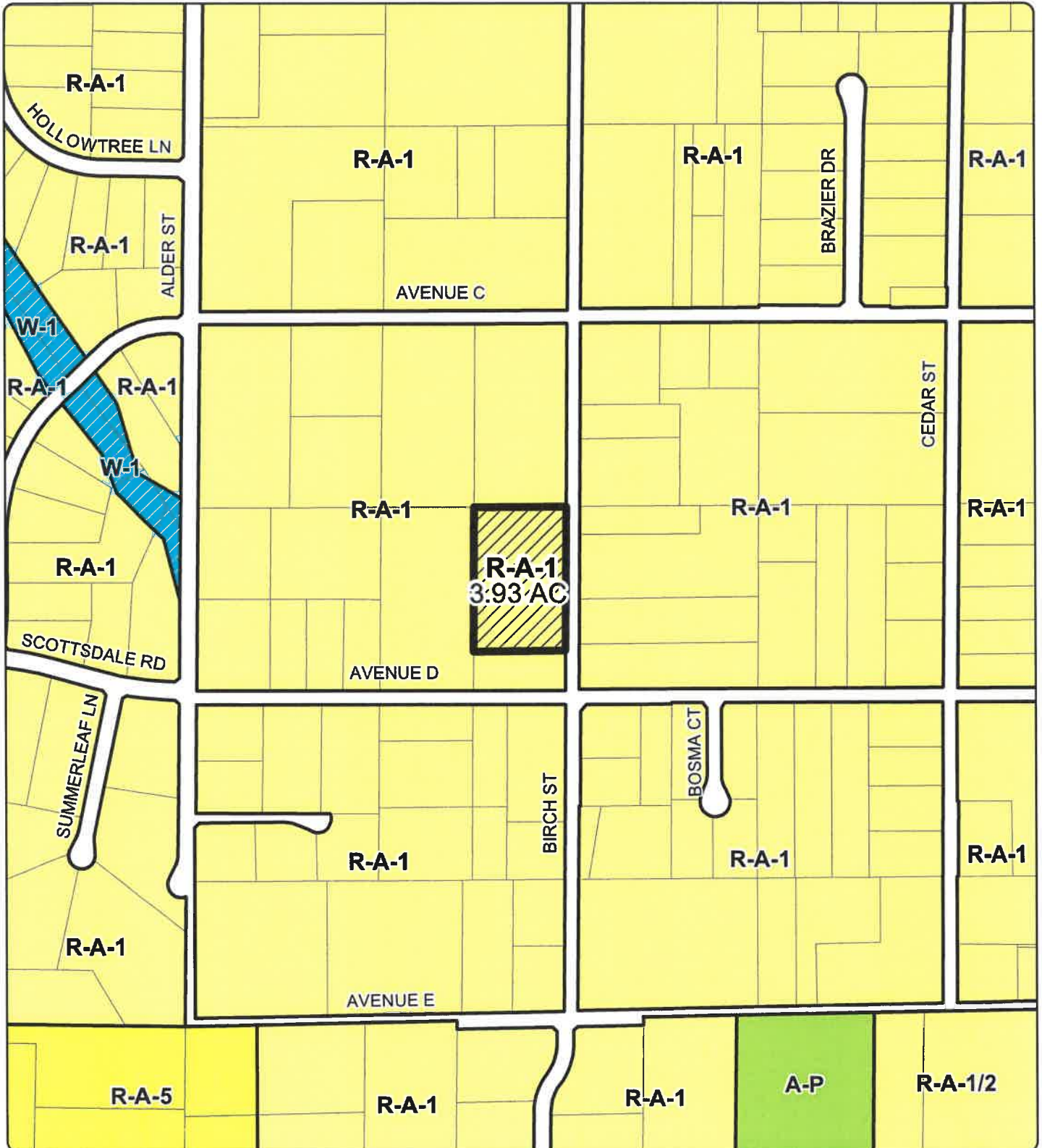
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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26204 EA42998

Supervisor: Jeffries
District 1

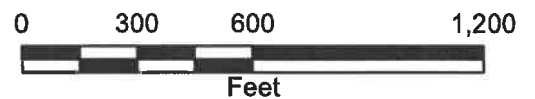
Date Drawn: 05/08/2019
Exhibit 2

EXISTING ZONING



Zoning Dist: Cajalco

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>

SITE NUMBER: IE24889A
SITE NAME: GIBSON
SITE TYPE: RAWLAND

PLOT PLAN NO: 26204
COUNTY: RIVERSIDE
JURISDICTION: COUNTY OF RIVERSIDE



PLANS PREPARED BY:
INFINIGY8
3655 BRANCO DRIVE, SUITE 111
 LAKE FOREST, CA 92509
 (949) 451-8888
 WWW.INFINIGY.COM

CONSULTING GROUP:

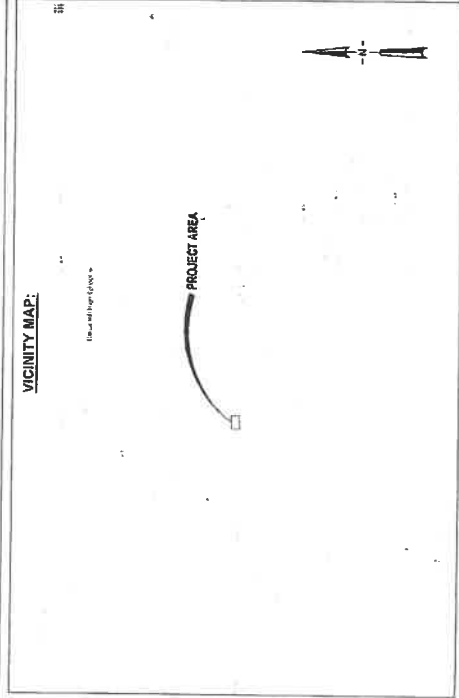
NO.	DATE	DESCRIPTION	BY
1	10/04/16	90% ZD'S	HL
2	10/11/18	90% ZD'S	HL
3	10/28/18	100% ZD'S	HL
4	12/21/16	100% ZD'S	JRC
5	04/18/17	100% ZD'S	JRC
6	06/03/17	100% ZD'S	JRC
7	05/11/17	100% ZD'S	GN

SITE INFORMATION:
GIBSON
IE24889A
BIRCH STREET
 PERRIS, CA 92579

SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
IS-1	TOPOGRAPHIC SURVEY
IS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	ANTENNA & EQUIPMENT LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

PROJECT SUMMARY:

SITE ADDRESS:
 BIRCH STREET
 PERRIS, CA 92579

PERMITTEE/OWNER:
 GIBSON
 2504 W. 10TH STREET
 BREA, CA 92620
 PHONE: (310) 307-6424

APPLICANT:
 T-MOBILE WEST CORPORATION
 2008 W. GARDEN AVE.
 PERRIS, CA 92579
 PHONE: (714) 859-2400

PROJECT DESCRIPTION:
 INSTALL SIX TALL MOBILE MASTING
 INSTALL (6) T-MOBILE PANEL ANTENNAS (2) PER SECTOR
 INSTALL (1) T-MOBILE PER SECTOR
 INSTALL (1) T-MOBILE PER SECTOR
 INSTALL (3) 6102 MAC CABINETS
 FOUR PILES FROM EQUIPMENT TO ANTENNAS
 200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

BUILDING SUMMARY:
 EQUIPMENT CLASSIFICATION: 8 (TELEPHONE EXCHANGE)
 TYPE OF CONSTRUCTION: 1-3
 TOTAL LEASE AREA: 2,745.15 SQ. FT. (AGRICULTURE - 1 ACRE MINIMUM)
 GROSS PROPERTY: 188,352.24 SQ. FT.
 ASSESSOR'S PARCEL NUMBER: 201-165-029

DRIVING DIRECTIONS:

DIRECTIONS FROM THE LOCAL T-MOBILE OFFICE

- HEAD EAST ON MELBY AVE
- TURN RIGHT ON MELBY AVE
- CONTINUE ON CA-251N, MERGE ONTO CA-241N
- TURN LEFT ON TO ROAD, BURRILL ROAD / ARLINGTON
- TURN RIGHT ON TO ROAD, BURRILL ROAD / ARLINGTON
- TURN RIGHT ONTO VAN BUREN BLVD
- TURN LEFT ONTO HABLEY WAY RD
- TURN LEFT ONTO HABLEY WAY RD
- TURN LEFT ONTO HABLEY WAY RD
- TURN LEFT ONTO HABLEY WAY RD
- TURN LEFT ONTO HABLEY WAY RD
- TURN LEFT ONTO HABLEY WAY RD
- THE SITE IS ON THE LEFT

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE PROJECT AS SHOWN ON THESE PLANS. THESE PLANS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

LANDLORD	PRINT NAME	SIGNATURE	DATE
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

CONSULTING TEAM:

SUB-ZONING/PERMITTING:
 AGRICULTURAL & ENGINEERING
 11070 DEL CROSSLAND ST., #110-414
 SAN JUAN CAPISTRANO, CA 92675
 JANE WILSON, PROJECT MANAGER
 PHONE: (949) 309-1844

SURVEY:
 FLOYD SURBERG, INC.
 1000 W. GARDEN AVE., SUITE 100
 PERRIS, CA 92579
 OFFICE: (949) 300-0909
 GMAIL: floyd@floyd-surber.com

BUILDING CODE REFERENCES:

- ALL REFER TO COUNTY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC)
- ANSI/UL-201
- 607 CHIMNEY, BUILDING, STRUCTURAL AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- 609 ELECTRICAL, BUILDING, STRUCTURAL AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- 609 ELECTRICAL CODE (CALIFORNIA ELECTRICAL CODE) 2016
- 609 ELECTRICAL CODE (CALIFORNIA FIRE CODE) 2016 - 2015 IFC

stick together
 3 IMPERIAL PROGRAMS, INC.
 SANTA ANA, CA 92701

REV	DATE	DESCRIPTION
A	4/27/18	FIELD SURVEY
B	4/27/18	TITLE WORK
C	4/27/18	REV. LASE AREA

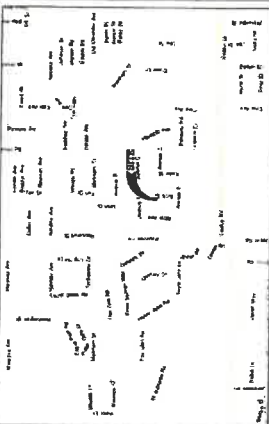
FLOYD SURVEYING
 3408 GALLERON STREET
 THERMIDOLA, CA 92572
 (951) 799-1111
 EMAIL: floyd@floydsurveying.com

REV	DATE	DESCRIPTION
A	4/27/18	FIELD SURVEY
B	4/27/18	TITLE WORK
C	4/27/18	REV. LASE AREA

GIBSON
 IE24889
 BIRCH STREET
 PERRIS, CA 92570

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
L-51



VICINITY MAP



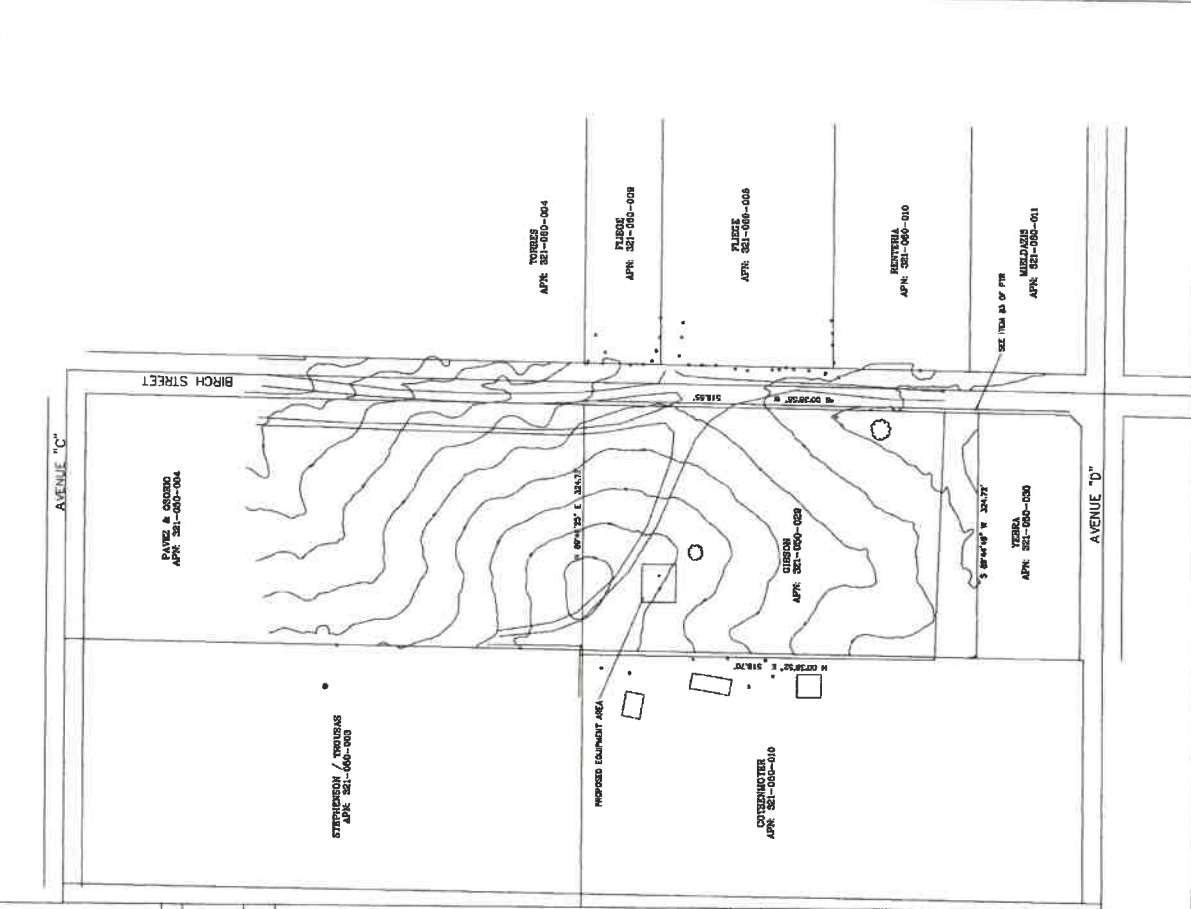
LEGEND

- These standard symbols will be found on this drawing:
- BOLLARD
 - GROUND SCOT ELEVATION
 - FOUND MONUMENT
 - TELEPHONE PED
 - TREE TOP DECIDUOUS
 - UTILITY POLE
 - BUILDING
 - ER
 - NG
 - TRIP
 - TRIP3
 - BOUNDARY LINE
 - GENEALINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE

LEGEND

- This is not a boundary survey. This is a specialized topographic map. The surveyor is not responsible for the accuracy of the information shown on this map. Floyd Surveying is not responsible for the accuracy of the information shown on this map.
- Any change made to the information on this plan, without the written consent of Floyd Surveying, is void.
- These drawings & specifications are the property & copyright of Floyd Surveying. Written instructions and data preferences are to be written on the drawings. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on SEPTEMBER 16, 2018.

GENERAL NOTES



OVERALL SITE PLAN

OWNER'S NAME: JULIA B. GIBSON
 ASSESSOR'S PARCEL NUMBER(S): 321-000-008
 BASIS OF BEARINGS: (NAD83) BENCH (2010)
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 8, AS DETERMINED BY C.S.S. 2011, AND THE DISTANCES SHOWN HEREON ARE BASED ON THE BEST AVAILABLE GEODETIC OFFICE 1:50,000 SCALE MAP.
 BASIS OF ELEVATIONS: NAVD 83
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY CONTROL REFERENCE STATIONS (1) LOCAL ELEVATION CONTROL POINT (LCP), ELEVATION = 1021.7 WITH GDSB 2012 CORRECTIONS APPLIED.

SITE DATA
 FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
 County/Reverse: Effective Date: 8/28/2008
 Flood: 0606014006
 The Flood Zone Designation for this site is: Zone: X

FEMA FLOOD ZONE INFORMATION
 PARCELS 1, LOT 4, OF PARCEL MAP NO. 10745, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP BOOK 54 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES

THE FOLLOWING EASEMENTS AFFECT SAID PARCEL, AND ARE SHOWN HEREON. THE EASEMENTS ARE: (1) A 10' WIDE EASEMENT FOR UTILITY PURPOSES OVER THE PORTION OF SAID PARCEL WITHIN BIRCH STREET (LOT A), AS SHOWN AND DEDICATED BY PARCEL MAP 10745, ALSO PRIVATE EASEMENTS OVER SAID STREETS FOR IMPROVED UNDER CONVEYANCE OF PARCELS BY REFERENCE TO SAID MAPS. (2) A 10' WIDE EASEMENT OVER SAID PARCEL LOCATED IN BIRCH STREET.

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incident thereto as set forth in a document: in favor of: San Jacinto Progressive Roads, Park Area, Park Area and Corralita
 Recording Date: May 27, 1927
 (BLANKET IN NATURE OVER SAID LAND)

ITEM #3 - An easement for public street and utility purposes over that portion of said lots within Birch Street (Lot A), as shown and dedicated by Parcel Map 10745, also private easements over said streets for improved under conveyance of parcels by reference to said maps. (2) A 10' wide easement over said parcel located in Birch Street.

TITLE REPORT NOTES

END OF EASEMENTS

TITLE REPORT NOTES

SCALE
 1" = 100'

T-Mobile
stick together
3 IMPERIAL PROMENADE,
SUITE 110,
SANTA ANA, CA 92701

NO.	DATE	DESCRIPTION
C	4/17/17	NEW L&S AREA
B	11/24/16	FIELD SURVEY
A	8/25/16	FIELD SURVEY
REV		

FLOYD
SURVEYING
3085 GALLERIA STREET
TERRACE, CA 92682
OFFICE: (848) 200-0558
FAX: (848) 200-0559
WWW.FLOYDSURVEYS.COM



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

CIBSON
1E24889
BIRCH STREET
PERRIS, CA 92570

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS2



LEGEND

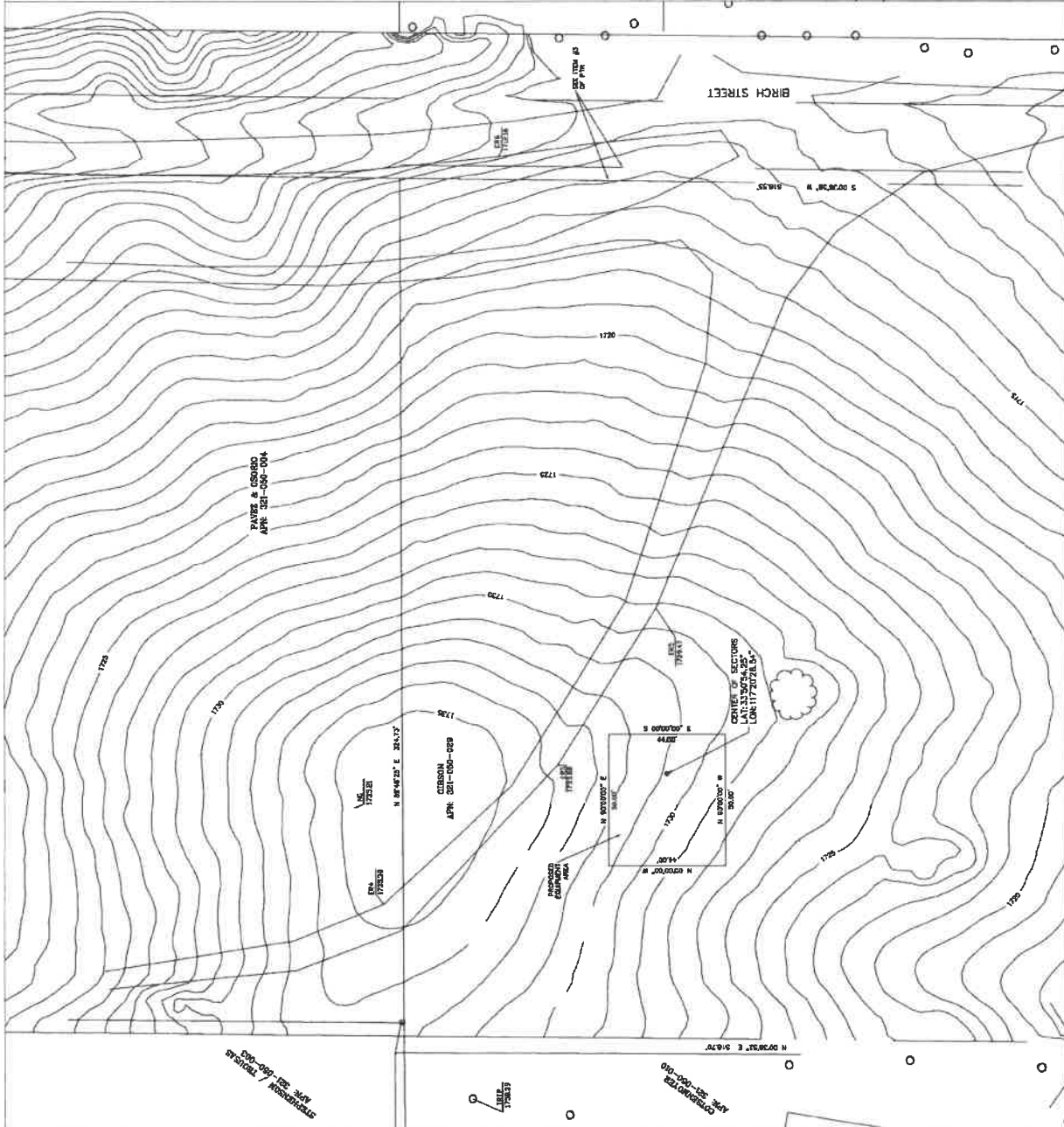
These standard symbols will be found in the drawing

- ◆ BOLLARD
- GAS VALVE
- FURNACE
- AIR CONDITION
- TOWER
- TREE CONIFEROUS
- TREE DECIDUOUS
- UTILITY POLE
- BUILDING
- EDGE OF DIRT ROAD
- REPORT ELEVATION
- RAMP
- TRIP
- TRIP
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. IE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a topographic survey. The boundary information shown here is for informational purposes only. It is not intended to be used as a legal boundary. If you require a boundary survey, please contact the surveyor for more information.
- 2) This survey was conducted in accordance with the California Topographic Surveying Act. The surveyor has taken all necessary precautions to ensure the accuracy of the survey. The surveyor is not responsible for any errors or omissions in the survey.
- 3) The surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey.
- 4) Field survey completed on SEPTEMBER 15, 2016.

GENERAL NOTES



OVERALL SITE PLAN

SCALE: 1"=100'



PLANS PREPARED BY:
INFINIGY8
 2045 BIRCH STREET, SUITE 101
 LAKE FOREST, CA 92550
 TEL: 949.227.8887
 WWW.INFINIGY8.COM

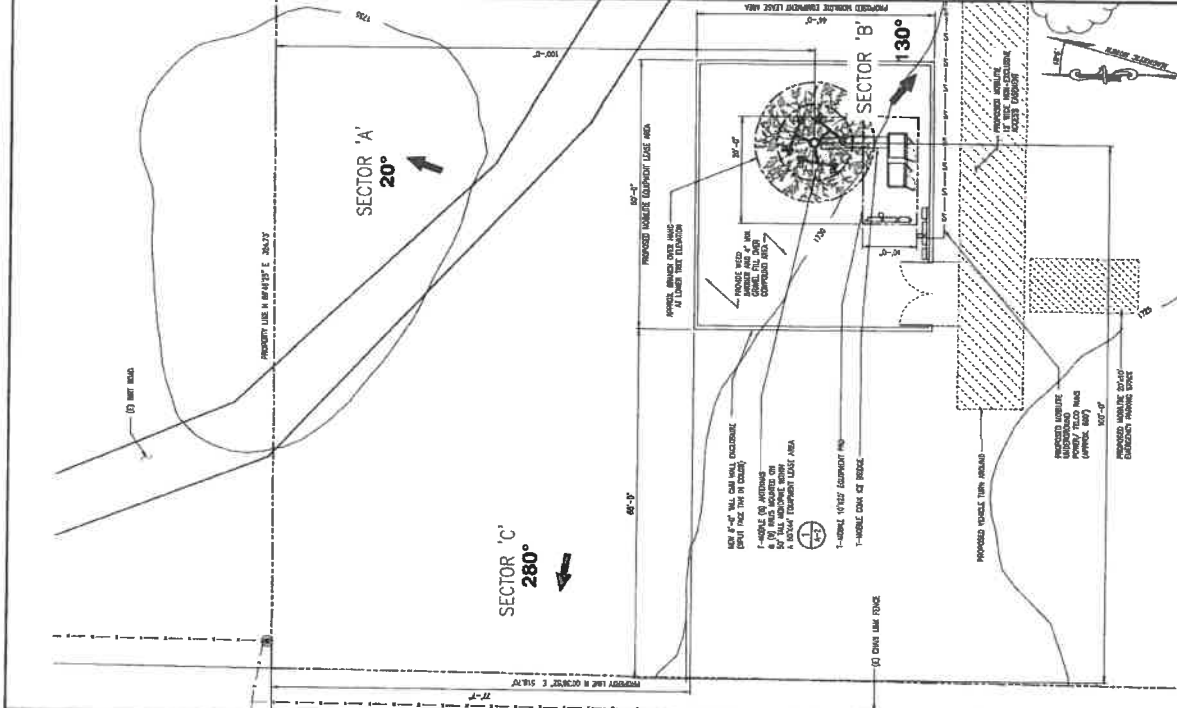
CONSULTING GROUP

NO.	DATE	DESCRIPTION	BY
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2	10/11/16	90% ZD'S	HL
3	10/25/16	100% ZD'S	HL
4	12/21/16	100% ZD'S	JPC
5	04/18/17	100% ZD'S	JPC
6	05/03/17	100% ZD'S	JPC
7	05/11/17	100% ZD'S	GH

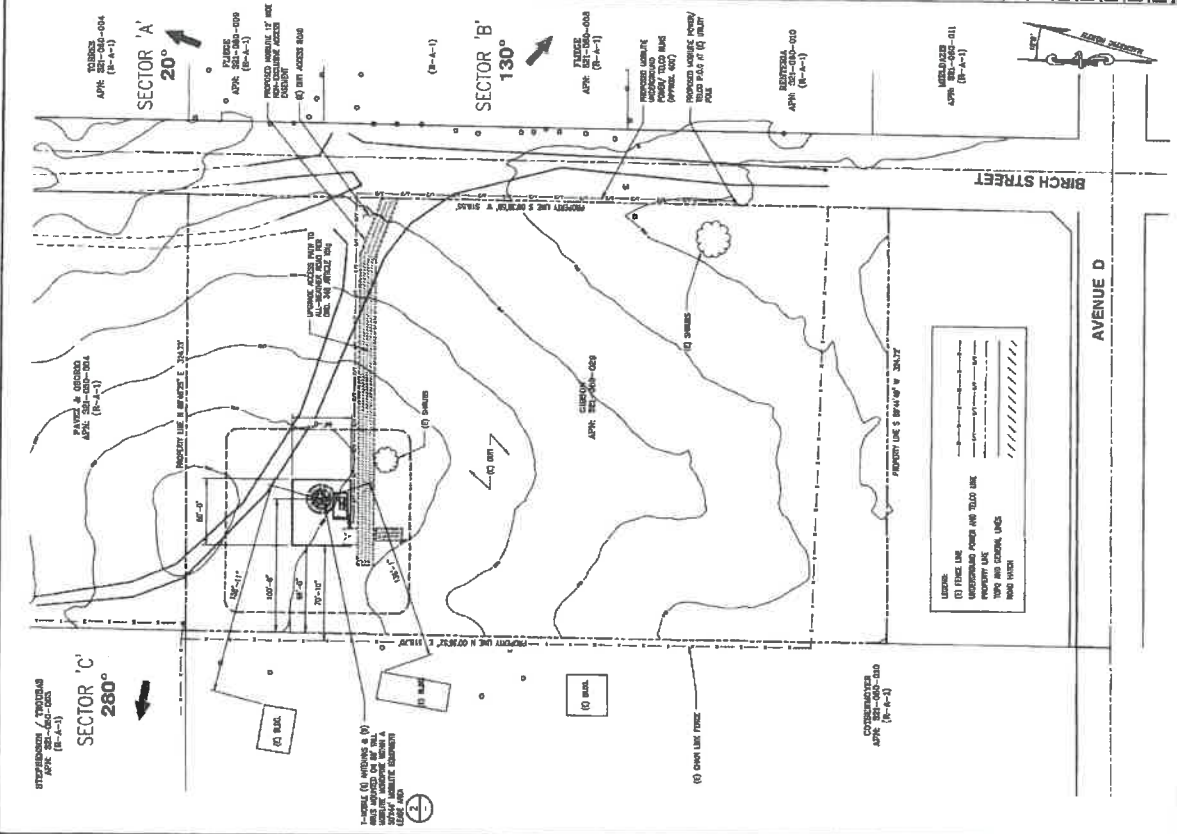
GIBSON
IE24889A
 BIRCH STREET
 PERMIS, CA 92570

SITE PLAN & ENLARGED SITE PLAN

A-1
 SHEET NUMBER



ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"
 0 5' 10' 2



SITE PLAN
 SCALE: 1" = 40'-0"
 0 20' 40' 1

PLANS PREPARED BY:

DATE:

BY:

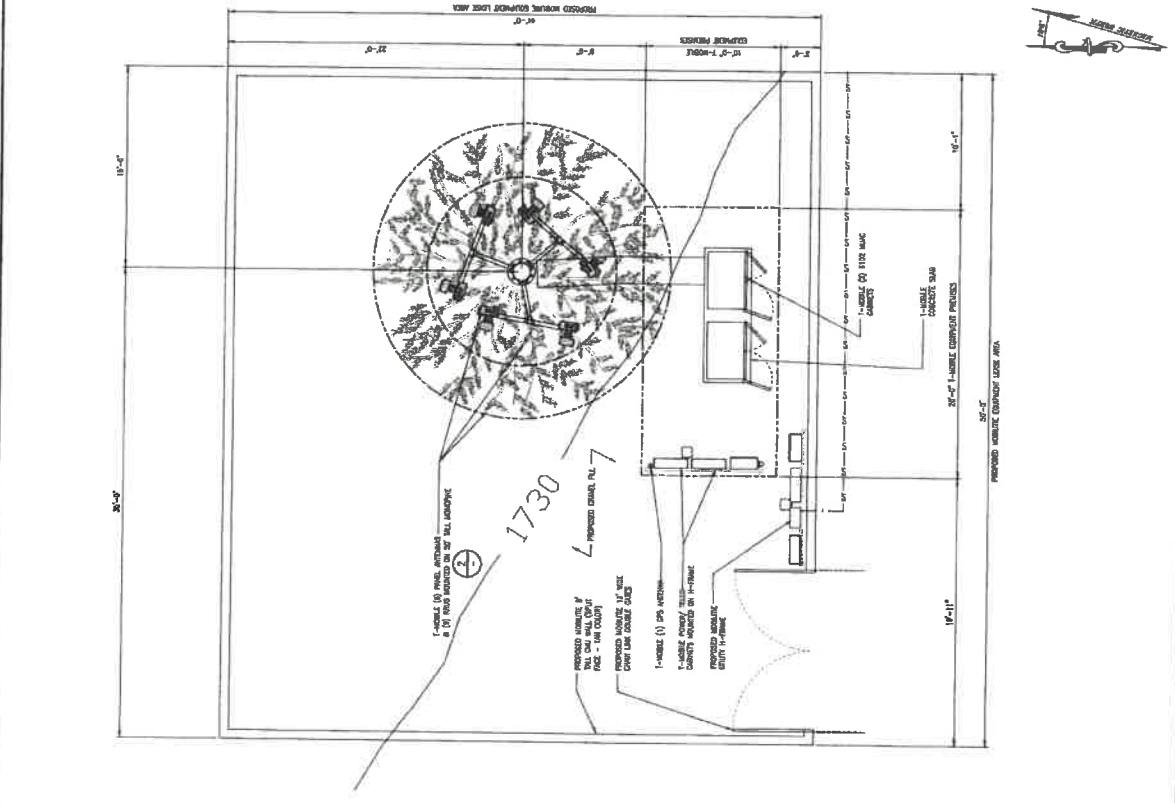
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5	04/18/11	100% ZDS	JPC
6	05/03/11	100% ZDS	JPC
7	06/11/11	100% ZDS	GN

GIBSON
IE24889A
BRUSH STREET
PERMIS, CA 92070

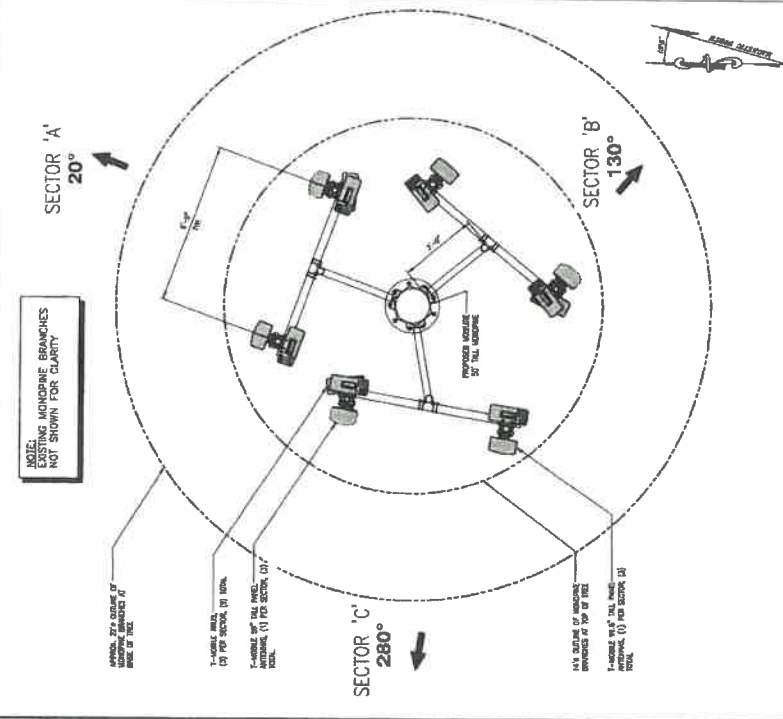
SCALE:

SHEET TITLE:
ANTENNA & EQUIPMENT
LAYOUTS, ANTENNA
SCHEDULE

SHEET NUMBER:
A-2



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



PROPOSED ANTENNA SCHEDULE

SECTOR	ANT. TECH.	MODEL	WEIGHT	ANTENNA	ANTENNA	THA / RRU	CABLE
		SIZE	LIFE	ADJ. HGT.	ADJ. HGT.		LENGTH
A1	L700	TUBROK-6516-R2M	34.6	20"	41'-0"	(1) RRUST182 (1) RRUST18A	75'
A2	L700	COMARSCOPE	43.7	20"	41'-0"	(1) RRUST182 (1) RRUST18A	75'
B1	L1200	TUBROK-6516-R2M	34.6	137"	41'-0"	(1) RRUST182 (1) RRUST18A	75'
B2	L700	COMARSCOPE	43.7	139"	41'-0"	(1) RRUST182 (1) RRUST18A	75'
C1	L1200	TUBROK-6516-R2M	34.6	260"	41'-0"	(1) RRUST182 (1) RRUST18A	78'
C2	L700	COMARSCOPE	43.7	280"	41'-0"	(1) RRUST182 (1) RRUST18A	78'

SCALE: 1/2"=1'-0"
ANTENNA LAYOUT & SCHEDULE 2

NOTE:
EXISTING MONITORING BRANCHES
NOT SHOWN FOR CLARITY

REMOVE 270 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

REMOVE 90 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

REMOVE 180 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

REMOVE 270 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

REMOVE 90 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

REMOVE 180 DEGREE OF
EXISTING BRANCHES AT
TOP OF POLE

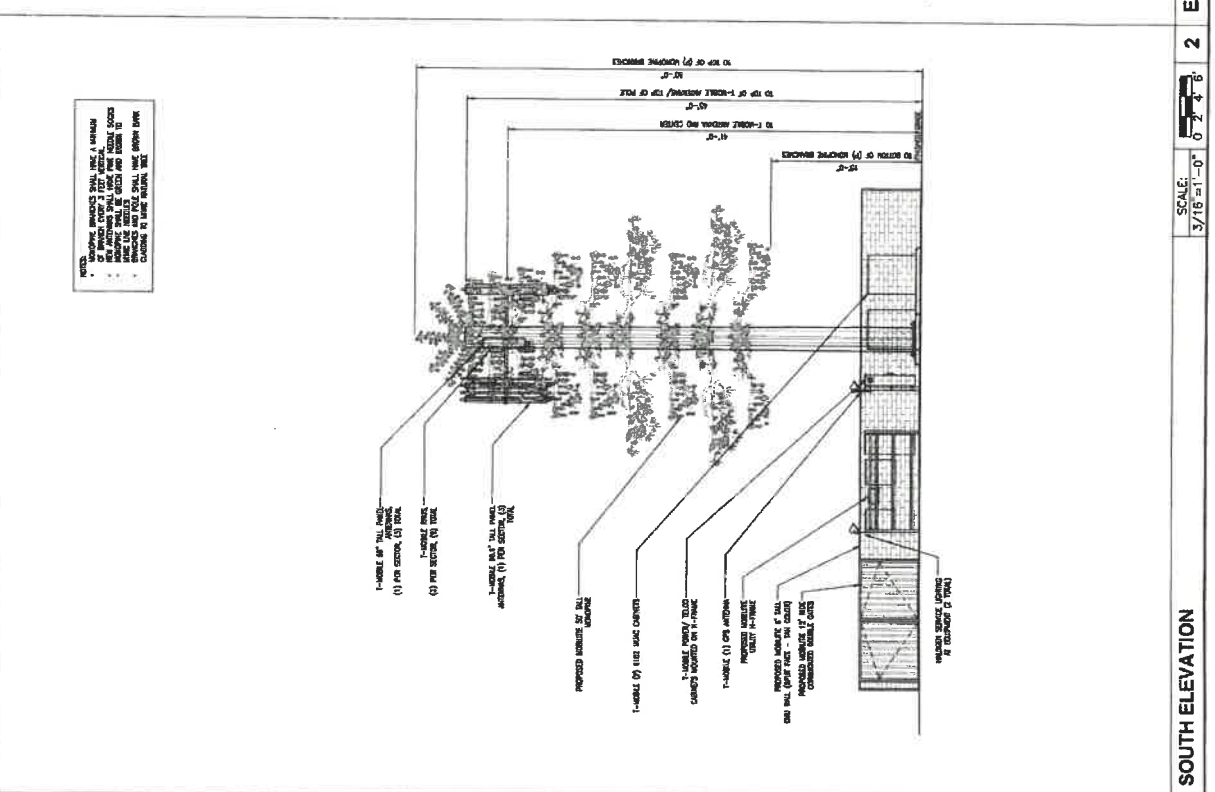
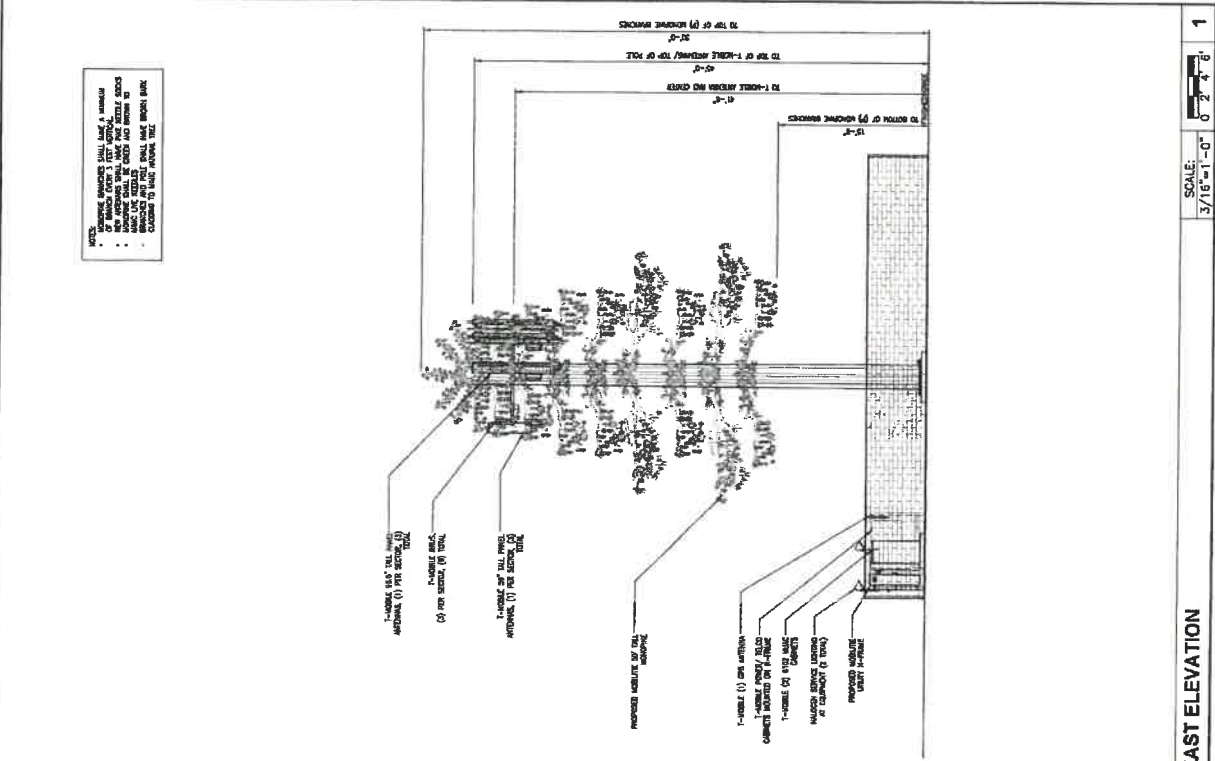
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2	10/11/16	90% ZD'S	HL
3	10/25/16	100% ZD'S	HL
4	12/21/16	100% ZD'S	JPC
5	04/18/17	100% ZD'S	JPC
6	05/03/17	100% ZD'S	JPC
7	05/11/17	100% ZD'S	GN

SITE INFORMATION:
GIBSON
IE24889A
BUCK STREET
PERRIS, CA 92570

SEAL:

SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:
A-3



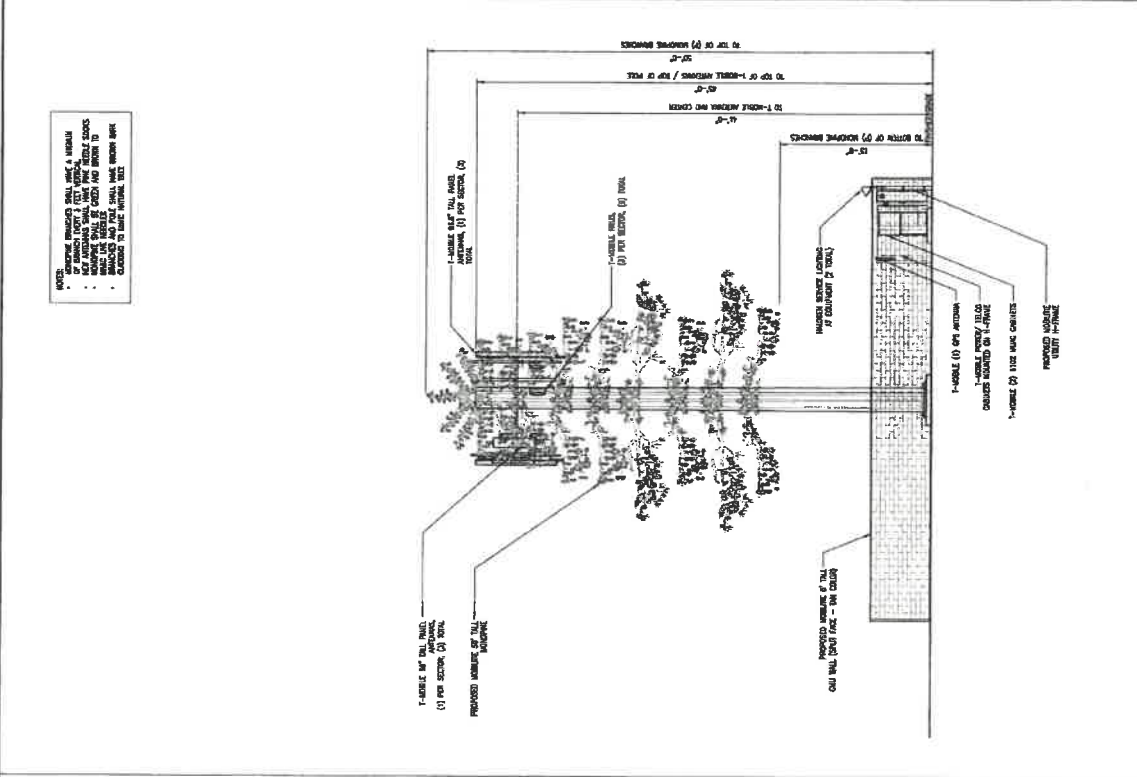
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4	11/21/18	100% ZD'S	JPC
5	04/18/17	100% ZD'S	JPC
6	05/03/17	100% ZD'S	JPC
7	05/11/17	100% ZD'S	DN

SITE INFORMATION:
GIBSON
IE24889A
BRICK STREET
PERMIT CA 2018

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

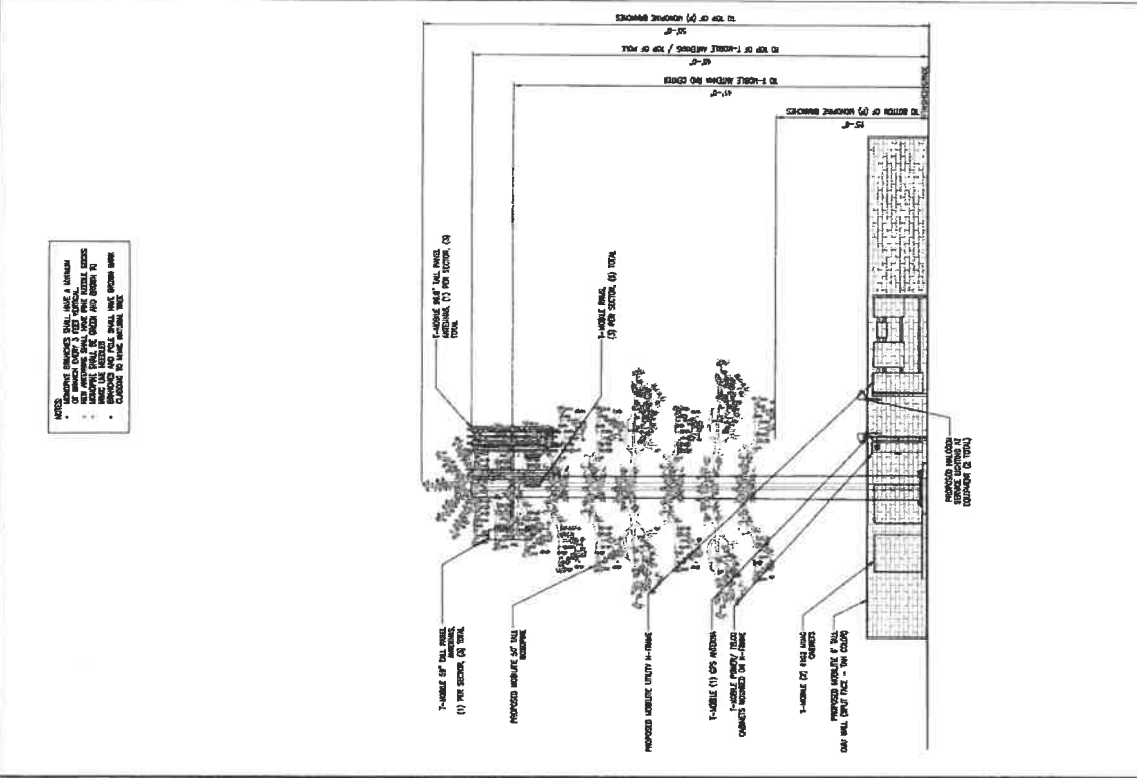
SHEET NUMBER:
A-4

NOTES:
 * EXISTING BRICKWORK SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * NEW BRICKWORK SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * BRICKS AND MORTAR SHALL BE IDENTICAL TO EXISTING WORK.
 * BRICKS AND MORTAR SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * CHECKED BY: [Signature]



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

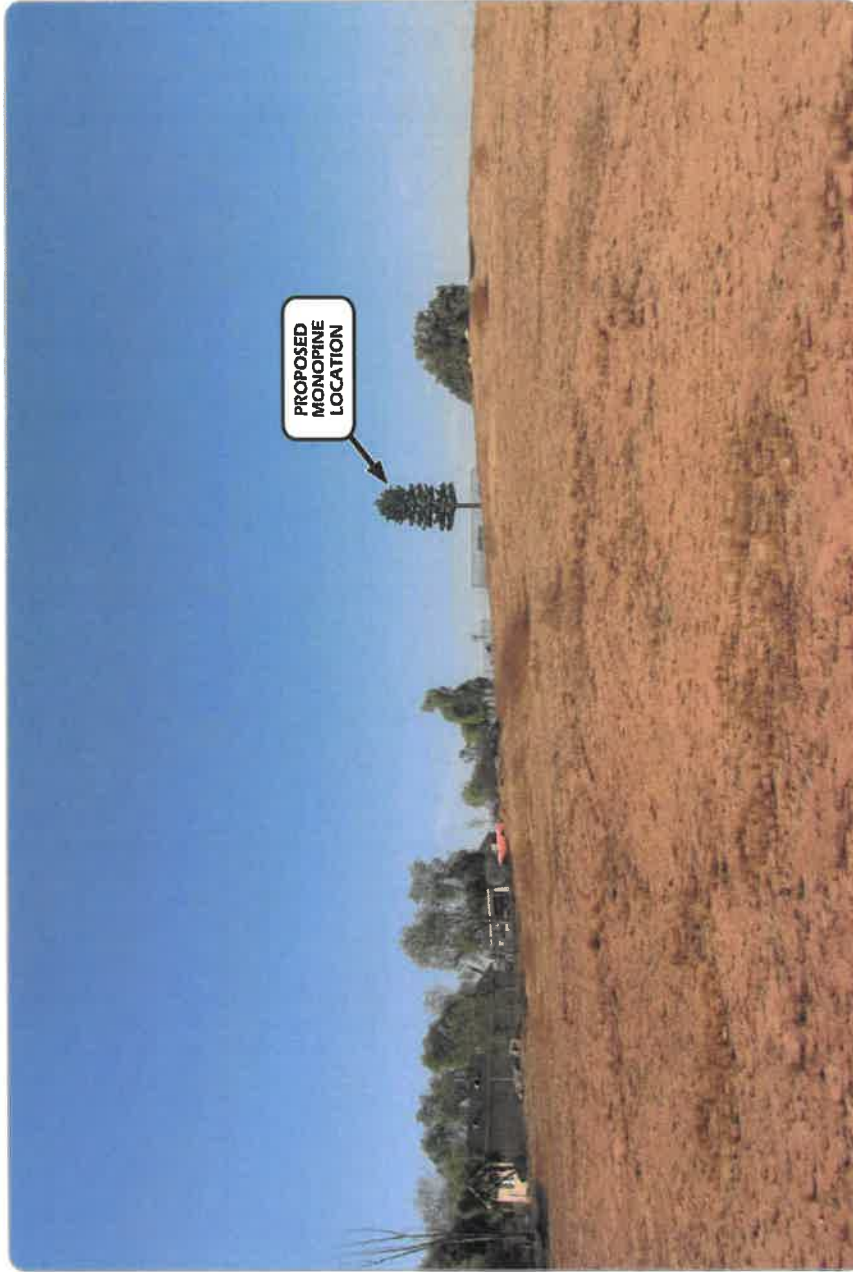
NOTES:
 * EXISTING BRICKWORK SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * NEW BRICKWORK SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * BRICKS AND MORTAR SHALL BE IDENTICAL TO EXISTING WORK.
 * BRICKS AND MORTAR SHALL HAVE A MINIMUM OF 4 COURSES OF BRICKWORK.
 * CHECKED BY: [Signature]



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

T-Mobile

PROPOSED



Completed October 28, 2016

IE24889A
Gibson
Birch Street
Perris, CA 92570
VIEW 1

APPLICANT
T-Mobile West Corporation
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
TSJ Consulting Inc.
Tom Johnson
31878 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
P 925.785.3727



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
P 425.615.0944



LOCATION

Microsoft Virtual Earth™

View from the South looking North

EXISTING



Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

...T...Mobile..

LOCATION

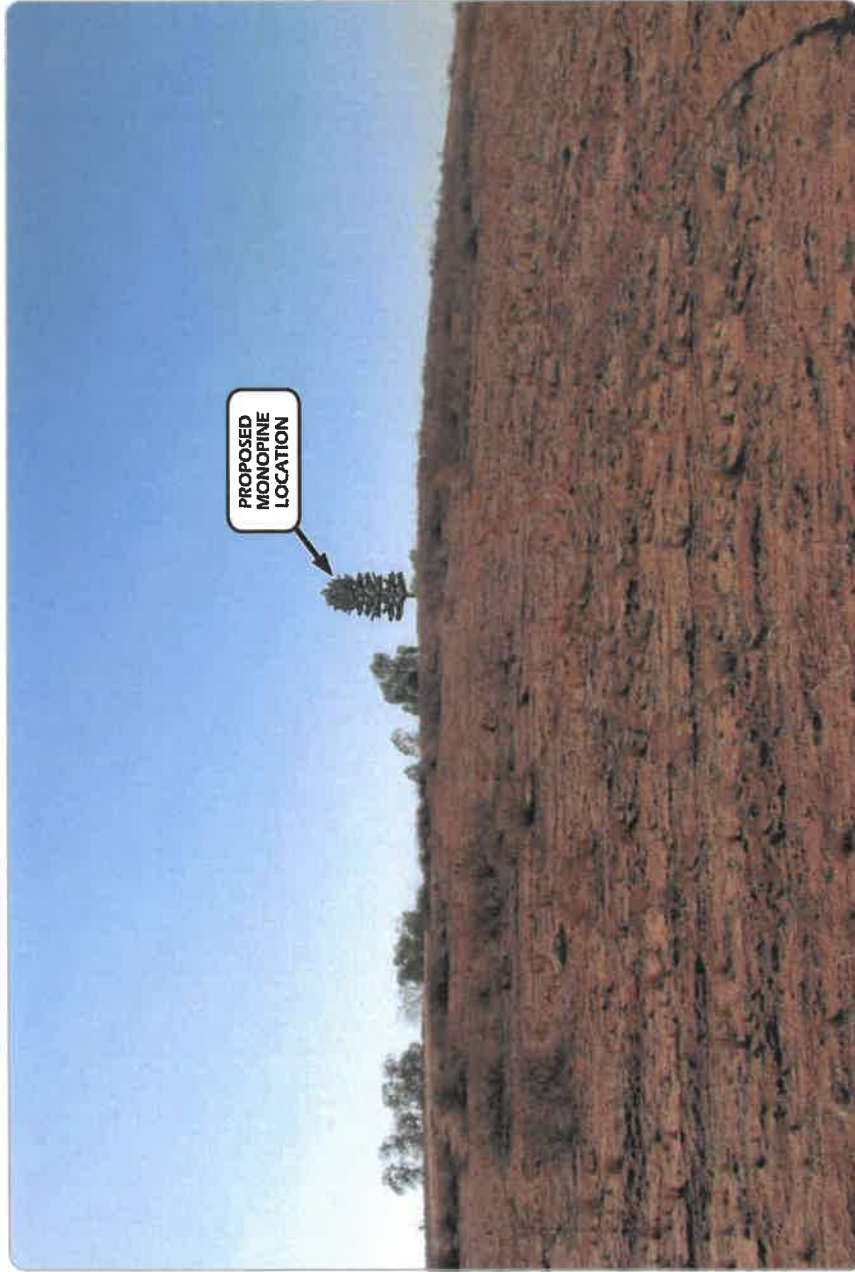


View from the Southeast looking Northwest

EXISTING



PROPOSED



Completed October 26, 2016

IE24889A

Gibson
Birch Street
Perris, CA 92570

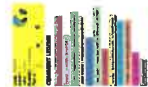
VIEW 2

APPLICANT
T-Mobile West Corporation
2008 McGaw Avenue
Irvine, CA 92614

CONTACT
TSJ Consulting Inc.
Tom Johnson
31876 Del Obispo Street
Suite 118-454
San Juan Capistrano, CA 92675
P 925.785.3727



BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
P 425.615.0944



PROPOSED



Completed October 26, 2016

BLUE WATER DESIGN
 bluewater-design.net
 michelle@bluewater-design.net
 P 425.615.0944

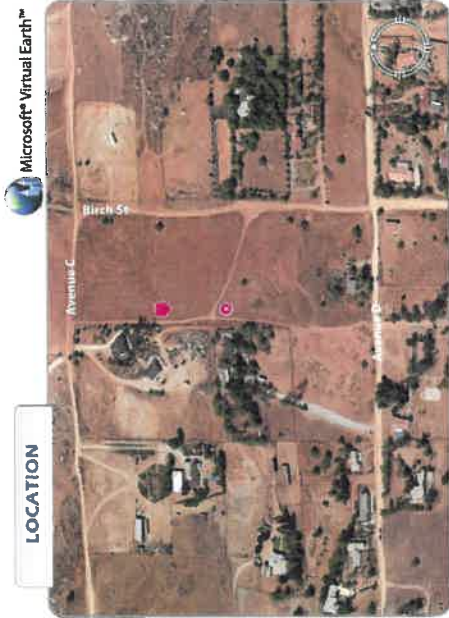


CONTACT
 TSJ Consulting Inc.
 Tom Johnson
 31878 Del Obispo Street
 Suite 118-454
 San Juan Capistrano, CA 92675
 P 925.785.3727

APPLICANT
 T-Mobile West Corporation
 2008 McGaw Avenue
 Irvine, CA 92614

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION



View from the North looking South

EXISTING



IE24889A
Gibson
 Birch Street
 Perris, CA 92570
VIEW 3





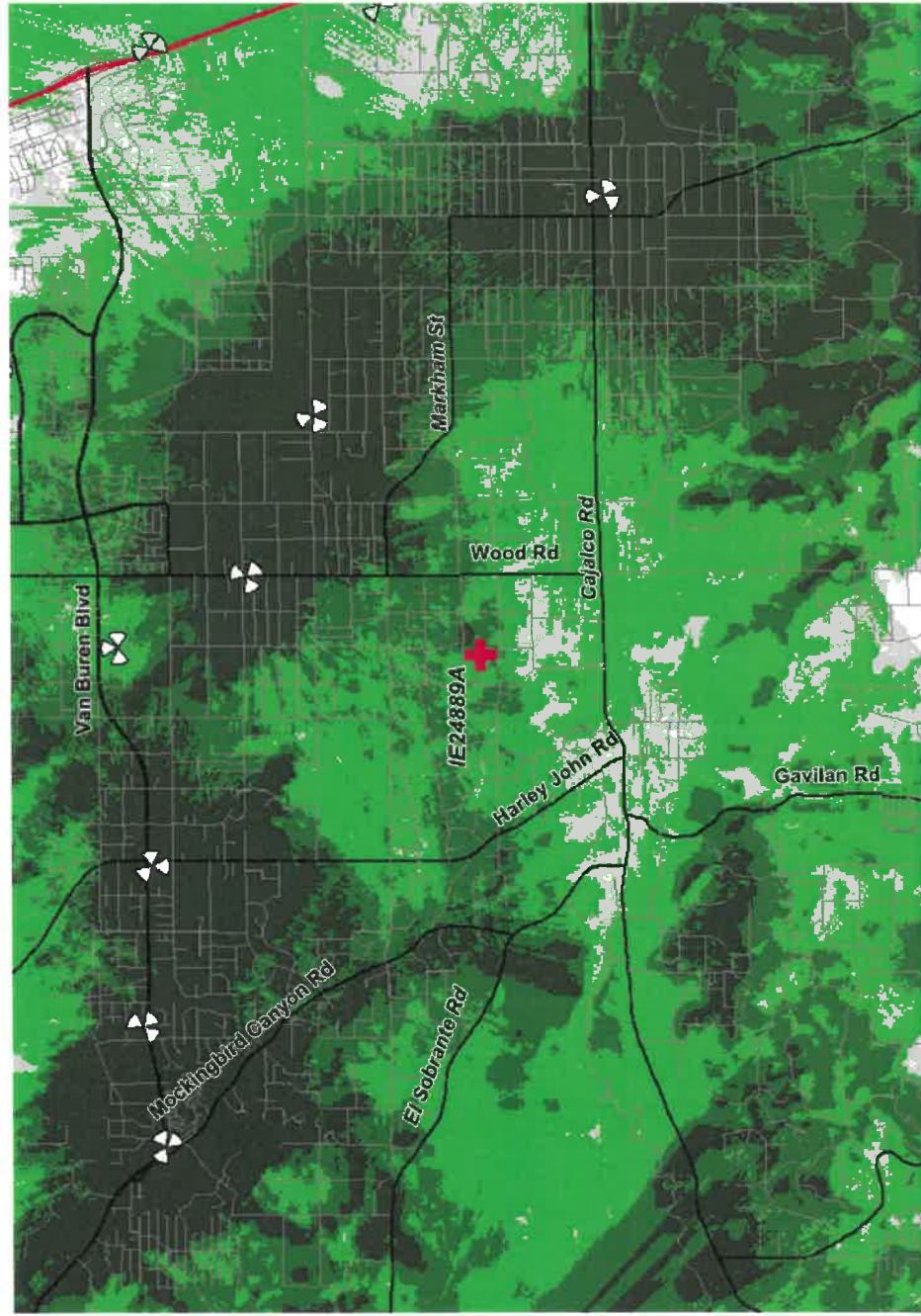
T-Mobile Site: IE24889A LTE RF Propagation Map

Mar 2017



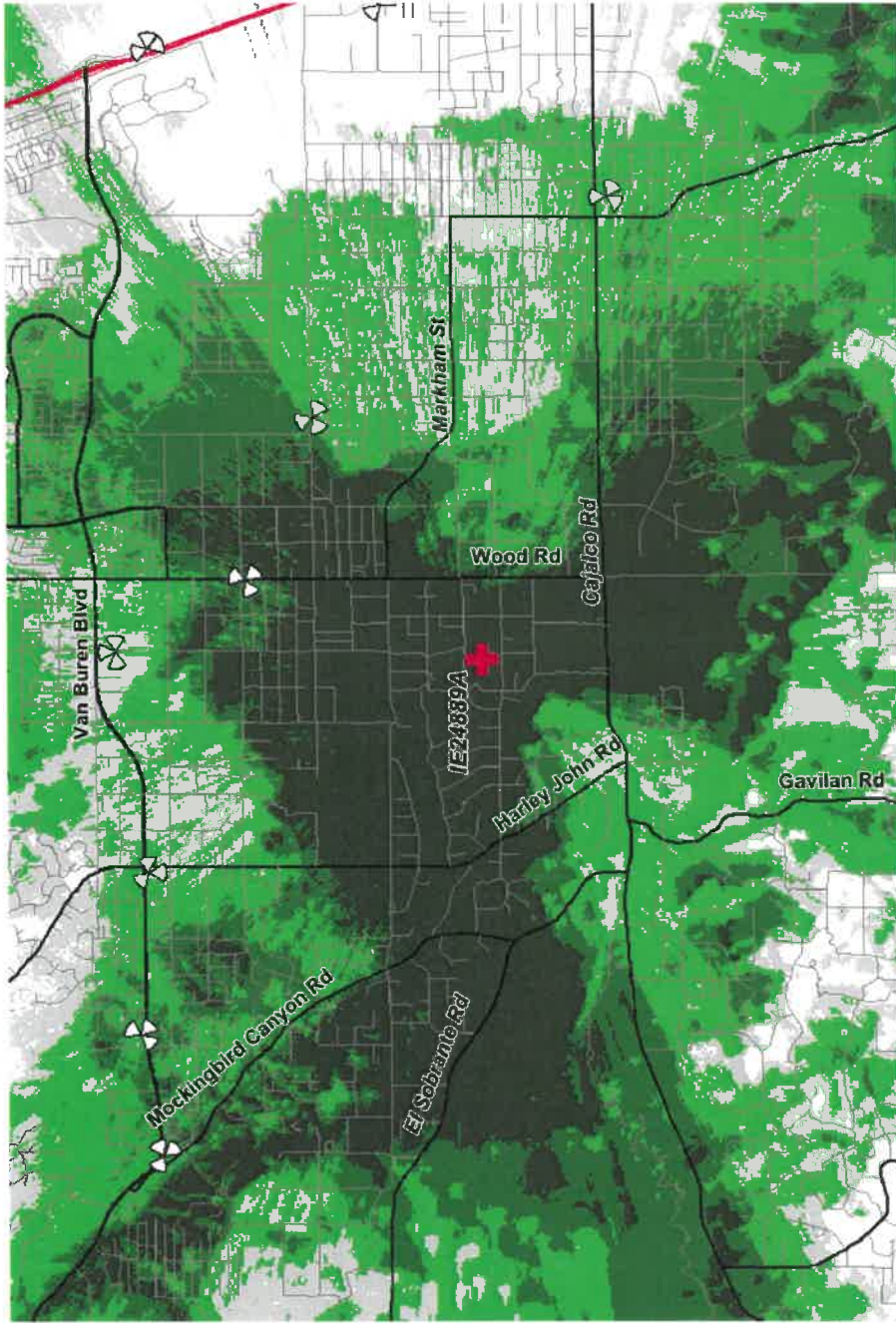
T-Mobile Confidential

T-Mobile Site: IE24889A LTE RF Propagation Map - Excluding IE24889A

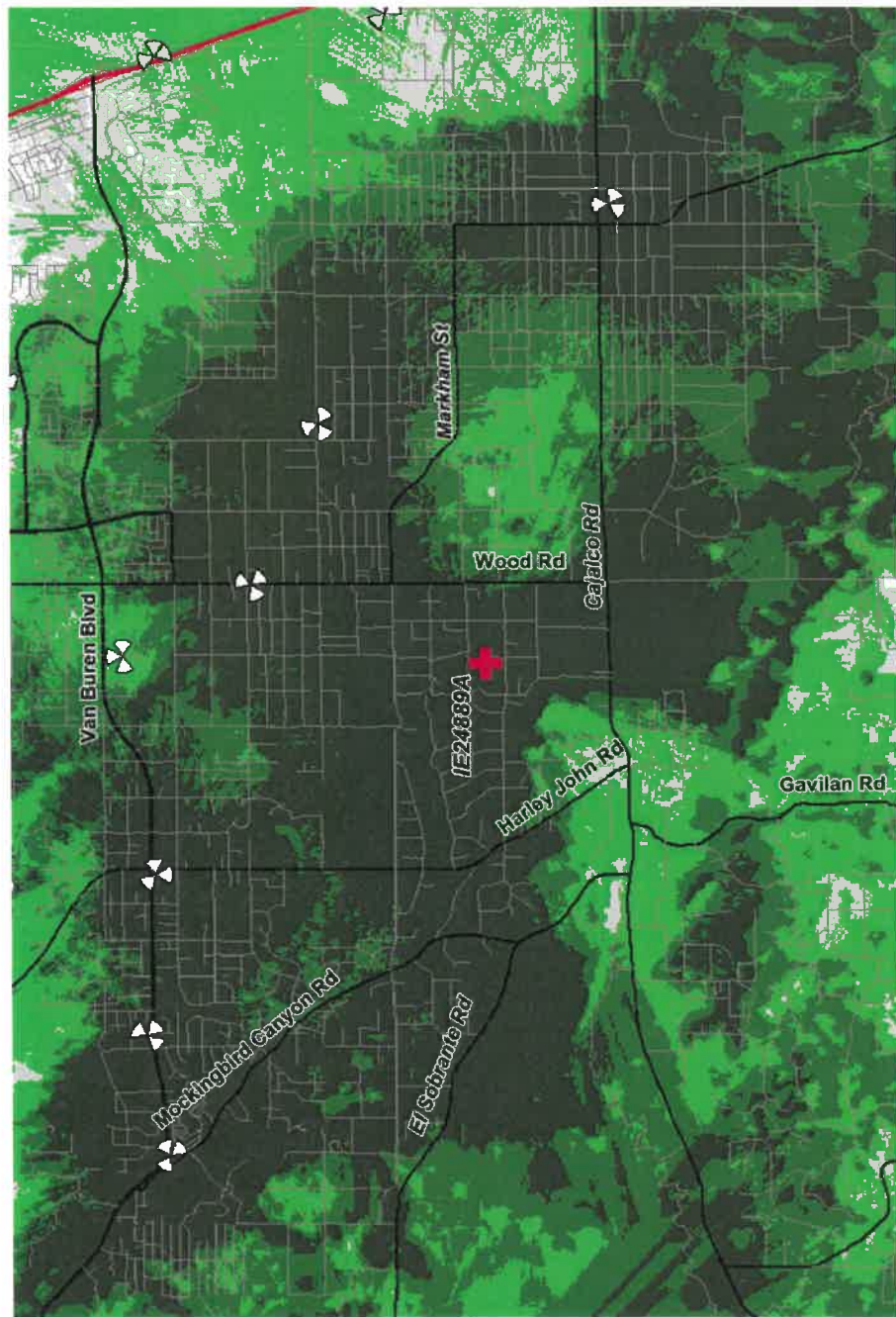


LTE Coverage	
	Outdoor
	In-Vehicle
	In-Building
	In-Building Commercial

T-Mobile Site: IE24889A LTE RF Propagation Map - IE24889A Only



T-Mobile Site: IE24889A LTE RF Propagation Map - All Sites



LTE Coverage	
	Outdoor
	In-Vehicle
	In-Building
	In-Building Commercial



RF-EME COMPLIANCE REPORT

Client: T-Mobile West, LLC

Site ID: IE24889A

Site Name: Gibson

Structure Type: Monopine

Coordinates:

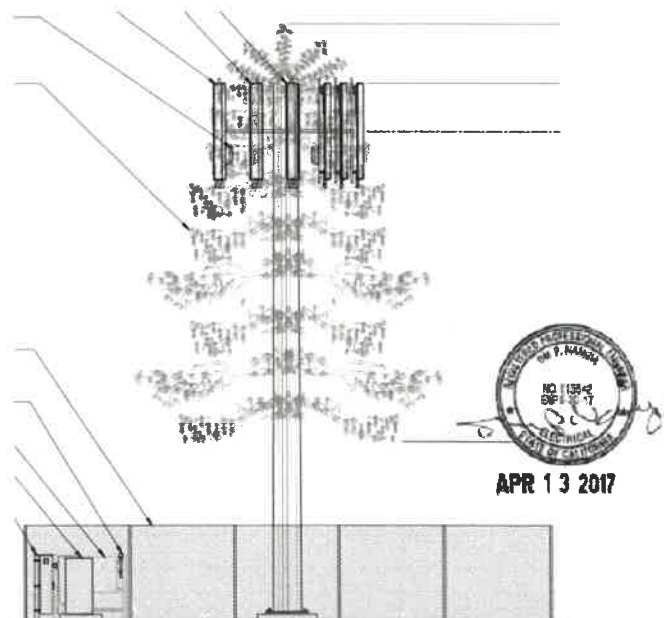
Latitude: 33.84878000° N

Longitude: -117.34111000° W

Address:

Birch Street

Perris, CA 92570



REPORT FINDINGS:

RF-EME: Based upon current FCC Rules & Regulations for Cumulative Emission Levels, T-Mobile West, LLC **will be in compliance.**

SITE CLASSIFICATION: Occupational

SITE COMPLIANCE: T-Mobile West, LLC **will be in compliance** with the FCC, after showing proof of installation for all required signage. All recommendations for signage are shown within report on pages 4 & 5.

TABLE OF CONTENTS

- Executive Summary.....Page 2
- RF-EME Emissions Diagrams/ Modeling.....Page 3
- Site Maps.....Pages 4,5
- Site Summary.....Page 6
- FCC Rules & RegulationsPages 7,8
- Conclusion.....Page 9
- Engineer Certification.....Page 10
- Appendix A

Executive Summary:

EAS Inc. has been hired by T-Mobile West, LLC to model and analyze RF-EME Exposure and Site Compliance for a proposed installation of nine (9) wireless communication antennas mounted on a monopole in Perris, CA.

The proposal includes a 50-foot tall monopole within an enclosure, on which the antennas are to be installed in 3 sectors at a topline height of 45 feet. There are no nearby buildings at antenna height.

RF-EME Modeling and Analysis was completed and the results are that the proposed antennas will be compliant with the FCC. Diagrams of the results can be seen on the next page and summarized here:

- At ground level, the maximum predicted public exposure is 9.4% of the maximum permissible exposure (MPE) allowed by FCC guidelines. This is due to the elevated height of the antennas.
- At ground level, the maximum predicted occupational exposure is 1.9% of MPE. This is due to the elevated height of the antennas.
- At antenna height, the maximum predicted occupational exposure is 13.4% of MPE (Not including the immediate frontal area of transmitting antennas whereby a standoff of 8 feet is recommended). This would occur directly in between the antennas.

Site Compliance will be achieved by installing signs as shown in the drawings on pages 4 and 5 of this report and summarized below:

- Information or FCC ID or NOCC sign to be installed at a visible location.
- Notice of RF sign to be installed upon two sides of proposed fenced enclosure.
- Caution-Within Controlled RF Exposure Area sign to be installed at the base of the proposed monopole.

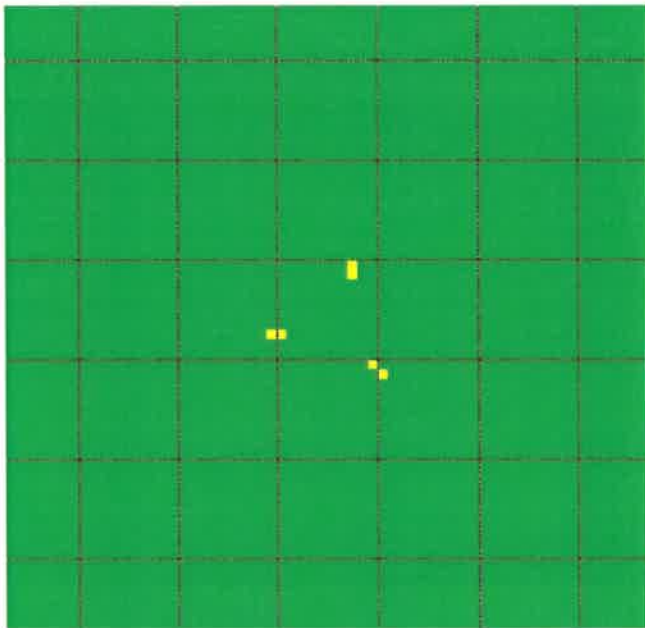
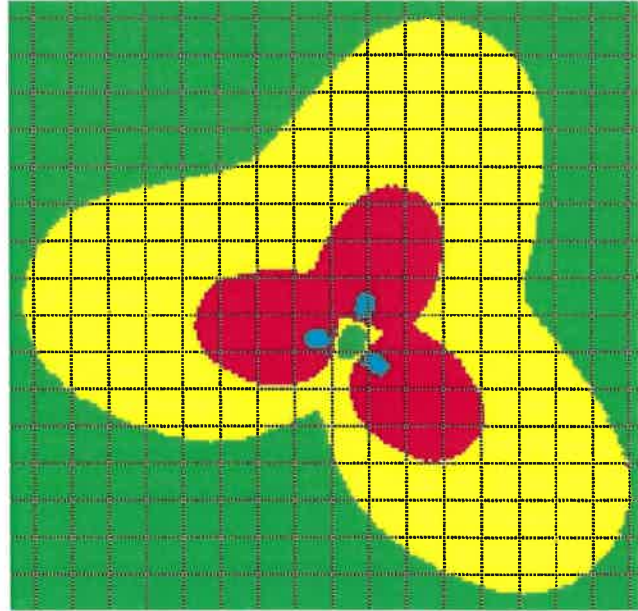
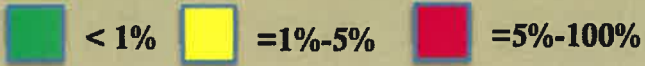
FCC approved signs are shown below:



Antenna View:

SHOWING OCCUPATIONAL/CONTROLLED MPE PERCENTAGE

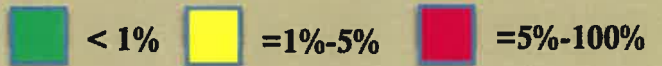
RESULT: MAXIMUM 13.4% OF MPE



Ground View:

SHOWING OCCUPATIONAL/CONTROLLED MPE PERCENTAGE

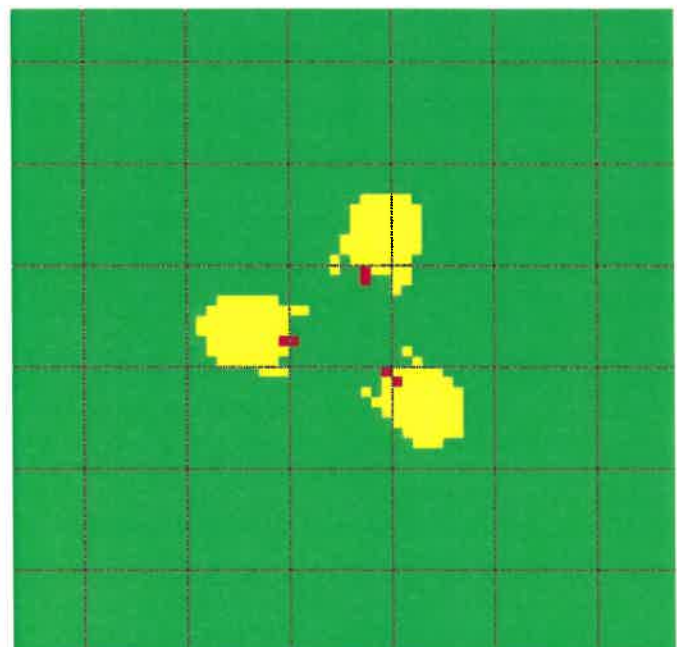
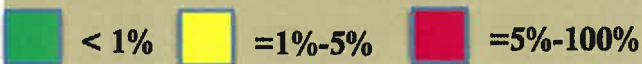
RESULT: MAXIMUM 9.4% OF MPE



Ground View:

SHOWING GENERAL PUBLIC/UNCONTROLLED MPE PERCENTAGE

RESULT: MAXIMUM 1.9% OF MPE

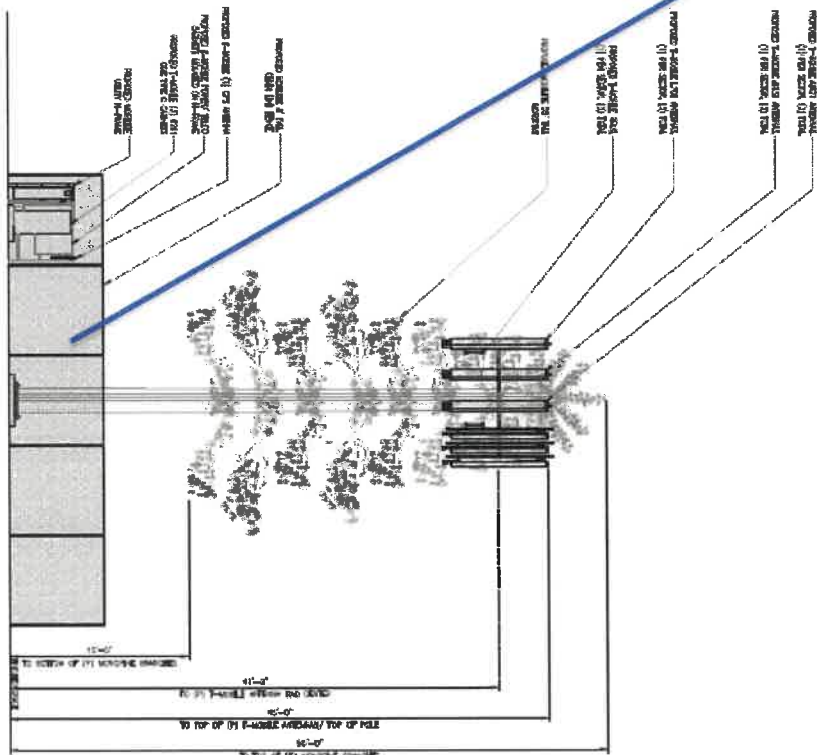
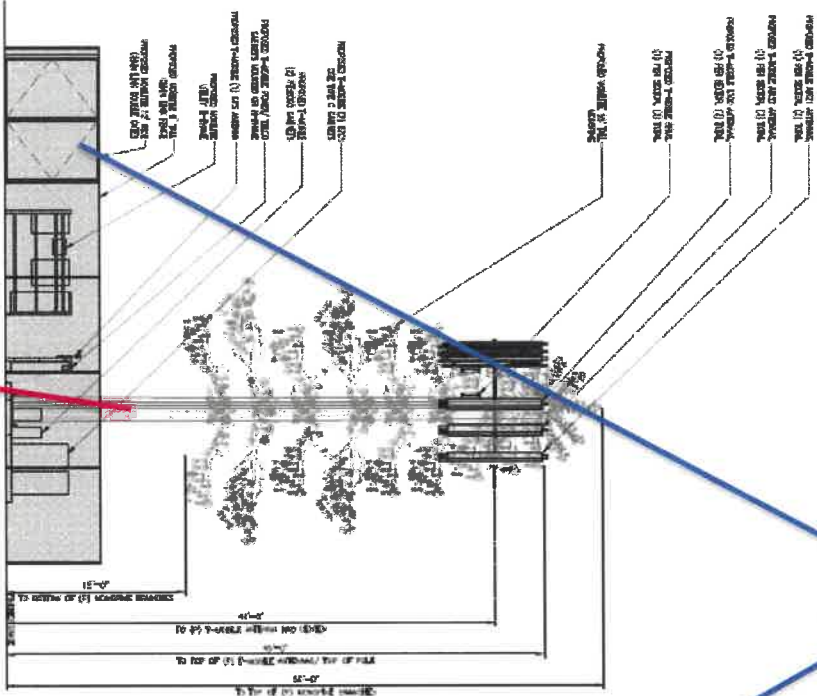


- DIAGRAM GRIDS DENOTE 10 FT X10 FT SECTION
- ALL DIAGRAMS ORIENTED WITH NORTH UPWARD

**INFO / NOCC/FCC
ID sign installed at a
visible location.**



**Notice sign to be installed on two sides of
proposed fenced enclosure.**



**Caution-Within Controlled RF Exposure Area
sign to be installed on base of proposed
monopole.**

SOUTH ELEVATION

SCALE: 1/8"=1'-0"

2 EAST ELEVATION

SCALE: 1/8"=1'-0"

A-3

mobilitie
Independent Infrastructure
INFINIGY8E
20100 MARSHALL PARKWAY, SUITE 100
LITTLE ROCK, ARIZONA 85640
TEL: 480.480.1300
WWW.MOBILITIE.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/09/16	ISSUE 2D'S	HL
2	10/11/16	ISSUE 2D'S	HL
3	10/25/16	ISSUE 2D'S	HL
4	11/21/16	ISSUE 2D'S	JPC

JOB INFORMATION

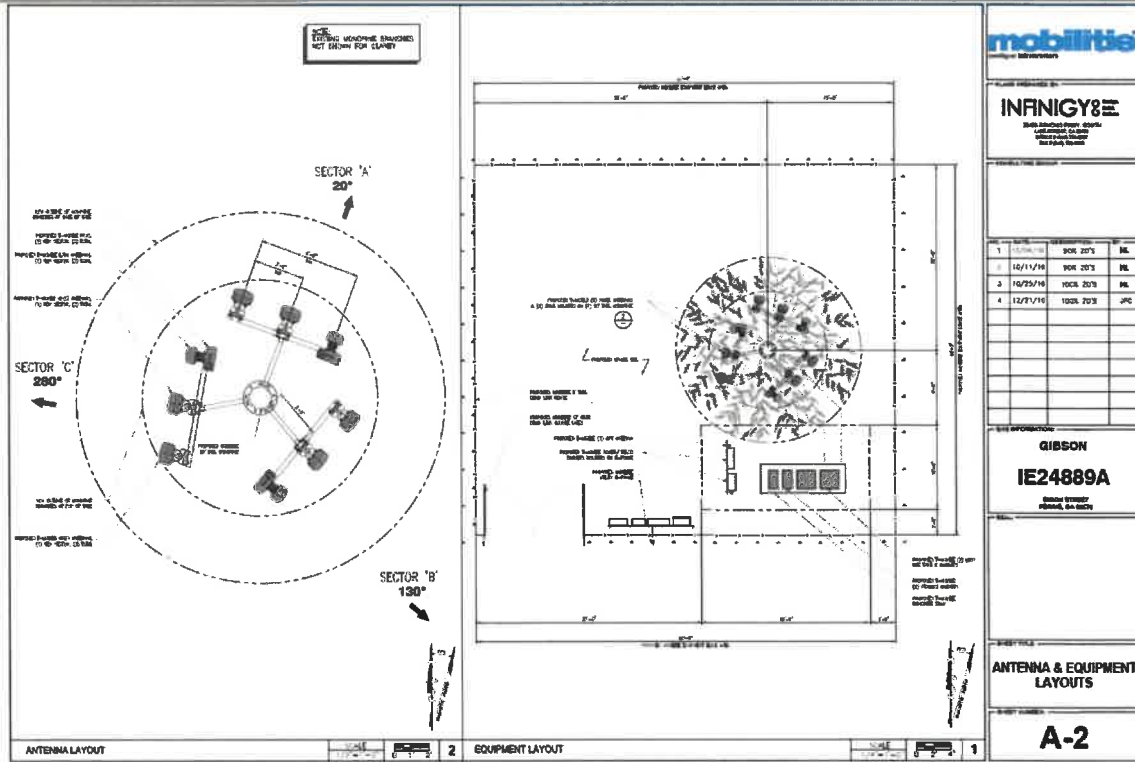
GIBSON

IE24889A

Project location:
Address: 000000

**ARCHITECTURAL
ELEVATIONS**

A-3



Caution-Within Controlled RF Exposure Area sign to be installed on base of proposed monopole.



Notice signs to be installed in two locations on proposed fenced enclosure.

INFO/ NOCC/FCC ID sign installed at a visible location.



No photos provided since site is proposed new build.

Site Summary:

This project involves the installation of nine (9) wireless telecommunications antennas on a monopine in Perris, CA. The installation has three sectors: A (20 degrees from true north), B (130 degrees) and C (280 degrees). Each sector has one Ericsson AIR-21 B2A/B4P panel antenna, one Ericsson AIR-32 B2A/B66AA panel antenna and one Andrew LNX-6515DS-VTM panel antenna for a total of 9 antennas (3 per sector) mounted on the monopine at a topline height of 45 feet. The areas of concern regarding exposure include the ground level for public exposure and ground and antenna levels for occupational exposure.

For modeling purposes it is assumed that each sector has a UMTS transmitter operating in the 1900 MHz frequency range, a LTE transmitter operating in the 1900 MHz frequency range, a LTE transmitter operating in the 2100 MHz frequency range and a LTE transmitter operating in the 700 MHz frequency range.

Any additional antennas mounted on the monopole were not included in this analysis.

Methodology:

EAS modeled this site and proposed antennas using worst-case assumptions with theoretical modeling software developed to predict both far field and near field RF power density for telecommunications sites and services. It can calculate power density for multiple antennas at different locations over a maximum area of 210 feet by 210 feet and at different heights. The resultant power density can be displayed in a graphical format shown as a percentage of Maximum Permissible Exposure (MPE) for both FCC Public/Uncontrolled Exposure and FCC Occupational/Controlled Exposure.

For the purpose of this report all data and assumptions were entered as a worst-case scenario. This means that power was considered at 100% uptime (or all up) and the maximum transmitter output was entered without accounting for losses and that any measurements such as roof height were entered or rounded up in order to yield the largest or worst possible Power Density.

Antenna Data Table		Last File Imported-> RF-EME E24889A_DATA.xls												
ID	Name	(MHz) Freq	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	(ft) Type	dBS Aper	Gain	BWdth Pt Dir	ON flag
Ant A1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	105.0	110.0	40.3	pane	4.7	15	65;20	ON*
Ant A2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	108.0	109.0	40.3	pane	4.7	15	65;20	ON*
Ant A2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	108.0	109.0	40.3	pane	4.7	15	65;20	ON*
Ant A3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	111.0	108.0	37.0	pane	8.0	14	65;20	ON*
Ant B1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	112.0	102.0	40.3	pane	4.7	15	65;130	ON*
Ant B2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	110.0	100.0	40.3	pane	4.7	15	65;130	ON*
Ant B2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	110.0	100.0	40.3	pane	4.7	15	65;130	ON*
Ant B3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	108.0	98.0	37.0	pane	8.0	14	65;130	ON*
Ant C1	UMTS	1900.00000	28.0	28.0	Ericsson	air21 b2a/b4p	100.0	100.0	40.3	pane	4.7	15	65;280	ON*
Ant C2	LTE	2100.00000	84.0	84.0	Ericsson	air32 b66aa/b	101.0	103.0	40.3	pane	4.7	15	65;280	ON*
Ant C2.2	LTE	1900.00000	126.0	126.0	Ericsson	air32 b66aa/b	101.0	103.0	40.3	pane	4.7	15	65;280	ON*
Ant C3	LTE	700.00000	28.0	28.0	Andrew	lnx-6515ds-a	102.0	106.0	37.0	pane	8.0	14	65;280	ON*

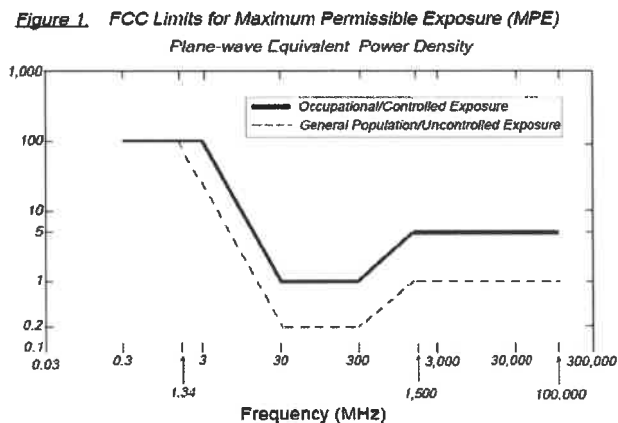
Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for trained workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area. Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.



The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E , H ² or S (Minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ₂)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (Minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ₂)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

STATE & LOCAL AUTHORITIES

[Section 332\(c\)\(7\) of the Communications Act](#) preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth-specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF-EME rules.

Allegations that a state or local government has acted inconsistently with [Section 332\(c\)\(7\)](#) are to be resolved exclusively by the courts (with the exception of cases involving regulation based on the health effects of RF emissions, which can be resolved by the courts or the Commission). Thus, other than RF emissions cases, the Commission's role in [Section 332\(c\)\(7\)](#) issues is primarily one of information and facilitation.

CONCLUSION

Upon evaluation of the cumulative RF levels from all proposed antennas at this site and proposed antenna locations, EAS Inc. has determined that:

- RF-EME exposures for individuals at the ground level will comply with the FCC general public MPE.
- RF-EME exposures for workers at the antenna and ground levels will comply with the FCC occupational MPE. (Not including the area within the standoff distance of 8 feet directly in front of the frontal transmitting area of the antennas).

The compliance determination is based on General Public MPE and Occupational MPE levels due to theoretical modeling, RF signage placement, antenna inventory and the level of restricted access to the antennas at the site.

Based on FCC regulations, common industry practice, this section provides a statement of recommendations for site compliance. Signage is recommended at the site as presented in pages 4-5. Posting of the signage brings the site into compliance with FCC rules and regulations.

Signs are the primary means for control of access to areas where RF-EME exposure levels may potentially exceed the MPE Limits. As presented in this document (Pages 4-5), the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

Examples of approved signs are shown below:

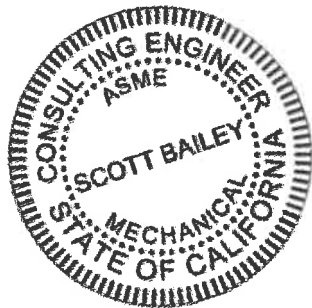


ENGINEER CERTIFICATION

I Scott Bailey, state:

- I am a consultant of Environmental Assessment Specialists Inc. (EAS Inc.), which provides Radio Frequency EME safety and compliance services to wireless communications clients.
- That I am familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC rules and regulations.
- I have reviewed and evaluated the field analysis report provided to me by the telecommunications client named below.
- This report was developed through the cooperative endeavors of EAS Inc. and **T-Mobile West, LLC**. T-Mobile West, LLC provided the field of reference and data on the case site, which was deemed accurate for the analysis of radiofrequency fields addressed in this report. This report is for the exclusive use of **T-Mobile West, LLC**.
- That I have thoroughly reviewed this RF Site Compliance Report and believe it to be true and accurate to the best of my knowledge.

Scott Bailey
Consulting Engineer
ASME



A handwritten signature in black ink, appearing to read "Scott Bailey".

LIMITATIONS OF REPORTS

EAS Inc. has obtained all data collection and information used in this report from sources that EAS considers reliable and to be true and correct. EAS Inc. does not assume responsibility for accuracy of information or data that were provided by outside parties.

EAS Inc. has provided theoretical modeling in this RF-EME Compliance Report to show potential or current exposures within the General Public and Occupational fields. This computer-generated model does not take into effect adverse conditions, such as improperly installed or damaged equipment. A worse case scenario or “All Up” parameters have been used in regards to the power output of all installed and transmitting antennas at this location.

Theoretical Modeling and the analysis methods used within this report are consistent with accepted methodologies for evaluating compliance with FCC guidelines for human exposure to RF electromagnetic fields as provided by the Federal Communications Commission Office of Engineering Technology (OET) in Bulletin 65.

REFERENCES

FCC Radio Frequency Safety

<http://www.fcc.gov/encyclopedia/radio-frequency-safety>

OET Bulletin 65- Federal Communications Commission

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

Institute of Electrical and Electronics Engineers, Inc., (IEEE)

<http://www.ieee.org>

Occupational Safety and Health Agency (OSHA)

<http://www.osha.gov/SLTC/radiofrequencyradiation/>

American National Standards Institute (ANSI)

<http://www.ansi.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: PP26204/EA42998

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: May 3, 2019

Applicant/Project Sponsor: Mobilitie Date Submitted: April 8, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez Date: June 3, 2019

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

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

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

Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42998 ZCFG06366

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42998
Project Case Type (s) and Number(s): Plot Plan No. 26204 (PP26204)
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos
Telephone Number: (951) 955-6184
Applicant's Name: Mobilitie
Applicant's Address: 31878 Del Obispo Street, Suite 118-454, San Juan Capistrano, CA 92675

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The project would include the installation of six (6) panel antennas, nine (9) remote radio units (RRUs), and one (1) GPS antenna. The project would also include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2,200 square foot lease area
- D. Assessor's Parcel No(s):** 321-050-029
- E. Street References:** The project site is located North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 4 South Range 4 West Section 6 South
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 3.93 acre parcel characterized as a desert environment with low lying shrubs scattered throughout the area. The parcel is considered an "urban interface mapping unit" per Riverside County's Map My County report generator. The area is comprised of mostly dirt as the parcel is undeveloped, with some single family residences in the adjacent parcels to the east, west and south of the proposed project site. The topography of the site is relatively flat and the proposed lease area is just southwest of the highest point of elevation per the topography survey submitted by the applicant. The adjacent parcels with single-family homes have planted trees of a similar species to the proposed disguised facility (monopine).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's proposed pine tree disguise would be minimally visually intrusive,

specifically consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from Birch Street through the proposed 12 foot wide all-weather road. The project has been reviewed by the Riverside County Transportation Department and 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 an area with a 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 conditions of approval that would prevent any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project has been determined to not have a significant effect in any other area and as such shall not affect the health of the community.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

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

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

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. **General Plan Area Plan(s):** Lake Mathews/Woodcrest

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

3. **Land Use Designation(s):** Very Low Density Residential (VLDR)

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:** N/A

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

I. **Existing Zoning:** Residential Agricultural – 1 Acre Minimum (R-A-1)

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

K. **Adjacent and Surrounding Zoning:** Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have

been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

5/13/19

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 21000-21178.1), 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately 5 miles west of Interstate 215, a State Eligible Scenic Highway. Views of the project site from Highway 215 will be limited due to the distance between the proposed project site and Highway 215. Thus, the proposed project will have no impact on scenic highways.

b) The project site is a relatively flat, vacant parcel with grass and dirt. The project is not anticipated to disturb any identified scenic resources. With respect to the visual character of the surrounding area, the proposed wireless communication tower will be disguised as a pine tree (monopine) to blend in with surrounding landscape on the on the project site. Accordingly, the proposed project will not substantially degrade the existing visual character of the site and its surroundings. The project will not 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. Thus, the proposed project will have no impact

c) The project site is located in an urbanized area but has met all applicable zoning and other regulations governing scenic quality as the project has been designed in such a way that it meets height and

setback requirements, with an equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located within Zone "B" approximately 43.56 miles of the Mt. Palomar Observatory, Ordinance No. 655 identifies Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. Two (2) new lighting fixtures will be installed for the purpose of providing a service light within the wireless equipment enclosure. This new lighting will not impact the Mt. Palomar Observatory, due to the distance from 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

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will include two (2) service lights attached to the equipment cabinets to be used at the time of servicing or temporary maintenance to the facility. the project has been conditioned so that any lighting system installed shall be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (Planning. 7 – 0010-Planning-USE – LIGHTING HOODED/DIRECTED). This is a standard condition of approval and not a mitigation measure, thus, the proposed project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, 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. Thus, the proposed project will have no impact.

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 nor is it located near a property subject to a Williamson Act Contract. Thus, the proposed project will have no impact.

c) The Project site and the surrounding area are all zoned Residential Agricultural – 1 Acre Minimum (R-A-1). Although the project site has a Residential Agricultural Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 2,200-square-foot lease area of a 3.93-acre vacant parcel. Therefore, there will be a less than significant impact.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” 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 have 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, the proposed project will have no impact.

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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 wireless communication 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 associated with a conflict with applicable air quality plans will be less than significant.

b) 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. Therefore, there will be a less than significant impact.

c) 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 west 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.

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements 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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately a 2,200-square-foot lease area for the construction of the tower and associated equipment. The site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. Therefore, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there will be no impact.

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6068r1

Findings of Fact:

a) The project will not impact historical resources as the site was reviewed by the County Archaeologist and was determined to have no effect on historic properties. Moreover, the site is vacant of buildings and does not support historical resources of any kind. Thus, the proposed project will have no impact.

b) The project will not cause a substantial adverse change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

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
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"/>

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6068r1

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 PDA6068r1 has determined there to not be a historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no impacts to an archaeological site are anticipated.

b) Based upon analysis of records and a survey of the property per PDA6068r1, 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. No historic properties for the purposes of NHPA or a historical resource for CEQA were determined to be on site. Thus, there will be no impact.

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, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project will be connected to power via an underground line providing 200A electrical and telco service to equipment. The project is a relatively small in scale, so any anticipated energy impacts will be considered less than significant for this project throughout the duration of construction and operation. Thus, the project will have a less than significant impact.

b) The proposed Project is an unmanned wireless communication 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.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

a) 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(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone. 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 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.

12. Liquefaction Potential Zone

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

Source(s): 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 not located in an area with a potential for liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Lake Mathews/Woodcrest Area Plan Figure 14 “Slope Instability”

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown in the County of Riverside General Plan, Lake Mathews/Woodcrest Area Plan Figure 14 “Slope Instability”, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and 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.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

a) 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.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report

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

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

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 2,200 square foot lease area. The project site is relatively flat, with the exact location of the wireless facility just southwest of the highest point of elevation on the parcel. In addition, no cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Thus, the project will have no impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems as the proposed project is located on an undeveloped parcel with no existing subsurface sewage disposal system to affect. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	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?	<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 direct or indirect 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 organic materials to wind and water. However, due to the project's limited scale, potential impacts resulting from erosion are anticipated 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 impact.

c) The proposed project simply consists of an unmanned wireless communication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 50-foot tower disguised as a pine tree with nine (9) panel antennas, three (3) remote radio units, one (1) GPS antennae, two (2) 6201 ODE Type C cabinets, two (2) PTS8003 cabinets, and one (1) surge suppressor, all enclosed within a 2,200-square-foot lease area. The installation of the monopine will involve small-scale construction activities that will not include 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 proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD’s proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside County’s Draft Climate Action Plan. If a project will emit less than 3,000 MTCO_{2e} of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project’s GHG emissions will exceed 3,000 MTCO_{2e} per year, the project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project’s GHG impacts. Because of the project’s limited scope, there is no potential of exceeding the 3,000 MTCO_{2e} threshold. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation 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.

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 type="checkbox"/>	<input checked="" 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 (1/4) 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(s): Project Application Materials

Findings of Fact:

a-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction will be less than significant. Additionally, because the project is simply an unmanned wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for Mobilite and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c). The proposed Project site is located just over 5 miles southwest of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 7, 2017, ZAP1280MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed 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). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 10. PLANNING. 23.) These conditions are standard conditions recommended by ALUC for proposed projects in the vicinity of an airport influence area and thus do not qualify as mitigation pursuant to CEQA.

d) The proposed project site is not located within the vicinity of a private airstrip. Corona Airport is located approximately 17 miles north of the project site and Perris Airport is located approximately 20 miles east of the project site. Thus, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. Since this is a wireless communication facility with no water supply or any relationship to the water storage facility adjacent to it, the proposed project will have no impact.

b) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there 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.

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

d) The proposed project may result in some erosion during construction activities but is not anticipated to not cause any substantial amount of erosion or siltation on site as there are no open bodies of water in the general area. Thus, the project will be less than significant.

e) Due to the limited scope of the proposed project, it is not anticipated to substantially increase the rate or amount of surface runoff in a manner of which would result in flooding onsite or offsite as the 2,200 square foot lease area will be covered with a permeable gravel surface. Thus, the impact will be less than significant.

f) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff, since there is no mechanical machinery or any fuel source in a cell tower. Therefore, the proposed project will have a less than significant impact.

g) Due to the location of the project site just southwest of the highest elevation on the parcel in which it is located, the proposed project is not anticipated to impede or redirect flood flows. Thus, the project will be less than significant.

h) Due to the location of the project site, the proposed project will not pose a significant risk of releasing pollutants due to project inundation as the project site is not located within a flood hazard, tsunami, or seiche zones. Thus, the project will have no impact.

i) The project has been determined to not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan as no such plans are currently in place within the project area. Thus, 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
LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. In addition, the project site is also located within the Residential Agricultural – 1 Acre Minimum (R-A-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Thus, the project will have no impact.

b) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that will obstruct access to the communities. 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:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially 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(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations or known mineral resources. Additionally, given that the project site is located within a vacant parcel of the Rural Community – Very Low Density Residential (RC-VLDR) Land Use Designation and Residential Agricultural, 1 acre minimum (R-A-1) zoning classification, neither of which delineates the project site as being a mineral resource area, 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) 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:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project is located within the Zone E of the March Air Reserve Base Airport Compatibility Plan. The project site is located approximately 5 miles southwest of the March Air Reserve Base but the proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. Thus, the project is anticipated to have a less than significant impact.

b) The proposed project is not located within the vicinity of a private airstrip, as such, the project will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?				
b) 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(s): 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 briefly increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, 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) 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 100 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:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning. 8 – 0010-Planning-USE – LOW PALEO). 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:

29. Housing

a) Displace substantial numbers of existing people or 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) Induce substantial unplanned 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(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility. The facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, the proposed project will have no impact.

b) The proposed project is an unmanned wireless communication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. This wireless communication facility is not going to affect the homes on the adjacent properties in any noticeable way. The tower, at minimum will be 111 feet behind the nearest dwelling and will not alter the external appearance of the dwelling in any noticeable way, nor will it affect the housing requirements for residents in the area. Thus, the proposed project will have no impact.

c) The proposed Project will develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 following public services:

30. Fire Services

Source(s): 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 (Station No. 4), located approximately 2 miles Southwest of the Project site at 16453 El Sobrante Road, Riverside, CA 92503. 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 is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Val Verde Unified School District. The Project simply proposes an unmanned wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

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

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact:

Implementation of the Project will result in the development of an unmanned wireless communication facility. No 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.

34. Health Services

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

Findings of Fact:

The proposed project is simply an unmanned wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): GIS database

Findings of Fact:

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

b) The Project proposes an unmanned wireless communication facility on an approximately 2,200 square-foot lease area within parcel designated for Rural Community: Very Low Density Residential (RC: VLDR). As the Project is a wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

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 act.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric 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"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication 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 proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there will be no impact.

e) 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.

f) The proposed Project is an unmanned wireless communication facility on an approximately 2,200-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless communication 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.

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

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, or 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:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<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 (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 22, 2017. There was no response from the Colorado River Indian Tribes, the Morongo Band of Mission Indians, the Pala Band of Mission Indians, the Soboba Band of Luiseno, or the Rincon Band of Luiseno Indians. Consultation was requested by the Pechanga Band of Luiseno Indians in a letter dated April 27, 2017. Consultation with Pechanga took place on May 17, 2017. The Tribe requested the TCNS number for the project and stated that they would not be requesting to continue consultation. Consultation was concluded the same day. No Tribal Cultural resources were identified by any of the Tribes. As such, there will be no impact to Tribal Cultural Resources because there are not present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<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
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

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

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

Source(s): Department of Environmental Health Review

Findings of Fact:

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

42. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and 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.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

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 Mobilitie. 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-f) The Project does not propose any construction of natural gas systems, street lighting, public facilities, or other governmental services. Accordingly, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan, thus the project will have no impact.

b) The proposed project is located on a relatively flat terrain with little combustible fuel sources in the immediate area. In addition, the proposed project is an unmanned wireless communication facility which will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As such, the project is considered to have a less than significant impact.

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but the project is located on a vacant parcel setback from any habitable dwellings. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is located in an area designated as high for wildfire susceptibility. However the project is located in a residential agricultural zoning classification with adequate fire access and will be reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

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

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: As discussed 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 Negative Declaration.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

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

*Juan C. Perez
Agency Director*



05/23/19, 10:36 am

PP26204

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26204. 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 Plot Plan No. 26204 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. 26204 ("Project") is a request for the construction, operation and maintenance of a new disguised wireless communication facility, disguised as a pine tree (monopine) ("Project"). The project would include the installation of six (6) panel antennas, nine (9) remote radio units (RRUs), and one (1) GPS antenna. The project would also include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets and other supporting equipment within a 2,200-square-foot lease area surrounded by a 6-foot tall split-face block wall enclosure.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 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), dated May 11, 2017.

Exhibit B (Elevations), dated May 11, 2017.

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)
 - 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

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)

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-Grade

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT (cont.)

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

Comments: RECOMMND SGONZALE 20170322
DRAFT SGONZALE 20170322

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 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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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

Comments: RECOMMND WPEPPAS 20170320
DRAFT WPEPPAS 20170320

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

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.

Comments: RECOMMND KAKIM 20170321

Planning

Planning. 1 0010-Planning-USE - BUSINESS LICENSING

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - CEASED OPERATIONS (cont.)
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.

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 4 0010-Planning-USE - FEES FOR REVIEW

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 5 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Comments: RECOMMND ASYED2 20171117
DRAFT AANGUIA1 20170315

Planning. 6 0010-Planning-USE - LOW PALEO

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

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 6 0010-Planning-USE - LOW PALEO (cont.)
 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 on site, 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: RECOMMND DWALSH 20170321
 DRAFT DWALSH 20170321

Planning. 7 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan No. 26294 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 AND - Hold Harmless (cont.)

annul any other decision made by the COUNTY concerning the Plot Plan No. 26294, 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.

Planning. 8 Telcom – Backup Generator

If a backup generator will used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 9 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Telcom – Colocation (cont.)
provider(s), and the property owner.

Planning. 10 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block and shall be 6-feet in height.

Planning. 11 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 12 Telcom – Equipment Cabinets

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 13 Telcom – Lighting

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Planning. 14 Telcom – No Proposed Use

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

Planning. 15 Telcom – Noise

Pursuant to Riverside County Ordinance No. 348 (Land Use), any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

Planning. 16 Telcom – Signage

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 Telcom – Signage (cont.)

exterior wall or fence that surrounds the lease area that provides the following contact information:

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

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

Planning. 17 Telcom – Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and 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. 18 Telcom – Tower Height

Pursuant to this plan, the telecommunication facility tower shall not exceed 50-feet in height.

Planning. 19 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. 20 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. 21 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

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Planning

Planning. 21 Telcom – Tower Tree Branch Coverage (cont.)
(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. 22 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 10-feet from ground and extend to the top of the tower.

Planning. 23 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-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 PDA06068r1 accepted

County Archaeological Report (PDA) No. 6068r1 submitted for this project (PP26204) was prepared by Bonnie Bruce of Helix Environmental and is entitled: “Mobilitie and T-Mobile West, LLC IE24889A (Gibson), Perris, Riverside County, California”, dated December 2018.

PDA06068r1 recommends: Based on the results of the current study, no historic properties will be affected by the construction of Mobilitie and T Mobile West, LLC Facility Candidate IE24889A (Gibson). The project has been designed to avoid impacts to cultural resources to the extent feasible. Although P□33-028181 may be subject to impacts, it was tested and evaluated and is not considered a historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no effects to historical resources (per CEQA) or historic properties (per the NHPA) are anticipated. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)
 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.

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.

Comments: RECOMMND REGRAML5 20170310
 DRAFT REGRAML5 20170309

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

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Comments: RECOMMND ASYED2 20171117
 DRAFT MARHUGHE 20170322

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

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

Comments: RECOMMND ASYED2 20171117
 DRAFT MARHUGHE 20170322

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

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING
(cont.)

Transportation Department's Milestone 90 condition entitled "USE -
LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

Comments: RECOMMND ASYED2 20171117
DRAFT MARHUGHE 20170322

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: RECOMMND REGRAML5 20170310
DRAFT REGRAML5 20170309

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

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Comments: RECOMMND REGRAML5 20170310
DRAFT REGRAML5 20170309

Waste Resources

Waste Resources. 1 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.

Comments: RECOMMND JMERLAN 20170329
DRAFT JMERLAN 20170329

Plan: PP26204

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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

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

Planning

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

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2,200 square feet in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. Prior To Grading Permit Issuance

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. 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.

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.

70. Prior To Grading Final Inspection

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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 Cultural 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 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

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80. Prior To Building Permit Issuance

BS-Grade

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

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 2 0080-Planning-USE* - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the approved exhibit.

080 - Planning. 3 Landscaping/Screening for Enclosure Perimeter Not Satisfied
Prior to obtaining building permits, the applicant shall provide landscaping around the perimeter of the equipment enclosure of similar species to the native landscaping in the general area.

Transportation

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

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES (c Not Satisfied
amounts to be approved by the Riverside County Transportation Department, Landscape Division.
Once the Transportation Department has approved the estimate, the developer/permit holder shall
submit the estimate to the Riverside County Department of Building and Safety who will then provide
the developer/permit holder with the requisite forms. The required forms shall be completed and
submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon
determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF 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

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 2 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the
applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the
payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has
been established to set forth policies, regulations and fees related to the funding and installation of
facilities and the acquisition of open space and habitat necessary to address the direct and
cumulative environmental effects generated by new development project described and defined in this
Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE* - ORD NO. 659 (DIF) (cont.) Not Satisfied
"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26204 has been calculated to be 2,200 square feet.

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

090 - Planning. 3 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26204 is calculated to be 2,200 square feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied
Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block wall and shall be 6-feet in height.

Transportation

090 - Transportation. 1 0090-Transportation-USE - DEDICATIONS/ACCEPTANCE Not Satisfied
The applicant shall provide an offsite access road from the project site to a publicly maintained road to the satisfaction of Transportation.

If there was a previously dedicated public road and utility easement but was not accepted by the County, and if acceptance of said road and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedication by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied
The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (c Not Satisfied

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

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

090 - Transportation. 4 0090-Transportation-USE - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 5 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.

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: November 17, 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
Riv. Co. Airport Land Use Commission
March Air Reserve Base, Attn. General
Manager
Woodcrest Municipal Advisory Council (MAC)

Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: 1st District
Riverside City Sphere of Influence
Val Verde Unified School District
Mojave Desert Air Quality Management District

Plot Plan No. 26204 – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – First Supervisorial District – Cajalco Zoning District – Lake Mathews/ Woodcrest Area Plan – Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location North of Avenue D, South of Avenue C, East of Alder Street, and West of Birch Street – 3.93 Gross Acres – Zoning: Residential Agriculture – 1 Acre Minimum (R-A-1) – **REQUEST: Plot Plan No. 26204 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) panel antennas, three (3) remote radio units, one (1) GPS antennae, two (2) 6201 ODE Type C cabinets, two (2) PTS8003 cabinets, and one (1) surge suppressor, all enclosed within a 2,200-square-foot lease area with by an eight (8) foot chain-link fence.. APN: 321-050-029 – **BBID: 978-506-896 UPROJ: PP26204****

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on March 23, 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.

Any questions or comments regarding this project should be directed to Ash Syed, Project Planner, at (951) 955-6035 or e-mail at asyed@rivco.org /

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

DATE: 1/8/2018 SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Ash Syed, Project Planner

TELEPHONE: 951-955-6035

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 7, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Ashiq Syed, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1280MA17
Related File No.: PP26204 (Plot Plan)
APN: 321-050-029

Dear Mr. Syed:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP26204 (Plot Plan), a proposal to construct a 50 foot tall wireless telecommunications monopine facility and a 200 square foot equipment shelter on 3.9 acres located on the westerly side of Birch Street, northerly of its intersection with Avenue D and southerly of its intersection with Avenue C, in the unincorporated Glen Valley area and Cajalco Zoning District.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 27,100 feet from the project property line to the nearest point of that runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,759 feet AMSL. The elevation of the project site is 1,720 feet AMSL. With a maximum structure height of 50 feet, the top point elevation would be 1,770 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES) in 2017. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2017-AWP-7998-OE was issued on August 29, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAAOES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced 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:

CONDITIONS:


1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of any home(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be used in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

AIRPORT LAND USE COMMISSION

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-7998-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
7. The maximum height of the proposed structure to top point shall not exceed 50 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,781 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. The frequencies and power specified in the Determination of No Hazard to Air Navigation letter for Aeronautical Study No. 2017-AWP-7998-OE dated August 29, 2017 shall not be amended without further review by the Federal Aviation Administration, except as provided in said letter.
10. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 50 feet in height and a maximum elevation of 1,781 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, 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



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-7998-OE

AIRPORT LAND USE COMMISSION

cc: Mobilitie Investments III, LLC [Newport Beach] (applicant/fee-payer)
 Tom Johnson, TSJ Consulting (representative)
 Wilma Gibson (property owner)
 Gary Gosliga, Airport Manager, March Inland Port Airport Authority
 Denise Hauser or Daniel Rockholt, March Air Reserve Base
 ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1280MA17\ZAP1280MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



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

Aeronautical Study No.
2017-AWP-7998-OE

Issued Date: 08/29/2017

Tom Johnson
Mobilitie
31878 Del Obispo St. #118-454
San Juan Capistrano, CA 92675

**** 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 IE24889
Location: Perris, CA
Latitude: 33-50-54.25N NAD 83
Longitude: 117-20-28.54W
Heights: 1731 feet site elevation (SE)
50 feet above ground level (AGL)
1781 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 03/01/2019 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) 725-6558, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-7998-OE.

Signature Control No: 339423320-342415729

(DNE)

LaDonna James
Technician

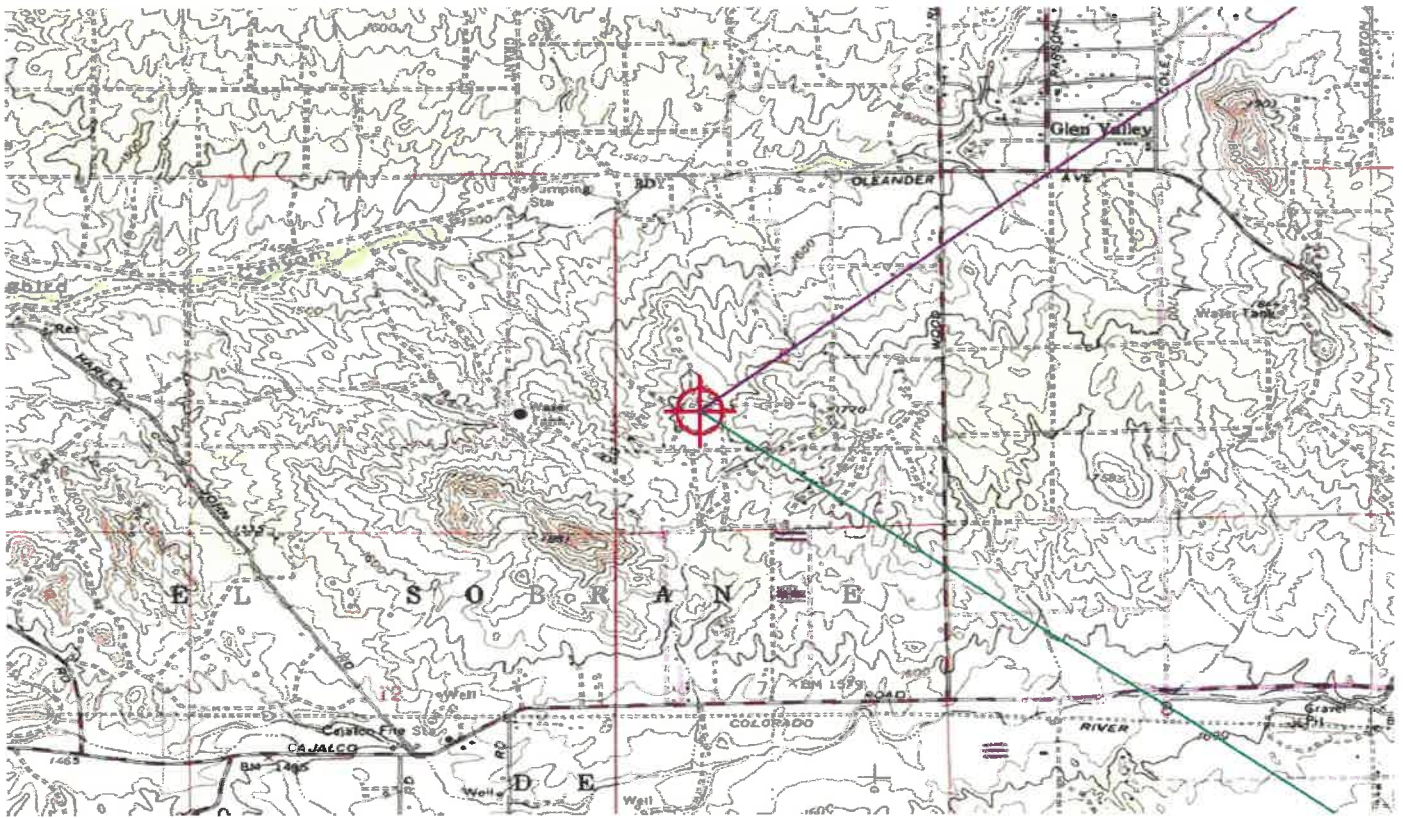
Attachment(s)
Frequency Data
Map(s)

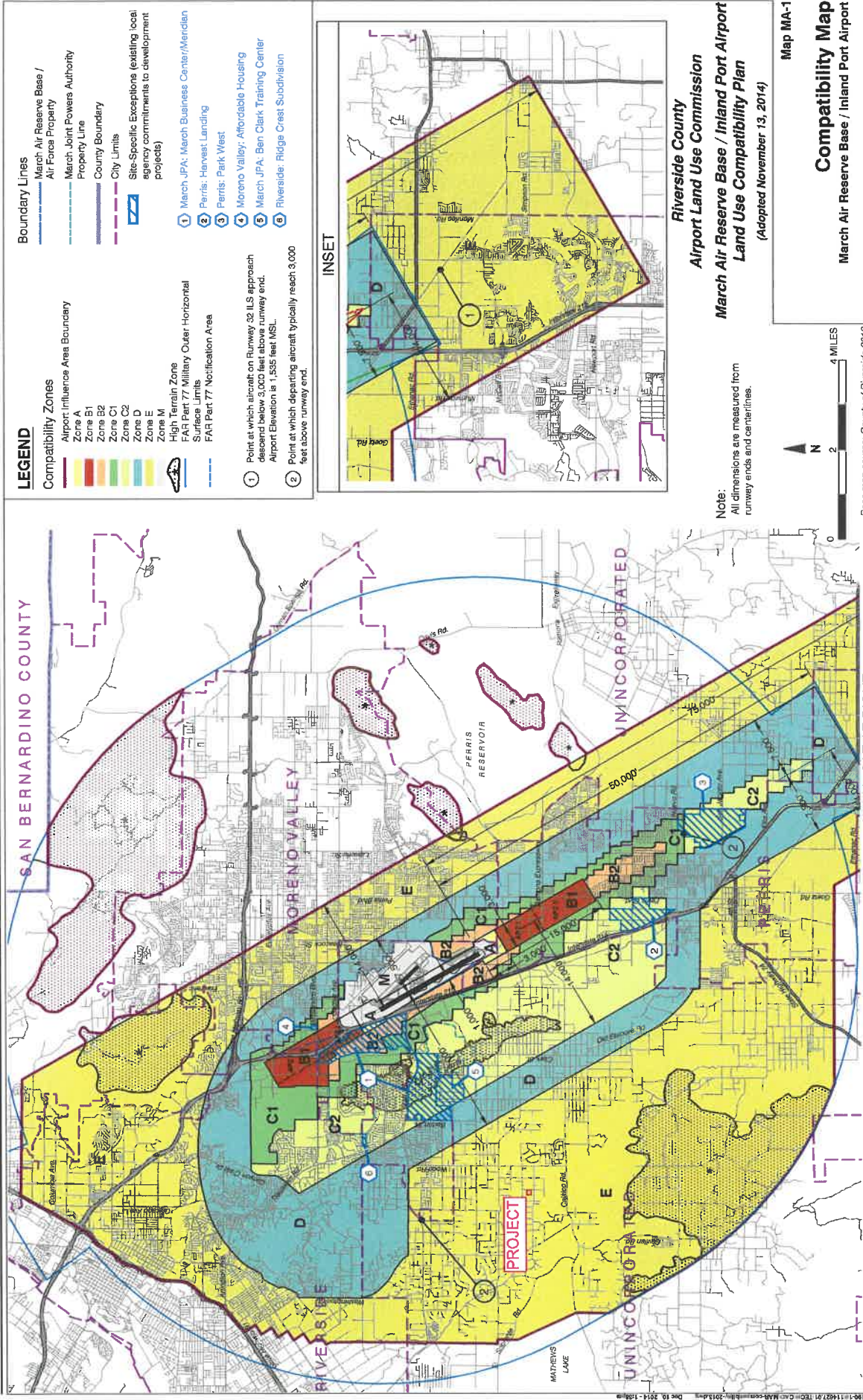
cc: FCC

Frequency Data for ASN 2017-AWP-7998-OE

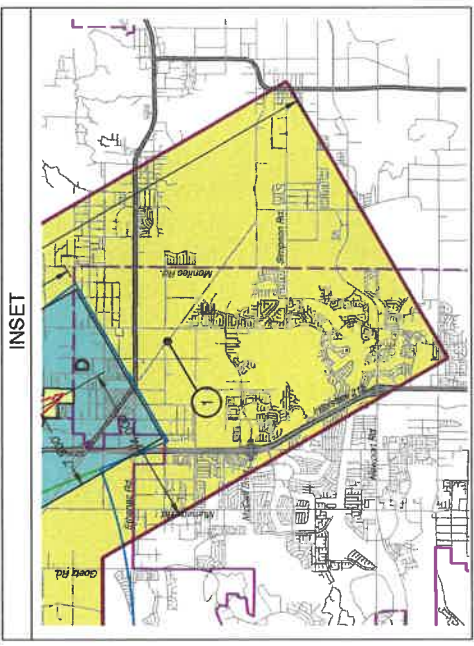
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
1710	1755	MHz	500	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
2110	2200	MHz	500	W

Verified Map for ASN 2017-AWP-7998-OE





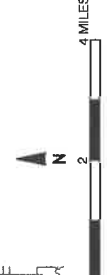
- LEGEND**
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve 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 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2** Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

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)

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; Plot Plan No. 26204

Dear Ms. Thompson:

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. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. 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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

April 27, 2017

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
Archaeologists
County of Riverside
Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92502-1409

Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PP26204, EA42998 (APN 321-050-029)

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.

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 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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP26204
April 27, 2017
Page 2

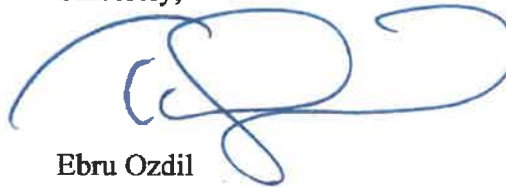
artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will 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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PP 26204
EA 42998

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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Mobilitie

Contact Person: Tom Johnson E-Mail: TOM@TSJCONSULTINGINC.COM

Mailing Address: 31878 Del Obispo St. #118-454
San Juan Capistrano Street CA 92675
City State ZIP

Daytime Phone No: (925) 785-3727 Fax No: (____) _____

Engineer/Representative Name: TJF/nig4

Contact Person: Tom Johnson E-Mail: TOM@TSJCONSULTINGINC.COM

Mailing Address: 31878 Del Obispo St. #118-454
San Juan Capistrano Street CA 92675
City State ZIP

Daytime Phone No: (925) 785-3727 Fax No: (____) _____

Property Owner Name: Wilma Gibson

Contact Person: Ty Holland E-Mail: _____

Mailing Address: 2904 W. 81st St.
Inglewood Street CA 90305
City State ZIP

Daytime Phone No: (310) 387-6424 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.)

See attached
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): 321-050-029
Approximate Gross Acreage: 3.9 Acres
General location (nearby or cross streets): North of Avenue D, South of _____,
East of _____, West of Birch st.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Installation of a new 50' tall monopine within a new enclosure along with new equipment.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input 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	<i>2800</i>	<i>50'</i>		<i>50' tall cell site</i>
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: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) Tom [Signature] Date 2-21-17
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



**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 Mobilite hereafter "Applicant" and Wilma Gibson "Property Owner".

Description of application/permit use:

New cell site

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Wilma B. Gibson, and Mobilitie Investments III, LLC, a Delaware Limited Liability Company authorized to transact business in the State of California (collectively the “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Wilma Gibson has a legal interest in the certain real property described as APN 321-050-029 (“PROPERTY”); and,

WHEREAS, Mobilitie Investments III, LLC has a leasehold interest in the PROPERTY; and,

WHEREAS, on February 21, 2017, PROPERTY OWNER filed an application for Plot Plan 26204 (“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:
Wilma Gibson
c/o Ty Holland
2904 W. 81st Street
Inglewood, CA 90305

With a copy to:
Mobilitie Investments III, LLC
660 Newport Center Dr., Ste. 200
Newport Beach, CA 92660

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: [Signature]
~~Juan Perez~~ CHARISSA LEACH
Asst. Riverside County TLMA Director / Interim Planning Director

Dated: 12/11/17

PROPERTY OWNER:

By: Wilma B. Gibson
Wilma B. Gibson

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 10/4/17
MELISSA R. CUSHMAN DATE

Dated: _____

Mobilitie Investments III, LLC, a Delaware Limited Liability Company

By: Mobilitie Management, LLC, a Delaware Limited Liability Company
Its Manager

By: [Signature]
DocuSigned by:
GGC4E7B761DE49B...
Gary Jabara, Its Manager and CEO

Dated: 11/13/2017

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. 26204 – Intent to Adopt a Negative Declaration – EA42998 – Applicant: Mobilitie – Engineer: Infinigy – Owner: Wilma B. Gibson – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location Northerly of Avenue D, southerly of Avenue C, easterly of Alder Street, and westerly of Birch Street – 3.93 Gross Acres – Zoning Classification: Residential Agricultural – 1 Acre Minimum (R-A-1) – REQUEST: Plot Plan No. 26204 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, nine (9) T-Mobile panel antennas, three (3) RRUs, one (1) GPS antenna. The project would include ancillary ground mounted equipment consisting of two (2) 6201 MUAC cabinets, and other supporting equipment within a 2,200 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 3, 2019**
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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 28, 2017,

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

APN (s) or case numbers PP26204 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

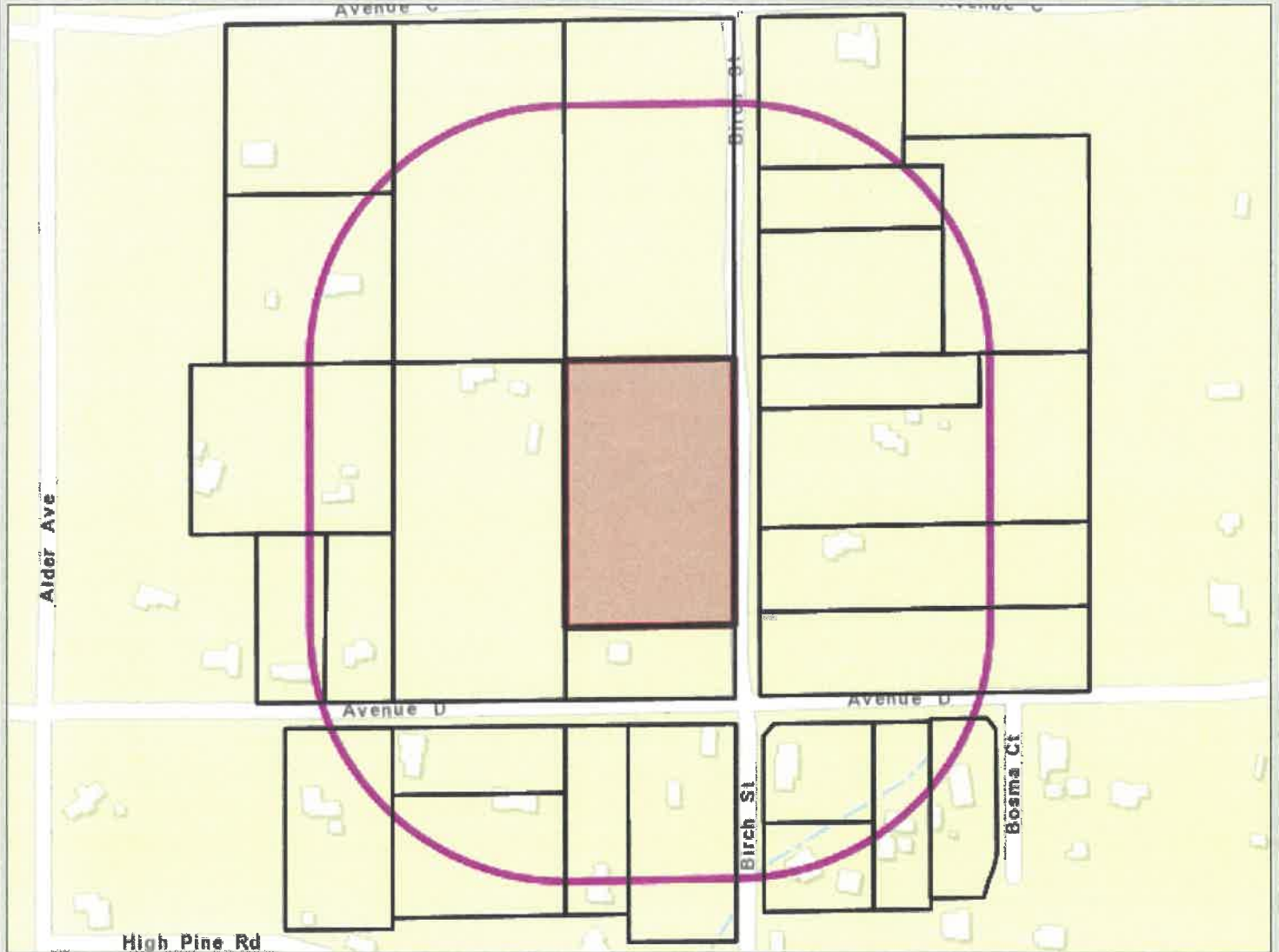
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26204 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 376 752 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... 11/28/2017 9:11:58 AM

© Riverside County RCIT

321050029
WILMA B GIBSON
2904 W 81ST ST
INGLEWOOD CA 90305

321050030
JOAQUIN YEBRA HINOJOSA
18260 AVENUE D
PERRIS CA. 92570

321080034
JORGE TORRES
YOLANDA C KING
17838 ORANGEWOOD LN
RIVERSIDE CA 92503

321080033
RAYMOND AGUILAR
18373 AVENUE D
PERRIS CA. 92570

321060001
ROWENA TRABOLSI
P O BOX 18315
ANAHEIM CA 92817

321060005
MICHAEL C KIRK
NANCY LEE KIRK
1758 W THUNDERHILL DR
PHOENIX AZ 85045

321060009
JAMES ROBERT FLIEGE
ELIZABETH GRIFFIN FLIEGE
18650 BIRCH ST
PERRIS CA 92570

321060003
RENEE A RICHARDSON
102 ACACIA GLEN DR
RIVERSIDE CA 92506

321060004
MIGUEL C TORRES
1002 HORATIO AVE
CORONA CA 92882

321080032
MAGGIE GEARRING
JANICE COURSEN
ERICA L PACE

18770 BIRCH ST
PERRIS CA. 92570

321050003
ELIZABETH MARIE STEPHENSON
LUCY A TROUSAS
18275 AVENUE C
PERRIS CA. 92570

321050004
ARTURO E PAVEZ
BEATRIZ ISABEL OSORIO
655 VALLEYWOOD CIR
CORONA CA 92879

321050037
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA 92570

321050038
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA. 92570

321050016
ELLIOTT F CARSON
DEVIN DANIELLE CARSON
18215 AVENUE D
PERRIS CA. 92570

321080031
MAGGIE GEARRING
P O BOX 71
PERRIS CA 92572

321050018
TERI L OSBORN
18241 AVENUE D
PERRIS CA. 92570

321050010
STEVE V COTSENMOYER
ROBIN M COTSENMOYER
18200 AVENUE D
PERRIS CA. 92570

321050006
LUIS GARCIA
18650 ALDER ST
PERRIS CA. 92570

321050028
JOHN ERDODI
18020 AVENUE D
PERRIS CA. 92570

321050020
MARCELLA ROSAS
18651 PEQUENA ENTRADA
PERRIS CA 92570

321050015
THOMAS A RACOBS
18135 AVENUE D
PERRIS CA. 92570

321050027
JOSE D ESCOBAR
18060 AVENUE D
PERRIS CA. 92570

321050014
ALFREDO MARTINEZ
BEATRIZ MARTINEZ
791 SCOTT PLACE
COSTA MESA CA 92627

321060011
GEORGE A MIELDAZIS
MADALYN M MIELDAZIS
17981 CAJALCO RD
PERRIS CA 92570

321060008
JAMES ROBERT FLIEGE
ELIZABETH GRIFFIN FLIEGE
18650 BIRCH ST
PERRIS CA. 92570

321060010
RAUL RENTERIA
IRENE RENTERIA
18700 BIRCH ST
PERRIS CA. 92570

Applicant:

Mobilitie

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Applicant:

Mobilitie

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Engineer/Rep:

Infinigy

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Engineer/Rep:

Infinigy

c/o Tom Johnson

27130 Paseo Espada #A-1426

San Juan Capistrano, CA 92675

Owner:

Wilma Gibson

c/o Ty Holland

2904 W 81st St

Inglewood, CA 90305

Owner:

Wilma Gibson

c/o Ty Holland

2904 W 81st St

Inglewood, CA 90305

Non-County Agencies:

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 #: 19-164736

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 06/06/2019

County Agency of Filing: RIVERSIDE Document No: E-201900650

Project Title: PP26204 / EA42998


Project Applicant Name: MOBILITIE Phone Number: (951) 955-6184

Project Applicant Address: 27130 PASEO ESPADA #A-1426, SAN JUAN CAPISTRANO, CA 92675

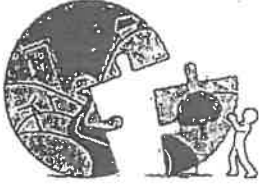
Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report
 - Negative Declaration \$2,354.75
 - Application Fee Water Diversion (State Water Resources Control Board Only)
 - Project Subject to Certified Regulatory Programs
 - County Administration Fee \$50.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$2,404.75

Signature and title of person receiving payment:  Deputy

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
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

36686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Determination in compliance with Section 21152 of the California Public Resources Code.

PP26204 / EA42998
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

(951) 956-6184
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Mobilite
Project Applicant

27130 Paseo Escondido #A-1426, San Juan Capistrano, CA 92675
Address

18501-18769 Birch Street, Perris, CA 92570
Project Location

The plot plan proposes to construct a new disguised wireless communication facility, disguised as a pine tree (monopole), and will include the installation of nine (9) panel antennas, three (3) remote radio units (RRUs), one (1) GPS antenna, and other supporting equipment within a 2,200 square foot lease area surrounded by a 6-foot tall split-face block wall enclosure.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2019, 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 (ND) 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.

Gabriel Villalobos
Signature

Project Planner

Title

6/5/19
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-20190650
06/06/2019 09:43 AM Fee: \$ 2404.75
Page 1 of 1

Removed: _____ By: _____ Deputy



Please charge deposit fee case#: ZEA42998 ZCFG06366

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06366)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Mobilite
31878 Del Obispo St, Ste 118-454
San Juan Capistrano, Ca 92675

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06366	02/21/2017	02/21/2017	Paid in Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06366	0452 - CF&G TRUST: RECORD FEES	\$50.00
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-00035864)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Mobilite
31878 Del Obispo St, Ste 118-454
San Juan Capistrano, Ca 92675

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00035864	01/03/2018	01/03/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06368	0453 - CF&W Trust EIR	\$2,280.75
SUB TOTAL		\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
PP26204	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$390.89
	0780 - SUPPLEMENTAL DEPOSIT	\$19,544.61
SUB TOTAL		\$19,935.50

TOTAL **\$22,216.25**

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P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

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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-00077912)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Mobilite
31878 Del Obispo St, Ste 118-454
San Juan Capistrano, Ca 92675

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00077912	05/17/2019	05/17/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06366	0451 - CF&W Trust ND/MND	\$74.00
SUB TOTAL		\$74.00

TOTAL **\$74.00**

Please Remit Payment To:
County of Riverside
P.O. Box 1606
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.

3.1

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s):	CUP03789 VAR01907	Applicant(s):	Vincent Cox
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	The Pass	Representative(s):	Lena Hoffmeyer
Zoning Area/District:	Edgemont-Sunnymead District		Aspectus Inc.
Supervisory District:	Fifth District		
Project Planner:	Brett Dawson		
Project APN(s):	422-060-002		
Continued From:			


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3789 proposes to construct a 119 foot high H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. The facility will exist within a 6,000 square foot lease area.

Variance No. 1907 is a request to allow the tower to exceed the maximum height allowed. The maximum height for co-located wireless communication facilities within the W-2 zone is 105 feet. The proposed tower is requesting a height of 119 feet.

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

The project is located at 12965 Jack Rabbit Trail, within the undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONTINUE to August 7, 2019 Planning Commission Meeting

Or if the lease agreement is provided prior to hearing and deemed acceptable by Staff,

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43090**, 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 VARIANCE NO. 1907, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3789, 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 Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	The Pass
Surrounding General Plan Land Uses	
North:	Open Space Recreation
East:	Rural Mountainous an Open Space Recreation
South:	Conservation Habitat and Rural Mountainous
West:	Open Space Rural
Existing Zoning Classification:	Controlled Development Area (W-2-20) 20-Acre Minimum
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Area (W-2)
East:	Controlled Development Area (W-2)
South:	Controlled Development Area (W-2)
West:	Controlled Development Area (W-2)
Existing Use:	Open Space
Surrounding Uses	
North:	Open Space and 60 Freeway
South:	Open Space
East:	Open Space
West:	Open Space

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.138 acre leased of 193 total acres	N/A
Proposed Building Area (SQFT):	6000 sq ft (guy wire area included)	N/A
Building Height (FT):	119 ft tower	105 Feet

Located Within:

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

PROJECT LOCATION MAP

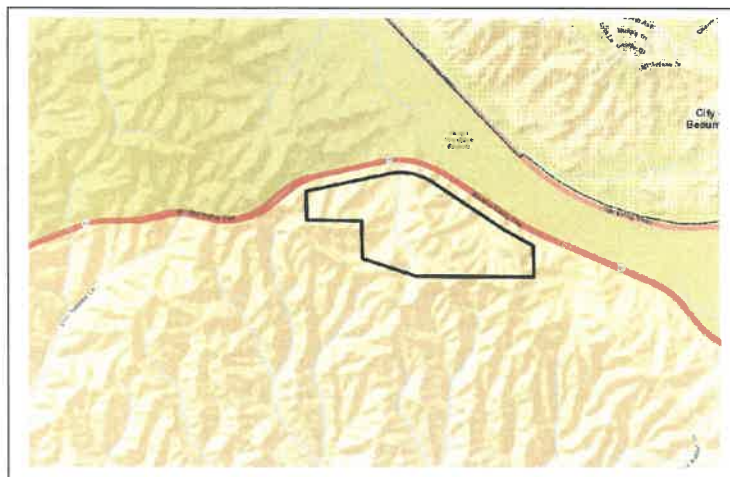


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower. Because of the remote location and unique nature of the tower and the public safety benefit, staff will not require the tower to be disguised.

The project is located within the Western Riverside County Multi-Species Habitat Area. To reduce any impacts that may occur, staff will not require standard amenities such as landscaping, irrigation, parking etc. as to reduce the footprint of the project to a minimum to the core. Staff is permitting the six foot high block wall to be used for fire prevention measures as opposed to clearing the property within a 100 foot perimeter. The block wall will be a neutral area to blend in with the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area. The access route will utilize the existing access roads. Any safety lights are conditioned to be set that they automatically turn off and be fully shielded. The project has been conditioned that no noise shall exceed 60 dBa.

The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. When the generators are being used, one generator will be working alternating every 300 hours. There will be a backup generator to be used only when permanent power is out. The facility will be enclosed with a decorative block wall 6 feet high. The blocks will be a neutral color to blend in with the surrounding area. The wall will provide fire prevention measures and spill containment where the clearing of 100 feet is not necessary. This will further reduce the impact to the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area, and will not incorporate landscaping, to reduce the project site's footprint and reduce the impacts to the area. The safety lights have been conditioned that they automatically turn off, to reduce any wildlife disturbance to the area. It has been conditioned that the noise shall not exceed 60 dBA. Access to the facility will utilize existing roads, and these roads will be covered with an all-weather surface. The solar panels are proposed to be located on the adjacent Bureau of Land Management (BLM) land. Because they are located on BLM land, they are not within the County of Riverside's jurisdiction. This aspect of the project will be evaluated environmentally and the project approved by the BLM and is not under consideration by the County of Riverside.

The project site is located within a Criteria Cell of the Multiple Species Habitat Conservation Proposed Core #3. As such, the project went through a Habitat Acquisition and Negotiation Strategy (HANS) review (HANS2352). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project.

File No(s). CUP03789 VAR1907 was submitted to the County of Riverside on November 17, 2017.

The case went before the Planning Commission on June 5, 2019, whereby the project was continued to July 15, 2019 Because a Lease Agreement was not completed between the applicant and the property owner. As of writing the staff report staff has not received the requested Lease Agreement. At this time

staff recommends continuance to a later date if the lease agreement has not been provided by this Planning Commission date. In the event the lease agreement has been provided before this public hearing, Staff may be recommending approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review pursuant to State CEQA Guidelines Section 15105. To date no comments have been received.

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 Mountainous (RM) and the project is consistent with the goals and policies of the RM land use designation.

The project site has a Zoning Classification of Controlled Development Zone (W-2-20), which is consistent with the Riverside County General Plan. The proposed use, a wireless communication facility is a permitted use in that zoning classification, subject to approval of a conditional use permit.

2. The project site is located within the Pass Area Plan.
3. The project site is currently vacant open space land, and surrounded by vacant open space land and the 60 freeway to the north. These areas are all zoned Controlled Development Areas (W-2-20).

Entitlement Findings:

Conditional Use Permit Findings:

5. The application has met the requirements for approval as set forth in Section 18.28 of Ordinance No. 348. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community, because the area contains a main thoroughfare that is known for accidents. Cellular service along this area is spotty and does not exist in certain areas. The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire etc. The proposed project will improve cellular service on this stretch of the freeway, improving communications for emergency response. The site is required to obtain new building construction and fire prevention permits for the proposed wireless facility and accessory equipment in conformance with the California Building Code and Riverside County Ordinance No. 787.

1. Per section 19.406 c;

- a. The facility is not located within a sensitive viewshed. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
 - b. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and is screened from view, due to the remote location.
 - c. The application has met the processing requirements set forth in this article.
 - d. The application has met the location and development standards set forth in this article.
 - e. The application has met the requirements for approval set forth in Section 18.29 of Ordinance No. 348.
2. A fully executed copy of the lease or other agreement has been 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. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Variance Findings:

1. Variance No. 1907 is a request to permit a 119 foot high tower where 105 feet is permitted. The variance is necessary due to the special circumstances of the open space topography, and the area generally consisting of prominent peaks, and valleys of the surrounding site and range. As stated previously, the area is a major traffic thoroughfare that is known for car accidents. There is little to no cellular service through the area. By implementing this tower, it will provide a public safety benefit to the area.
2. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. The entire badlands area consists of hilly terrain, which is unique from the surrounding properties on the valley floor near the cities of Moreno Valley and Beaumont, where the additional height requirements would not be required. Furthermore, much of the surrounding immediate parcels are called out for conservation under the Western Riverside County Multiple Species Habitat Conservation Plan, greatly limiting the available parcels that could support such a facility. At 119', there is the potential to not only cover the 60 Freeway with much needed wireless services, but also the potential for future co-location opportunities. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower.
3. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The strict application of this ordinance would not permit the tower to be utilized to reach the necessary distances to provide adequate coverage for safety purposes within the area. Given the site's topography, limiting the tower to 105' would provide limited wireless coverage along the 60 Freeway, negating the exact purpose of the facility.

4. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

The proposed use, a wireless communication facility is a permitted use in the Controlled Development Zone (W-2-20), subject to approval of a conditional use permit. Furthermore, the variance is exclusively related to the height of the wireless facility, which is a property development standard.

Development Standards Findings:

1. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

The project is specifically designed to disturb as little natural land as possible. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

2. All wireless communication facilities shall be enclosed within a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director.

The wireless communication facilities are proposed to be enclosed by a six (6) foot high block wall.

3. Wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Controlled Development Areas (W-2) zone, a non-residential zone. Wireless communication facilities or other structures in non-residential zoning classifications shall not exceed 105-feet. .

The project consists of a variance to permit a 119 foot high tower. As discussed in the variance findings, the facility is required to go above 105' due to the unique features at the project site. With the approval of the variance, the project will comply.

4. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.

As stated above, the project is specifically designed to disturb as little natural land as possible. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

5. All wireless facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. If a water source is unavailable, indigenous plants shall be used and manually watered until established.

Because the project is located within a MSHCP area, the project is required to create the smallest footprint possible to further prevent any additional impact to the surrounding area. The equipment enclosure is not visible to the surrounding community. Therefore, additional landscaping would not be warranted for this site.

6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project has been conditioned that if a warning light is required to comply with FAA regulations, it shall use the minimum amount possible. All security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting. The lights must have a system that automatically turns them off so as not to create a nuisance for surrounding property owners or a wildlife attractant.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The project has been conditioned that noise will not exceed 60 dB. The project is not located near any habitable dwellings.
8. Temporary parking for service vehicles may be permitted on site which is accommodated adjacent to the equipment shelter. Temporary parking will be the only parking onsite and no off-site parking for service vehicles would occur. There will be no off-site parking. It has been conditioned that parking may only be on a temporary basis, no vehicles are permitted overnight.
9. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project is not located within a residential area. However the access will be covered by an all weather surface.
10. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
11. Other wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the wireless communication facility is located within the W-2 zone, which requires a minimum setback from a habitable dwelling of 1,000 feet for other wireless communication facilities, as there are no habitable residences anywhere near that 1,000 setback..

12. Due to the specific natural nature of the area surrounding the site, undergrounding power lines would result in substantial environmental impacts. The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. This commercial power may be required to remain above ground, due to the sensitive environmental nature of the area.
13. This proposal does not include a roofline.
14. There are no structures located within the immediate vicinity. The equipment closures shall be painted a similar color to the surrounding area to blend in. Because of the sensitive nature of the surrounding area, requiring landscaping would require irrigation and maintenance which would cause a further disturbance to the area. Because of these special circumstances, staff is not requiring landscaping for this project.
15. There is no surrounding architecture around the project site. The project is designed to blend in with the surrounding area as much as possible.

Other Findings:

16. The project site is located within Criteria Cell 933 of the Western Riverside County Multiple Species Habitat Conservation Plan. Given the Project site's location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy (HANS - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved.
17. The site is located within the City of Beaumont Sphere of Influence. During the initial review process, the County provided a notice to the City of Beaumont, whereby they provided comments stating that it is recommended that the cellular tower be disguised. Because of the public safety benefit of this particular tower, and the necessary height to reach the needed coverage, staff will not recommend that this tower be disguised.
18. 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.
19. In compliance with Assembly Bill 52 (AB52), on March 28, 2019, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review.

20. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
21. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
22. The Riverside County Information Technology Department (RCIT) has reviewed the necessary documents for FAA clearances. No further documentation or letter is needed.
23. Project site has been determined for having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. Therefore, the project has been conditioned to require the presence of a qualified paleontologist to monitor all ground disturbing activities.

Fire Findings:

24. 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 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. 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 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 via an all-weather access road. A 6 foot high block wall around the equipment enclosure lease area will meet fire protection standards and provide buffering from both sides of the wall to prevent fire damage and protect the project site.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

25. 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.

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls.

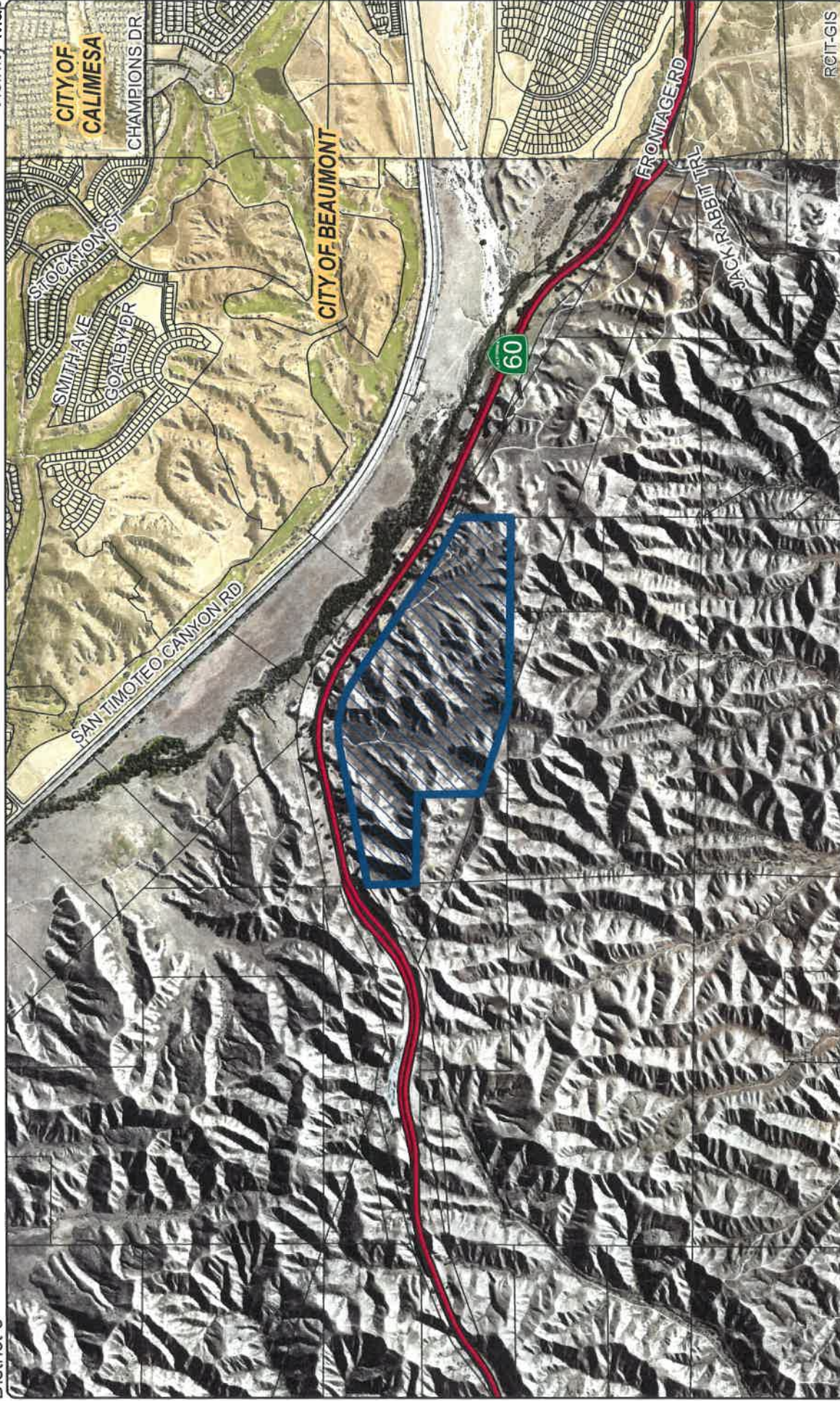
APPEAL INFORMATION

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 decision appears on the Board's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907
VICINITY/POLICY AREAS**

Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Vicinity Map



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen

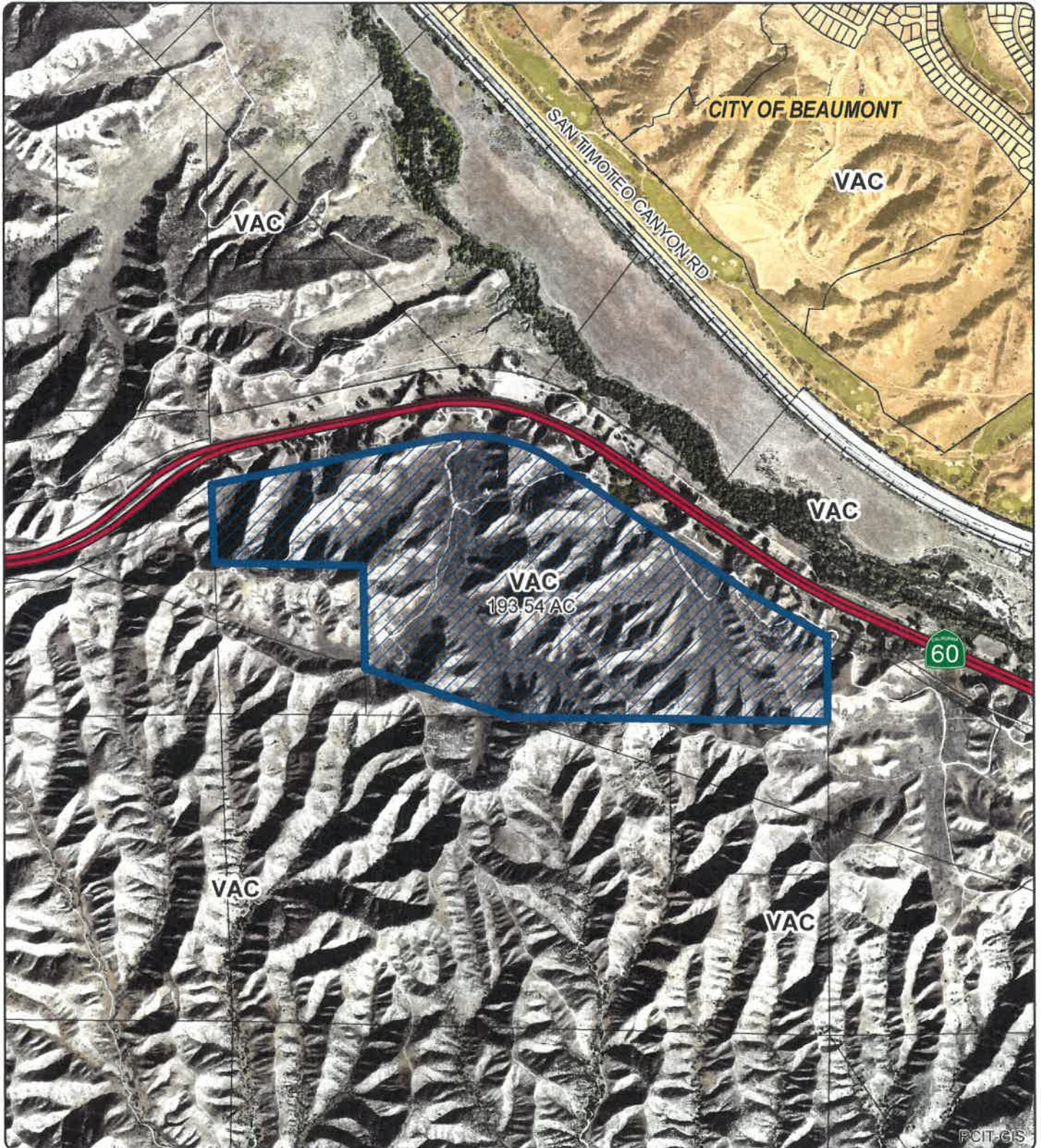
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 934-2277 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907

Supervisor: Hewitt
District 5

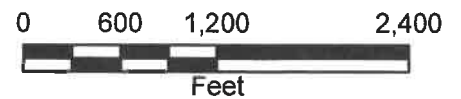
Date Drawn: 03/14/2019
Exhibit 1

LAND USE



Zoning Area: Edgemont-Sunnymead

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.rcstma.org>

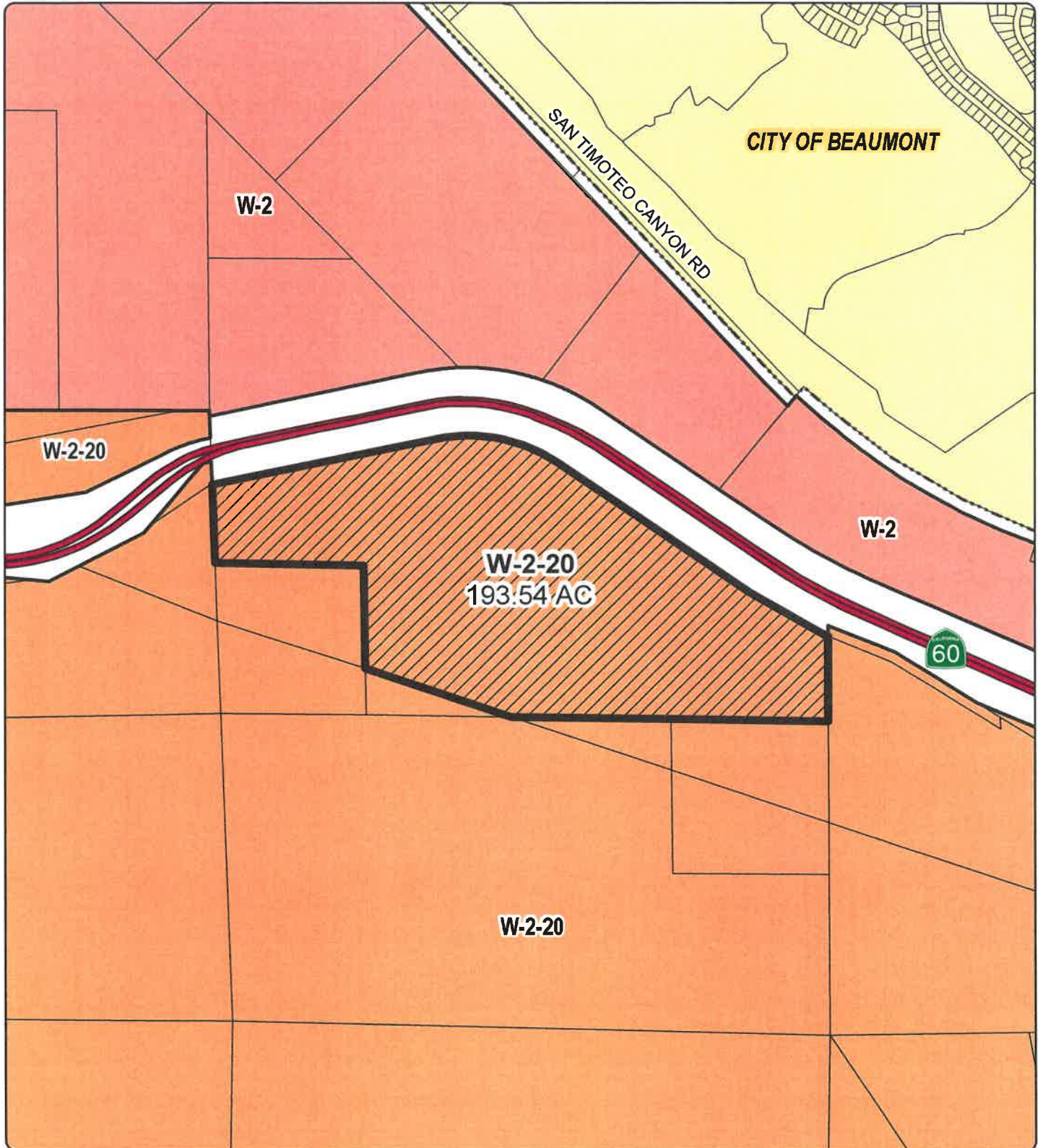
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Exhibit 2

EXISTING ZONING



Zoning Area: Edgemont-Sunnymead

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.cdlna.org>

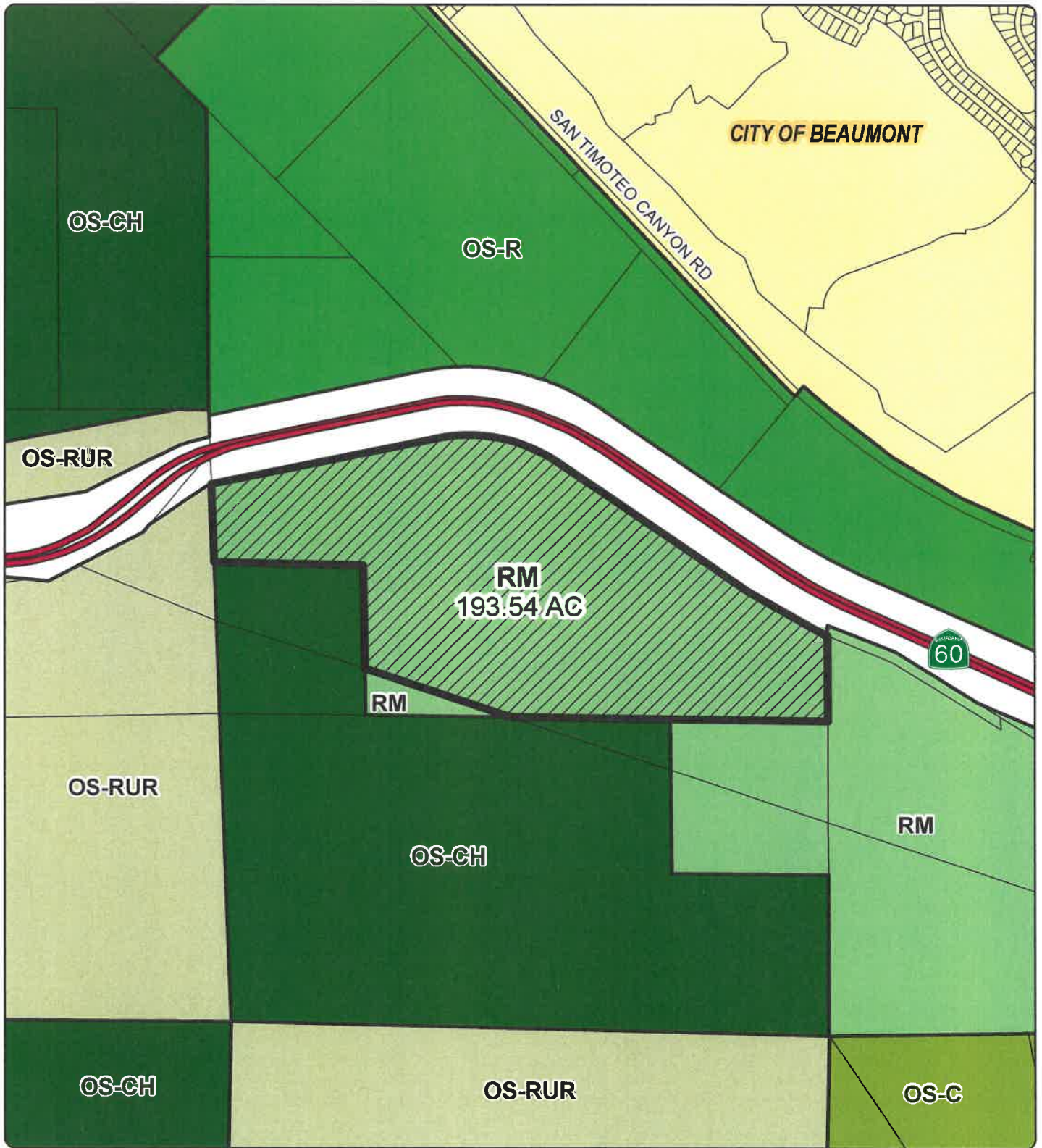
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Exhibit 5



Zoning Area: Edgemont-Sunnymead

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>

CODE COMPLIANCE

2018 CALIFORNIA BUILDING CODE
 2018 CALIFORNIA RESIDENTIAL CODE
 2018 CALIFORNIA TITL 24
 2018 CALIFORNIA FIRE CODE
 2018 CALIFORNIA PLUMBING CODE
 2018 CALIFORNIA MECHANICAL CODE
 2018 CALIFORNIA ELECTRICAL CODE
 14-2224-4 0818
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

SUPERIORCOM PIONEERS TO BUILD A WIRELESS COMMUNICATION FACILITY
 THE SCOPE OF WORK IS FOR THE FOLLOWING:

- BUILD A 117'-6" H FRAME GUYED H-FRAME GUYED TOWER
- INSTALL 1450 SOUTH COMMERCIAL
- INSTALL 400A 200/150 VAC ELECTRICAL SERVICE
- BUILD A 15' GUYED TOWER WITH GUY EQUIPMENT ENCLASURE
- INSTALL (1) AIRMOUNT TOWERSET SMITH

SITE INFORMATION

PROJECT OWNER: BEAUMONT 000 LLC
 TOWER OWNER: BEAUMONT 000 LLC / THE SERVICE OF TOWER E-1440
 - SUPERIOR COMMERCIAL (SCS) S TOWER OWNER
 ADDRESS: 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92223
 CONTACT PERSON: WANG COO (SUPERIOR COMMERCIAL)
 (951) 750-1171 OR
 (951) 750-1171 OR
 APPLICANT: SUPERIOR COMMERCIAL, LLC
 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92223
 LICENSED PROFESSIONAL ENGINEER: SUPERIOR COMMERCIAL, LLC
 LICENSE NO. 82223
 CONTACT PERSON: SUPERIOR COMMERCIAL, LLC
 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92223
 LICENSE NO. 82223
 CONTACT PERSON: SUPERIOR COMMERCIAL, LLC
 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92223
 LICENSE NO. 82223
 CONTACT PERSON: SUPERIOR COMMERCIAL, LLC
 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92223
 LICENSE NO. 82223

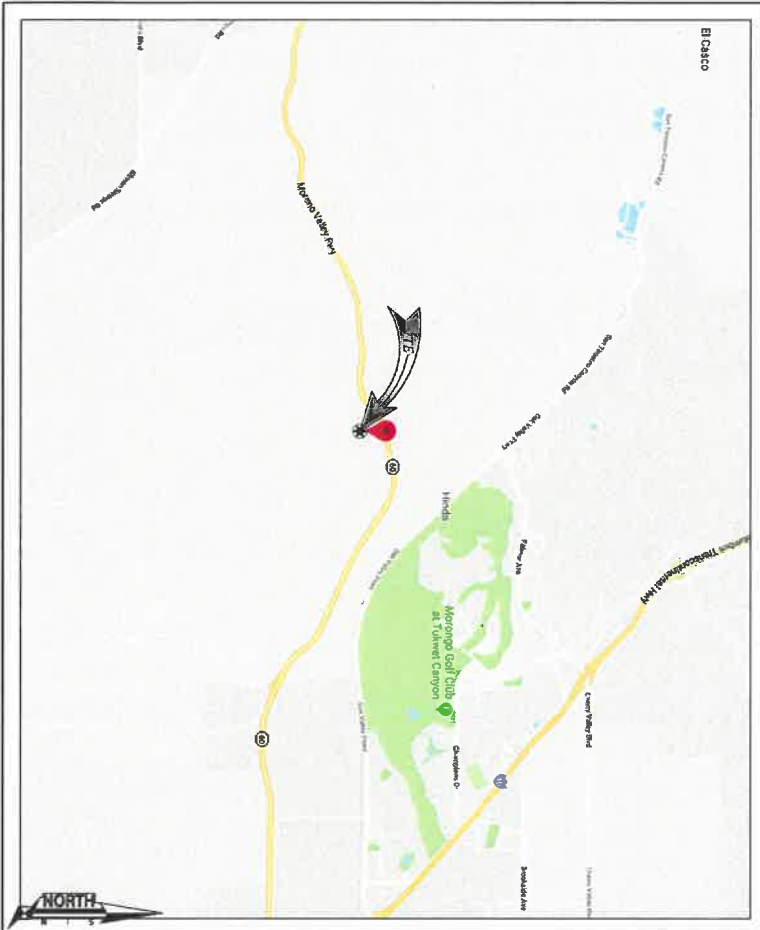
HAMMER HILLS

SITE NUMBER: SCS2089

117'-6" H-FRAME GUYED TOWER

12997 JACK RABBIT TRAIL
 BEAUMONT, CA 92223
 COUNTY OF RIVERSIDE

VICINITY MAP



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE TO PERFORM MAINTENANCE AND REPAIRS. ACCESS TO THE SITE IS LIMITED TO THE PERIODS OF MAINTENANCE AND REPAIRS. NO SHAWNY SERVICE, PORTABLE WATER, OR TRASH DISPENSAL, IS REQUIRED AND NO COMMERCIAL SERVICE IS PROVIDED.

DRAWING INDEX

SHEET NO.	SHEET TITLE
T1	TITLE SHEET
T2	GENERAL NOTES
A1	OVERALL SITE PLAN
A2	SITE PLAN
A3	SITE ELEVATIONS
A4	SITE ELEVATIONS
A5	SITE ELEVATIONS
E1	ELECTRICAL NOTICES, SPECIFICATIONS, & DETAILS
E2	ELECTRICAL SITE PLAN
E3	ELECTRICAL PANEL DETAILS
E4	ELECTRICAL PANEL DETAILS
T1	TOWER DRAWINGS
T1	117'-6" H-FRAME GUYED TOWER
T2	117'-6" H-FRAME GUYED TOWER ELEVATIONS
T3	117'-6" H-FRAME GUYED TOWER ELEVATIONS
T4	117'-6" H-FRAME GUYED TOWER ELEVATIONS
S1	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S2	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S3	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S4	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S5	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S6	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S7	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S8	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S9	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S10	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S11	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S12	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S13	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY
S14	1-48 H-FRAME GUYED TOWER WINDLOAD LOADS ASSEMBLY



NOTE:
 48 HOURS PRIOR TO COMMENCEMENT OF WORK, THE UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

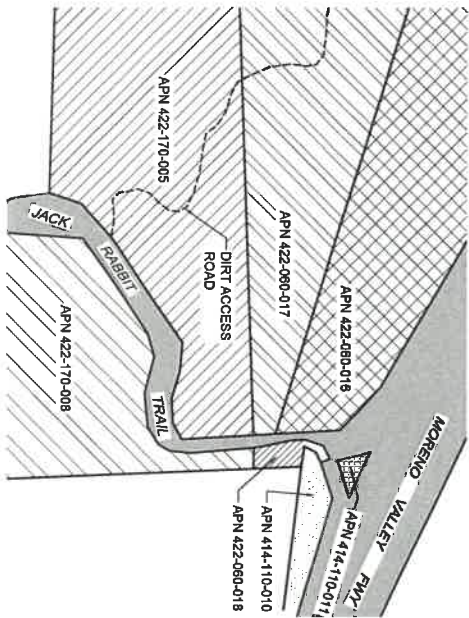
SUPERIOR COM SITES, LLC
 SUPERIORCOMSITES, LLC
 1450 SOUTH COMMERCIAL
 BLYTHE, CA 92225

SCS2089
HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

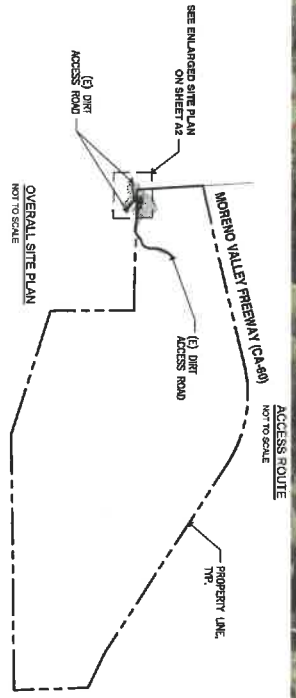
TELECOM
 MANAGEMENT GROUP
 Solutions Done Right

LICENSED PROFESSIONAL ENGINEER
 SUPERIOR COMMERCIAL, LLC
 LICENSE NO. 82223

Project Number:
 Date Plotted: **END/PP**
 County: **END**
 Sheet No: **T1**



DETAIL A
NOT TO SCALE



OVERALL SITE PLAN
NOT TO SCALE

NOTE:
THE LOCATION OF THE ACCESS TO THIS SITE IS APPROXIMATE
ONLY THROUGH THE BENEFIT OF AN ACQUISITION.

OVERALL SITE PLAN | 1" = 200' | 1



TELECOM
MANAGEMENT GROUP
Solution Power Right

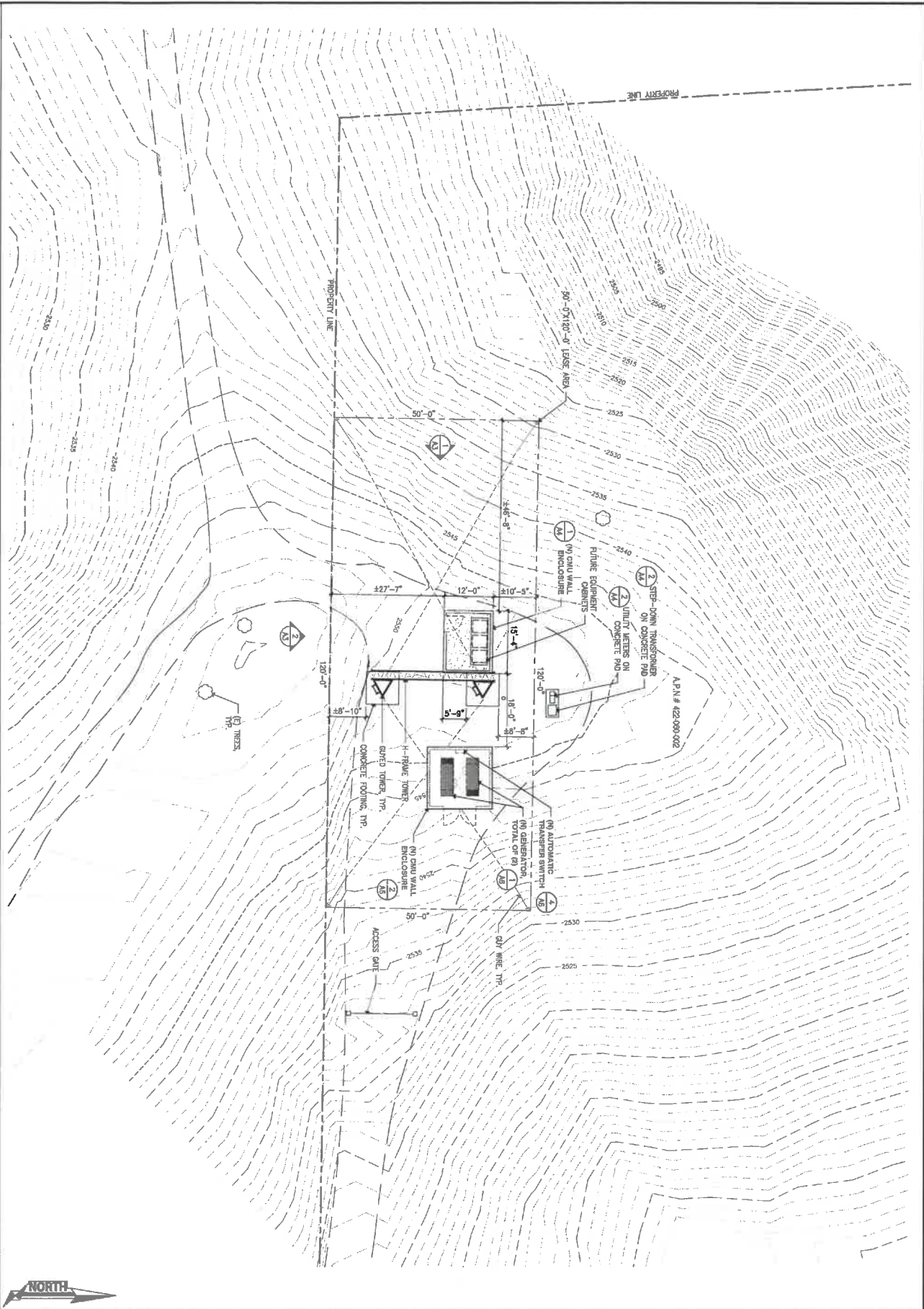
SCS2069
HAMMER HILLS
12397 JACKRABBIT TRAIL
BEAUMONT, CA 92223

Sheet Title:
**OVERALL SITE PLAN
AND ACCESS
ROUTE PLAN**

SUPERIOR COM SITES, LLC
SUPERIORCOMSITES, LLC
14530 SOUTH COMMERCIAL
BLYTHE, CA 92225

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/20/15
2	REVISED FOR COMMENTS	11/10/15
3	REVISED FOR COMMENTS	12/15/15
4	REVISED FOR COMMENTS	01/20/16

Project Name:
Drawn By: **END/JP**
Checked By: **TBO**
Scale:
A1



SITE PLAN
1" = 10'-0"
1



A2

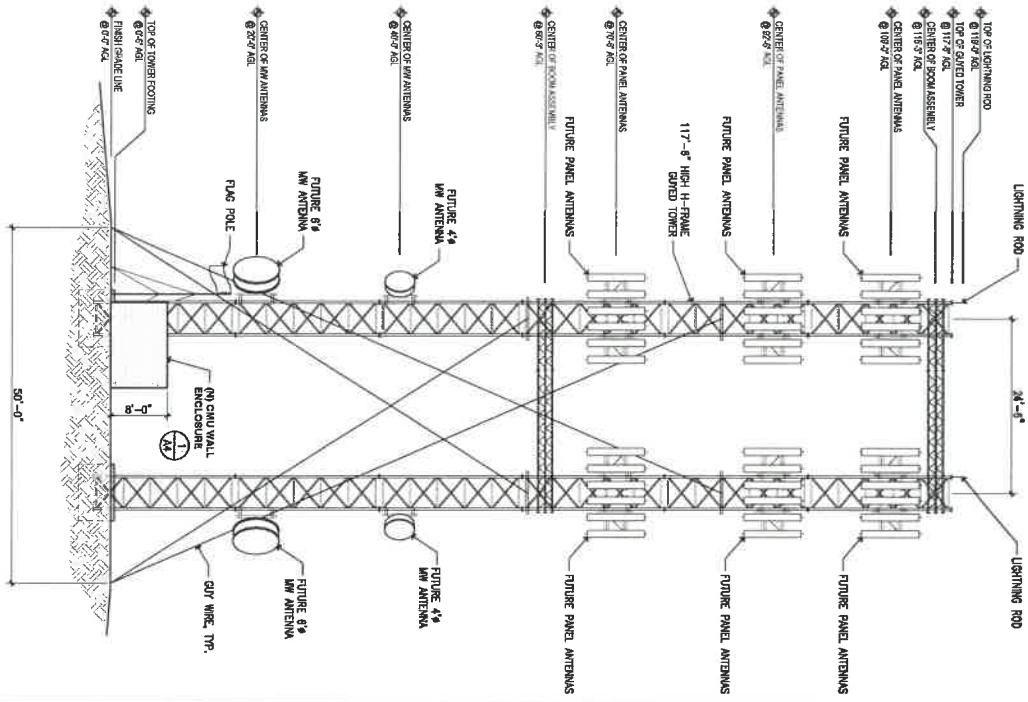


SCS2089
HAMMER HILLS
12997 JACKRABBIT TRAIL
BEAUMONT, CA 92223

Client Title
SITE PLAN

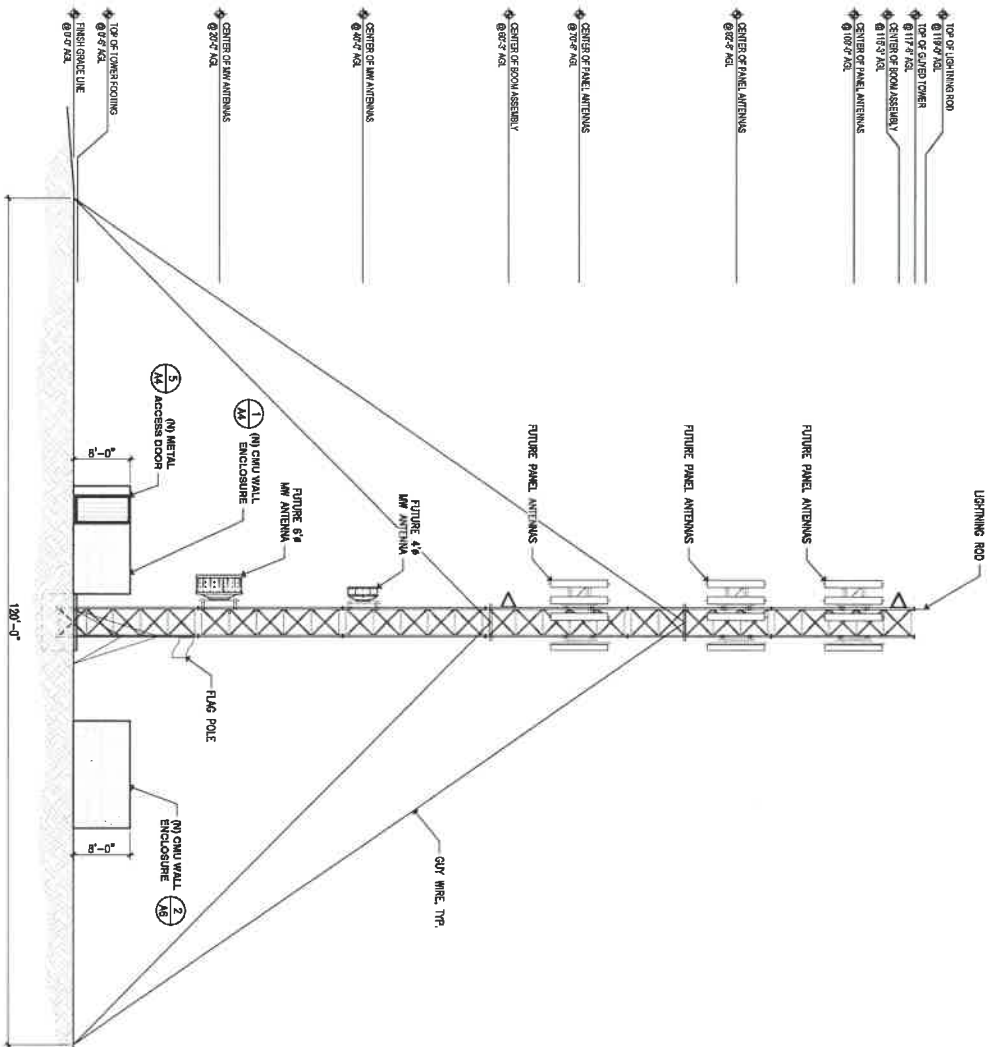


Rev#	Description	Date
1	100% CD	12-21-18
2	100% CD	12-21-18
3	100% CD	12-21-18



(N) WEST ELEVATION

1/8" = 1'-0" 1



(N) SOUTH ELEVATION

1/8" = 1'-0" 2



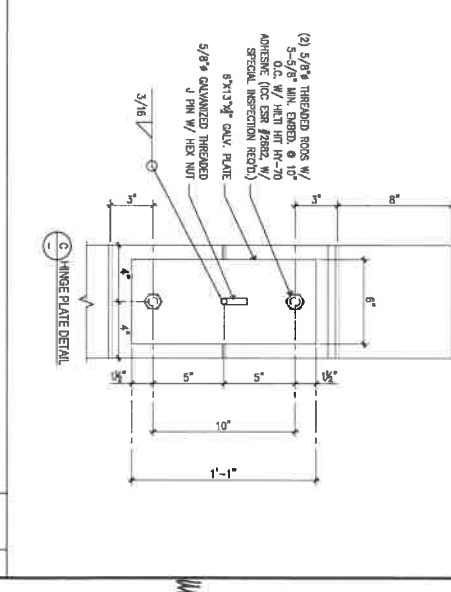
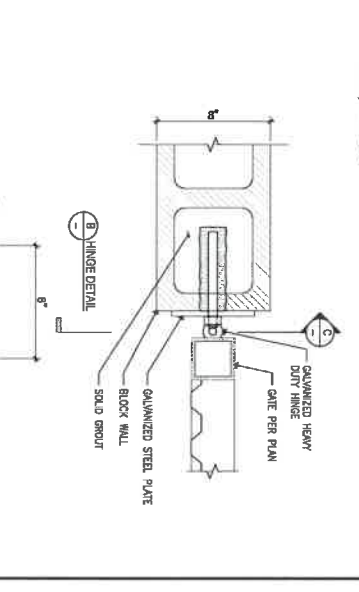
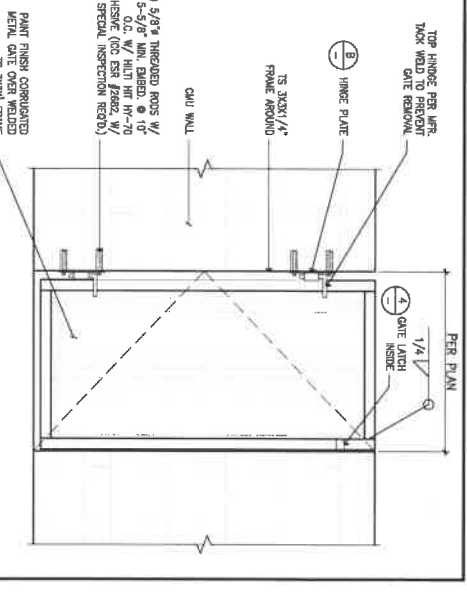
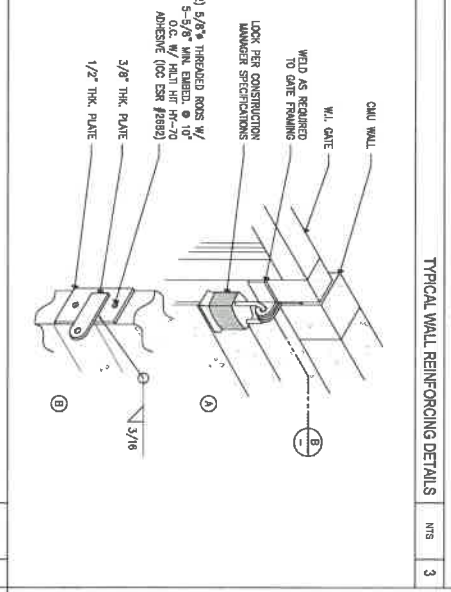
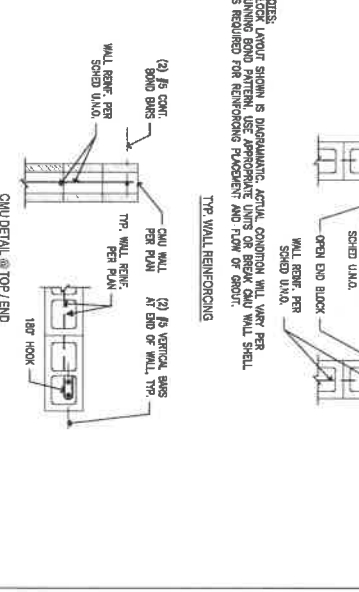
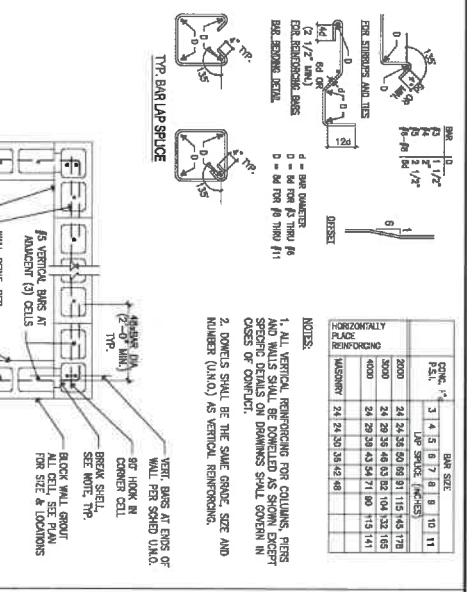
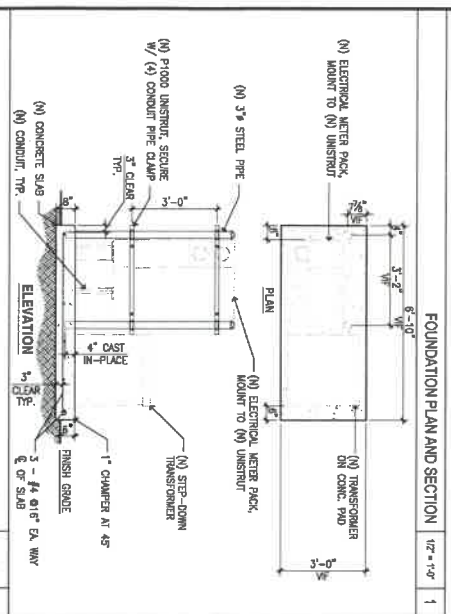
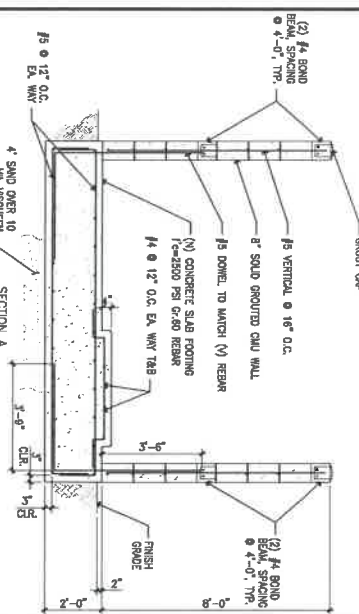
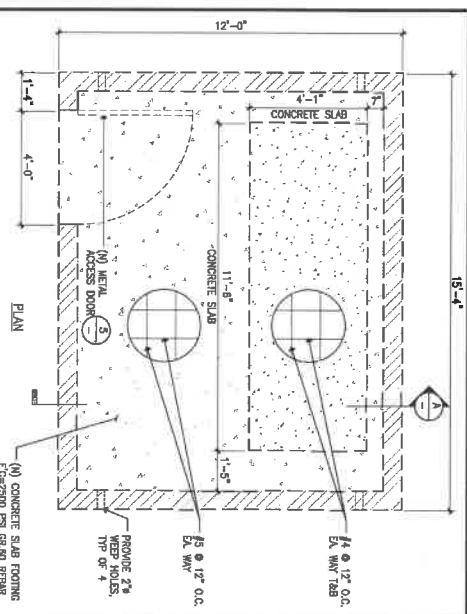
SCS2089
HAMMER HILLS
12997 JACKRABBIT TRAIL
BEAUMONT, CA 92223

Site Title
SITE ELEVATIONS



REV	Description	Date
1	ISSUE	12/11/19
2	REVISED	12/11/19
3	REVISED	12/11/19
4	REVISED	12/11/19

Project Name: _____
 Drawn By: ESO/JPB
 Checked By: BMD
 Date: _____
A3



Sheet Title: **SITE DETAILS**

SCS2089
HAMMER HILLS
12997 JACKRABBIT TRAIL
BEAUMONT, CA 92223

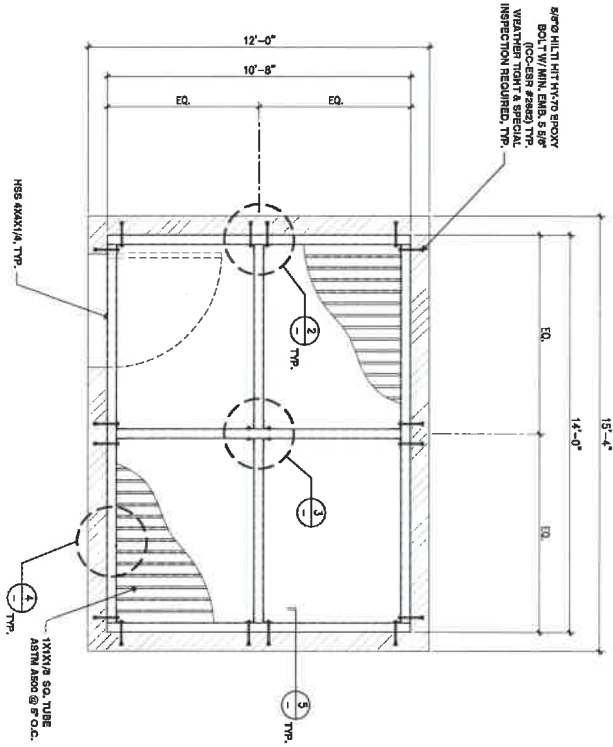
SUPERIOR COM SITES, LLC
SUPERIORCOMSITES.LLC
14530 SOUTH COMMERCIAL
BLYTHE, CA 92225

Project Number: **TELECOM**
MANAGEMENT GROUP
Solutions Done Right

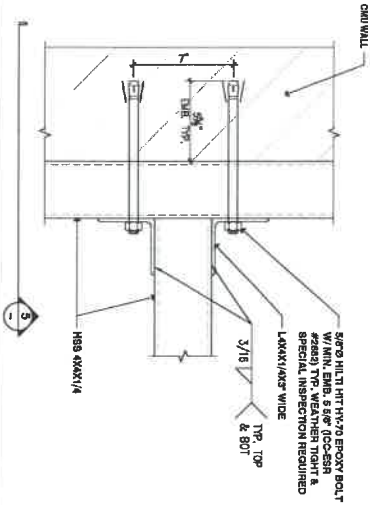
Drawn By: **EMD/TP**
Checked By: **TRD**
Scale: **AS SHOWN**

Revision: **A4**

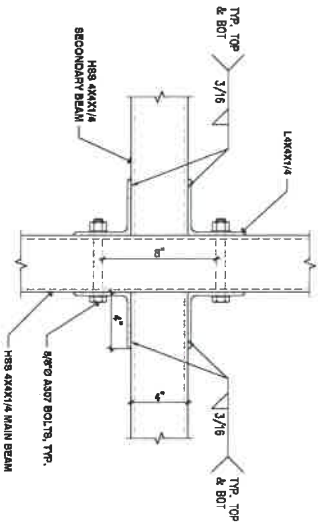
- NOTES:
 1. HSS 4X4X1/4 REQUIRES
 1 1/2" WEAPING HOLE @ 4" O.C.
 2. ALL STEEL MATERIAL TO BE
 GALVANNEZED/CORROSION RESISTANT



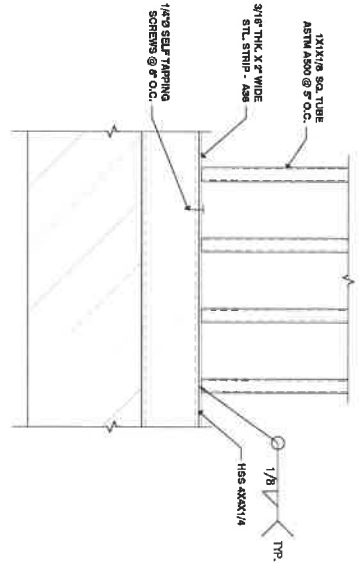
HSS SECURITY LID PLAN 1/2" = 1'-0"



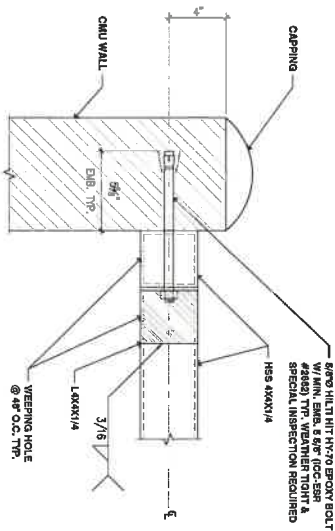
DETAIL 5" = 1'-0" 2



DETAIL HSS 3



DETAIL 5" = 1'-0" 4



WROUGHT IRON LID ANCHOR 5" = 1'-0" 5

NOT USED HSS 6

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/21/18
2	ISSUED FOR CONSTRUCTION	10/21/18
3	ISSUED FOR CONSTRUCTION	10/21/18

SUPERIOR COM SITES, LLC
 SUPERIORCOMSITES, LLC
 14530 SOUTH COMMERCIAL
 BLYTHE, CA 92225

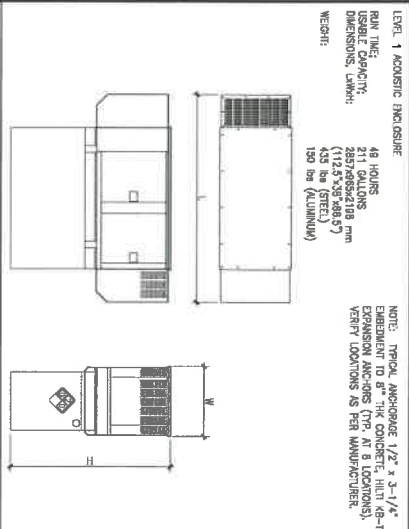
SITE DETAILS

SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

TELECOM
 MANAGEMENT GROUP
Solution Done Right

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 50817
 JOHN W. HARRIS

Project Name: _____
 Drawn By: EMO/pe
 Checked By: BPO
 Scale: AS



GENERAC Industrial

Model: 3.4L | 50HP

AC/DC Output: 2000W (120V/240V)

Running Time: 48 Hours

Weight: 190 lbs (86.6kg)

Dimensions: 28.38" x 54.11" x 5.71"

Features: Automatic Transfer Switch, Remote Monitoring, Fuel Gauge, Low Oil Alert, Carbon Monoxide Detector, Quiet Operation, Easy Maintenance.

GENERAC Industrial

Model: 3.4L | 50HP

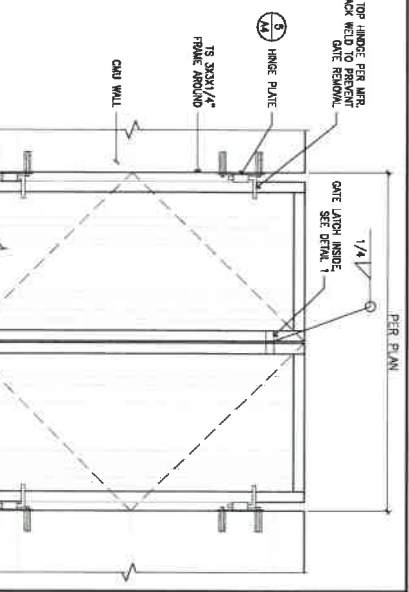
AC/DC Output: 2000W (120V/240V)

Running Time: 48 Hours

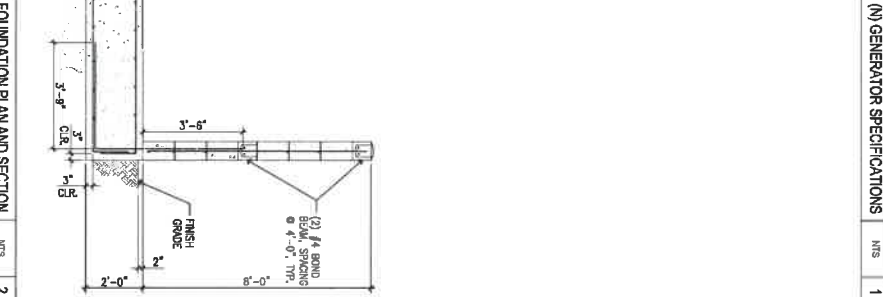
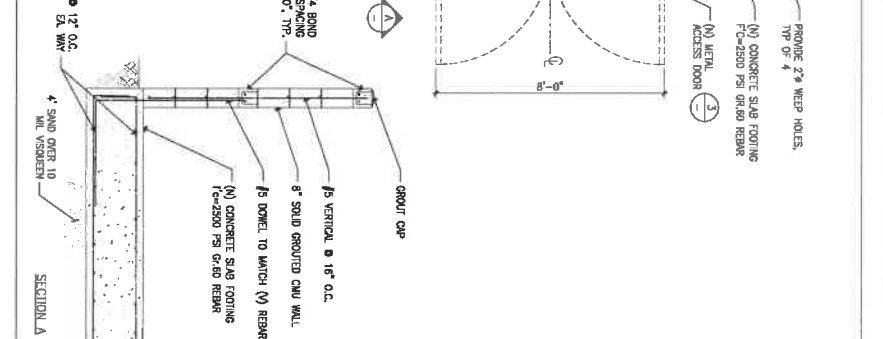
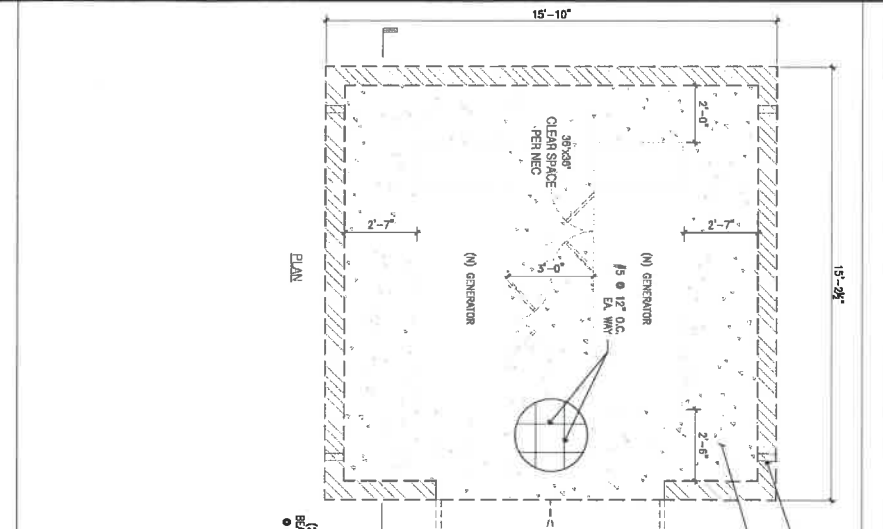
Weight: 190 lbs (86.6kg)

Dimensions: 28.38" x 54.11" x 5.71"

Features: Automatic Transfer Switch, Remote Monitoring, Fuel Gauge, Low Oil Alert, Carbon Monoxide Detector, Quiet Operation, Easy Maintenance.



REV	DATE	BY	CHK	DESCRIPTION
1	08/01/23	JSD	JSD	ISSUED FOR PERMITS
2	08/01/23	JSD	JSD	REVISED PER COMMENTS
3	08/01/23	JSD	JSD	REVISED PER COMMENTS
4	08/01/23	JSD	JSD	REVISED PER COMMENTS



GENERAC Industrial

Automatic Transfer Switch Specifications

Model: 3.4L | 50HP

AC/DC Output: 2000W (120V/240V)

Running Time: 48 Hours

Weight: 190 lbs (86.6kg)

Dimensions: 28.38" x 54.11" x 5.71"

Features: Automatic Transfer Switch, Remote Monitoring, Fuel Gauge, Low Oil Alert, Carbon Monoxide Detector, Quiet Operation, Easy Maintenance.

TELECOM MANAGEMENT GROUP

SCS2089 HAMMER HILLS 12997 JACKRABBIT TRAIL BEAUMONT, CA 92223

SUPERIOR COM SITES, LLC

14530 SOUTH COMMERCIAL BLYTHE, CA 92225

A6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03789 VAR01907

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.

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 feet is permitted. – APN: 422-060-002 – Related Cases: HANS02352

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: April 25, 2019

Applicant/Project Sponsor: Lena Hoffmeyer Date Submitted: November 17, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

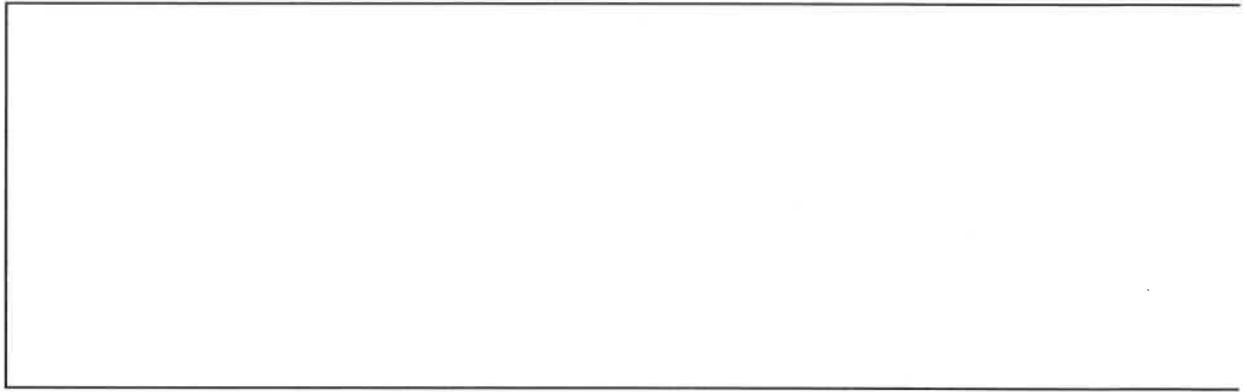
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 04/11/19

Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number:

Project Case Type (s) and Number(s): Conditional Use Permit No. 3789

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Brett Dawson

Telephone Number: 951-955-0972

Applicant's Name: SuperiorComSites, LLC, c/o Lena Hoffmeyer

Applicant's Address: 17595 Harvard Ave, C3000, Irvine, CA 92614

I. PROJECT INFORMATION

Project Description: SuperiorComSites (SCS) proposes the construction of a new wireless communications tower on an approximately 0.14-acre site. The Project consists of an approximately 119' tall H-frame communications tower and telecommunications equipment cabinets within a six-foot high concrete masonry enclosure. Four guy wires will tether the tower. The Project will be powered by either two 25 kW generators enclosed within a 6-foot high masonry enclosure or a solar power array on approximately 0.2 acres, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure.

An existing dirt access road extends from Jackrabbit Trail through several parcels to the proposed tower site; however, no improvements to the dirt access road are planned as part of construction. The facility will be placed on the property owned by Beaumont 600, LLC (APN 422-060-002). A 0.44-acre staging area is proposed immediately south of the project lease area on BLM land (APN 422-060-025), of which approximately 0.2 acre will house the solar array, provided the Applicant is able to secure approvals and an easement from BLM.

The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire, etc. Cellular service is spotty along State Route 60 and in certain areas cellular service does not exist. The lack of cellular service has created a potential public safety hazard. According to California Highway Patrol (CHP) data, between mile marker 22 and mile marker 26 on SR 60, there have been four fatalities since 2016. In order to improve cellular service on this stretch of freeway, a new communications tower is necessary. The location and height of the tower have been designed to improve signal propagation given the surrounding terrain and reduce, if not eliminate, zones of no cellular service on State Route 60.

Attachment 1 includes a project vicinity map and Attachment 2 includes the proposed site plans.

Construction access would occur on approximately 2.2 miles of existing dirt access roads, the majority of which coincides with a SCE easement. SCE routinely maintains this route. Depending on road conditions at the start of construction, additional maintenance of the existing dirt roads might be necessary to facilitate transport of construction materials, equipment, and personnel to the Project site.

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

B. Total Project Area: 0.14 acre

C. Assessor's Parcel No(s): 422-060-002

Street References: South of State Route 60 and west of Jack Rabbit Trail interchange

- D. Section, Township & Range Description:** Section 2, Township 3, South and Range 2 West
- E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project Site and surrounding areas consists of vacant land. The topography consists of rolling hills associated with the eastern portion of the Badlands along State Route 60.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the Rural Mountainous land use designation and the other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project will not alter or impact the surrounding circulation system. Access to the Project site occurs by way of a dirt access road from Jack Rabbit Trail. Following construction of the communications tower, minimal maintenance is required. Therefore, the proposed Project is consistent with the 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 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The proposed communications tower is located within Cell number 933. A Habitat Acquisition & Negotiation Strategy case (HANS 02352) was created and approved with no conservation required. The proposed Project satisfies all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed Project is not located within a State of California mapped earthquake fault zone or County of Riverside fault hazard zone. The proposed Project is located within a Very High Fire Hazard Severity Zone; however, the Project does not include habitable structures and minimal combustible material. Therefore, the Project does not place people in a dangerous setting. The proposed Project is consistent with applicable Safety element policies.
- 5. Noise:** The Project site is located within a rural undeveloped portion of the County. No sensitive noise receptors are located nearby. Furthermore, operation of the communications tower under normal circumstances would not generate any noise. If the communications tower were to lose power, a back-up diesel generator would take over power supply. The generator is surrounded by an 6-foot CMU block wall and no sensitive receptors are located nearby, therefore, noise levels would not exceed standards established in the General Plan or noise ordinance. The Project is consistent with all other applicable Noise Element policies.
- 6. Housing:** The proposed Project is a communications tower, which would neither displace nor create housing. Therefore, the Housing Element policies do not apply.
- 7. Air Quality:** Construction of the proposed Project would require minimal amount of dirt movement. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction. During normal operation, the communications tower would generate minimal amounts from air emissions from a 25 kW

diesel generator when in use. The proposed Project meets all applicable Air Quality element policies.

8. Healthy Communities: The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Healthy Communities Element does not apply.

9. Environmental Justice (After Element is Adopted): The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Environmental Justice Element does not apply.

B. General Plan Area Plan(s): The Pass

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Reche Canyon/Badlands

2. **Foundation Component(s):** Open Space

3. **Land Use Designation(s):** Conservation

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: W-2-20

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: W-2-20

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

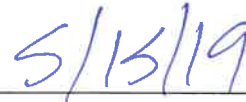
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure 9 in The Pass Area Plan “Scenic Highways” and “Chapter 3, Characteristics of the Driver, the Vehicle and the Road” at facstaff.cbu.edu

Findings of Fact:

(a) The Pass Area Plan Figure 9, “Scenic Highways” identifies two County-eligible scenic highways in the vicinity of the Project site: State Route 60 west of the Project site and San Timoteo Canyon Road/Oak Valley Parkway north of the Project site. No State designated Scenic Highways are located within the vicinity of the Project site. The portion of State Route 60 designated as County eligible is approximately 1 mile west of the Project site and substantial topography would likely block an eastbound motorist’s view of the proposed communication tower.

Drivers on San Timoteo Canyon Road/Oak Valley Parkway could have a view of the communications tower in both directions. Research has shown that most people see clearly within a conical angle of 3° to 5°. For a driver, this occurs directly in front of the vehicle and as speed increases, the breadth of clear vision narrows. Drivers see fairly clearly within a conical angle of 10° to 12° and vision beyond that

range is typically blurred¹. While traveling eastbound on San Timoteo Canyon Road/Oak Valley Parkway, the proposed communications tower would be primarily perpendicular to the driver's view. A driver at the intersection of Palmer Avenue and San Timoteo Canyon Road/Oak Valley Parkway could have a view of the tower. However, based on Google Earth estimates, the tower would be approximately 1.1 miles away from that intersection. Traveling westbound, the tower would be in the driver's cone of vision, but farther way. Where Oak Valley Parkway curves to the north and the tower leaves the driver's cone of vision is approximately 1.6 miles from the Project site. While the communications tower is tall, approximately 119 feet, the structure is not wide and therefore has limited visual mass. Given the distance from the driver and the limited visual mass of the structure, the proposed communication tower would not dominate or disrupt the views of the hills in the distance. Therefore, the proposed communications tower would not cause a substantial effect on a scenic highway corridor.

(b) The Project site is located in an undeveloped area of rolling and steep hills known as the Badlands. The Project site itself is not unique and does not contain a scenic resource. The Project site does not have any large rock outcroppings, or unique features. It is also located on private property and therefore not a public vista. Furthermore, there are no public vistas of the Project site. Tall electrical transmission lines are located along State Route 60 and other communications towers are located in the area. While the tower will be visible, it would not damage scenic resources or create an aesthetically offensive view from public places.

(c) The proposed communication tower would change the character of the Project site; however, the proposed communication tower would not change the overall character and aesthetics of the topography of the Badlands. Furthermore, the only public views of the site are from surrounding roadways as discussed in Section (a) and no significant aesthetic impact would 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
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

(a) The lack of lighting, as shown on the project plans, ensures compliance with the Mt. Palomar Observatory lighting requirements. No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. No impact would occur.

Mitigation: No mitigation is required.

¹
<http://facstaff.cbu.edu/~gmcginni/classes/CE%20318%20Highway%20Engineering/PowerPoint/Characteristics%20of%20the%20Driver,%20the%20Vehicle%20and%20Road.pdf>

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(s): On-site Inspection, Project Application Description, Project Plans

Findings of Fact:

(a, b) No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky or create substantial light or glare. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. Furthermore, no residential properties are located in close proximity to the Project site. No impact would 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
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials; The Pass Area Plan

Findings of Fact:

(a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the Project site is located within an area designated as "Not Mapped". Furthermore, according to The Pass Area Plan Figure 3, the Project site is designated Rural Mountainous, not agriculture. The Project site has substantial topography, which would make commercial farming very difficult. Given the lack of farming activity, no mapped designation on Figure OS-2, and no agriculture land use designation, impacts would be less than significant.

(b) The Project site is designated Rural Mountainous on The Pass Area Plan Figure 3 land use map. No agricultural zoning occurs on the Project site. Furthermore, the site is not under a Williamson Act contract. No impact would occur.

(c, d) The properties surrounding the Project site are designated Rural Mountainous and Conservation. No farming takes place within close proximity to the Project site. The proposed communications tower would not change the environment such that farming operations could be impacted. No impact would 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
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(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,"

Findings of Fact:

(a - c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the Project site is not located within any designated forest land area. Furthermore, the Project site does not contain any trees or other physical elements of a forest or timber producing area. No impact would 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
AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, AQMD Off-Road Emissions Factors

Findings of Fact:

(a) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the South Coast Air Basin for PM10, PM2.5, and ozone. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The Final 2016 AQMP is the most current and applicable to the project.

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

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

AQMD has set the following emissions thresholds (regional and local) for construction and operations.

TABLE 1 MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

TABLE 2. MAXIMUM DAILY EMISSIONS THRESHOLDS (LOCAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	200 lbs/day (Site Prep) 237 lbs/day (Grading)	N/A
CO	1,230 lbs/day (Site Prep) 1,346 lbs/day (Grading)	N/A
PM ₁₀	10 lbs/day (Site Prep) 11 lbs/day (Grading)	N/A
PM _{2.5}	6 lbs/day (Grading) 7 lbs/day (Site Prep)	N/A

Construction Emissions

Construction of the proposed Project will occur by a limited amount of construction equipment. Given the site access over a rough dirt road, construction equipment will be limited to pickup trucks and other small equipment. The proposed Project does not require grading or earth movement. A small tractor loader/backhoe will likely be used to clear the Project site of any ruderal vegetation. Holes for footings will be dug either by hand or with a small backhoe. Concrete for the footings will be brought in by pickup truck and mixed on-site. A small crane will be used to erect the communications tower. Given the design of the Project and its location, the construction activities would occur sequentially instead of overlapping.

AQMD provides typical emissions factors for off-road equipment. Four pieces of equipment were selected that could be used on the Project site: bore/drill rig, crane, tractor/loader/backhoe, rubber tire loader. Table 3 below summarizes the emissions for each of these pieces of equipment. Even if these four pieces of equipment were used at the same time for 8 hours per day, which is highly unlikely, the emissions are negligible compared to the thresholds of significance. Therefore, construction impacts are less than significant.

TABLE 3. EQUIPEMENT EMISSIONS

Equipment	MaxHP	(lb/hr) ROG	(lb/hr) CO	(lb/hr) NOX	(lb/hr) SOX	(lb/hr) PM
Bore/Drill Rigs	250	0.050	0.343	0.200	0.002	0.005
hrs per day		8	8	8	8	8
Total emissions per day		0.402	2.741	1.600	0.017	0.043
Cranes	250	0.074	0.248	0.554	0.001	0.019
hrs per day		8	8	8	8	8
Total emissions per day		0.596	1.982	4.432	0.010	0.152
Tractors/Loaders/Backhoes	120	0.040	0.341	0.269	0.001	0.015
hrs per day		8	8	8	8	8
Total emissions per day		0.318	2.730	2.149	0.005	0.123
Rubber Tired Loaders	120	0.061	0.400	0.381	0.001	0.027
hrs per day		8	8	8	8	8
Total emissions per day		0.487	3.196	3.050	0.006	0.216
Total Emissions per 8 hour day		1.80	10.65	11.23	0.04	0.53
Threshold of Significance (lbs/day)		75	550	100	150	150
Significant?		NO	NO	NO	NO	NO

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

Operational Emissions

Since the communications tower itself would not generate emissions, the potential for operational emissions occurs from maintenance activities and the diesel generators. Maintenance activities are anticipated to be minimal following construction of the tower, estimated to occur two times per month. Maintenance activities would generally entail a maintenance crew in one or two pickup trucks driving to the site. This level of activity would generate negligible air emissions.

The proposed communications tower would be powered by either two 25 kW diesel generators, a solar array, or a combination of both. Since the solar array would not generate air emissions, the potential for an air impact would occur if the communications tower were to be solely powered by diesel generators. The Project includes two 25 kW diesel generators that would supply power to a battery bank. Only one diesel generator is planned to operate at a time. The assumption is the generator would run the entire day (24 hours), which is conservative since the generator would charge a bank of batteries with a planned 6 hour run time. As shown in Table 4, the emissions represent a fraction of the thresholds of significance. Therefore, impacts are less than significant.

Table 4. GENERATOR EMISSIONS

Equipment	MaxHP	(lb/hr) ROG	(lb/hr) CO	(lb/hr) NOX	(lb/hr) SOX	(lb/hr) PM
Generator Set	25	0.023	0.078	0.143	0.000	0.007
hrs per day		24	24	24	24	24
Total emissions per day		0.552	1.87	3.43	0.00	0.168
Thresholds of Significance (lbs/day)		55	550	55	150	150
Two 25kW gen sets		1.104	3.744	6.864	0.00	0.336
Significant?		NO	NO	NO	NO	NO

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

The Project also includes a back-up diesel generator supplied and maintained by Verizon that would only be used in emergencies when no other power source is available. Since this generator is for emergencies only and not planned for normal operations, the potential impact from air emissions is less than significant.

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

The assumptions in the AQMP are based on General Plan land use data provided by counties and cities. The land use data is used to estimate vehicle trip generation, which is then converted into Projected emissions. The Pass Area Plan designates the Project site as Rural Mountainous, which among other uses permits one single family dwelling per 10 acres. The proposed Project is an unmanned communications tower, which has no daily trip generation. Vehicle trips to the Project site would occur for maintenance only, which is estimated to be two times per month. Therefore, the traffic generated by the proposed project would be less than permitted by the RM land use designation. Thus, the proposed communications tower would not exceed the growth projections in the County of Riverside’s General Plan and is therefore determined to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

(b, c) As shown in Tables 3 and 4 above, the proposed Project would not exceed regional or local emissions thresholds established by AQMD for construction and operations. SCAQMD, in CEQA documents for which it is the lead agency, uses a zone of influence of 1 mile from the proposed Project for ambient pollutants and 500 feet for toxic air contaminants to identify cumulatively relevant projects. This represents a likely worst-case scenario and is more restrictive than most other lead agencies. Given the location of the Project site, no cumulatively relevant projects have been identified.

State CEQA Guidelines §15064(h)(4) states that “The mere existence of cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project’s incremental effects are cumulatively considerable.” SCAQMD has developed a policy to address the cumulative impacts of CEQA projects. The policy holds that proposed Project impacts would be cumulatively considerable if they were to exceed the project-specific air quality significance thresholds. Tables 3 and 4 above shows that the proposed Project would be below all SCAQMD CEQA thresholds related to air quality. Therefore, since no cumulatively relevant projects occur and the proposed Project’s emissions are well below significance thresholds, the proposed Project’s contribution would not be cumulatively considerable.

d) No sensitive receptors are located within one mile of the Project site. The closest residential use is located north of Oak Valley Parkway approximately 1.1 miles from the Project site. Furthermore, as shown in Tables 3 and 4, both construction and operational emissions would not exceed, and are well below, regional and local thresholds. Therefore, impacts to sensitive receptors would be less than significant.

e) The proposed Project does not include construction of a sensitive receptor; therefore, this threshold of significance does not apply. Furthermore, no point source emitters are located within one mile of the Project site. No impacts would occur.

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

The Project does not contain land uses typically associated with emitting objectionable odors. The potential for the project to generate odors would be associated with construction activities and operation of the generator. Since no sensitive receptors are located within one mile of the Project site, odors associated with the proposed project construction and operations would 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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(s): GIS database, WRCMSHCP, On-site Inspection, Biological Resource Assessment and MSHCP Consistency Analysis by Cooper Ecological Monitoring, Inc. dated November 30, 2017, and Updated BRA Memo by Carlson Strategic Land Solutions, dated March 13, 2019

Findings of Fact:

(a) The Project site is located within the Western Riverside County Multi-Species Habitat Conservation Plan (“MSHCP”). The overall Project APN falls into Criteria Cells 931, 933, and 936, Area Plan “The Pass,” Sub Unit 1: Potrero/Badlands of the MSHCP. Specifically, the Project site falls within Criteria Cell 933.

The Project site also contains the Burrowing Owl (*Athene cunicularia*) overlay. No burrows were observed on the Project site during the field survey. Furthermore, no California ground squirrel (*Otospermophilus beecheyi*) were observed, which are often found in association with Burrowing Owl, on the Project site. No debris piles that could be used by Burrowing Owl were observed.

Furthermore, no MSHCP defined Riparian/Riverine and Vernal pools were observed.

Given the Project site’s location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (“HANS” - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved. Therefore, impacts are less than significant.

(b, c) The proposed Project will result in permanent impacts of approximately 0.138 acres for the communications tower, approximately 0.2 acres for the solar array, and additional temporary impacts of approximately 0.24 acres for staging of materials and construction equipment. According to the BRA, both permanent and temporary impacts would occur to ruderal/disturbed vegetation. Therefore, no significant impacts to sensitive vegetation would occur.

The 2017 BRA identified two federally endangered wildlife species, Stephen’s Kangaroo rat (*Dipodomys stephensi*) and the coastal California gnatcatcher (*Polioptila californica californica*) that have the potential to occur in the Project area. The Project site does not support suitable habitat for Stephen’s Kangaroo rat or the coastal California gnatcatcher due to the elevation, lack of suitable vegetation, and steep incline of the surrounding hills. Furthermore, three field inspections in 2016, 2017 and 2019 did not reveal suitable habitat or indication of presence of sensitive species.

The vegetation on and adjacent to the Project site contains little suitable habitat for tree-, shrub-, and ground-nesting avian species protected under the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. However, if work is to be done during the avian breeding season (Mar. 15 - Aug. 31), the potential for impacts to nesting birds exists. As such, mitigation measure BIO-1 has been added to require either avoiding work during the nesting bird season or conducting pre-construction nesting bird surveys.

Therefore, impacts would be less than significant with mitigation.

(d) The Project site is not designated as a wildlife movement corridor, however the property to the south of the Project site is designated for conservation. Therefore, wildlife movement likely occurs across the Project site. The proposed communications tower would occupy only 0.138 acres and the solar array only 0.2 acres, which in context of the surrounding area is a very small footprint. Furthermore, the communications tower would be unmanned, and only visited sporadically for maintenance. Given the small footprint and lack of human occupation, impact to wildlife movement would be less than significant.

(e, f) According to the BRA and updated BRA memo, no riparian/riverine, jurisdictional waters of the U.S. or State, or vernal pools are located on the Project site. Therefore, no impact to those biological resources would occur.

(g) The proposed Project complies with local policies and ordinances to protect biological resources. The Project site is located within the MSHCP and has undergone HANS review, which determined the Project's consistency with the MSHCP. The Pass Area Plan includes Policy PAP 15.1 to protect viable oak woodlands, however no oak trees are present on the Project site. Therefore, less than significant impacts would occur.

Mitigation: The following mitigation measure is required to minimize potential impacts to nesting birds.

Mitigation Measure BIO-1:

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 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.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018

Findings of Fact:

(a, b) The Project site is currently vacant, with no structures present. Furthermore, a County-approved archaeologist has conducted a site visit and records search and determined no historic structures are present on the Project site. No impact would 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018; SHPO clearance dated May 30, 2018

Findings of Fact:

(a, b, c) Environmental Assessment Specialists conducted a record search and field inspection in support of their report dated January 19, 2018. The results of the record search indicate no cultural resources have been recorded within the search radius. The results of the record search were confirmed by the field inspection, which determined no indicators of archaeological resources are present on the Project site.

In addition to a records search, Environmental Assessment Specialists notified the Native American Heritage Commission and notices were sent on February 8, 2018 to 34 Native American Tribes of the proposed project. Additionally, an application package was submitted to the State Historic Preservation

Officer on April 17, 2018. The SHPO responded on May 30, 2018 indicating no historic resources are located on the Project site, which concluded the Section 106 consultation with SHPO.

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
10. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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:</p> <p>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,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Native American Consultation

Findings of Fact:

(a, b) On January 25, 2018, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review. Given the lack of concern from the Tribes and results of record searches, the potential impacts to Native American resources are 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
ENERGY Would the project:				
11. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

(a – b) The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The proposed communications tower will create a demand for electricity. The demand for power will be supplied by two 25 kW diesel generators (only one in operation at a time), a solar array, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure. As evidenced that a 25kW generator provides sufficient power, the energy demand for the communications tower is small, and able to be supplied by either a small generator and/or solar power. The benefit from this increase in energy demand is an improvement in wireless coverage along State Route 60, which could enhance emergency response in emergency situations. Unlike residential homes, energy efficiency standards do not apply to communications towers. However, the operator of the communications tower is economically incentivized to be as energy efficient as possible since electricity is the primary operating cost of the communications tower. Given the reliance on a small diesel generator and/or solar power, which would not place additional demands on the power grid, impacts would 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
GEOLOGY AND SOILS Would the project directly or indirectly:				
12. 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?				
b) 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(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018 .

Findings of Fact:

(a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or a County mapped Fault Hazard Zone. The closest significant active fault is the San Jacinto Fault, located approximately 5.4 kilometers southwest of the Project site. Therefore, there is no potential for surface fault rupture. The proposed Project is unmanned and would not expose people, except during times of maintenance, to risk of loss, injury, or death. No impact would 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
13. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is underlain by dense sedimentary bedrock not susceptible to liquefaction. No impact would 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
14. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is subject to strong ground shaking. The nearest major active fault is the San Jacinto Fault located approximately 5.4 miles southwest of the site. An estimated Peak Ground Acceleration (PGA) of 0.752g, with a 10% chance of exceedance within the design life of 50 years. Design of the structure is subject to the California Building Code (CBC) and its earthquake-resistant design formulas applied to low-rise structures. Furthermore, the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, includes numerous design recommendations to offset the risk of strong ground-shaking. A less than significant impact would occur with implementation of Mitigation Measure GEO-1.

Mitigation:

Mitigation Measure GEO-1: Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

Monitoring: No monitoring is required.

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) No landslides have been mapped in the area of the Project site area and the low dip angle and orientation of bedding is generally favorable with respect to slope stability. Although surficial failures are common on slopes in the badlands area, the hilltop location of the site precludes potential hazards from surficial failures. The potential impact from landslides is 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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) Published geologic maps indicate that the site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. In the Project site area, these beds strike northwesterly and dip at shallow inclinations (10-15 degrees) to the northeast, a generally favorable condition with respect to slope stability of the site. The site is stable and suitable for development of the proposed project. Less than significant impacts would 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
17. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. Furthermore, the Project site is not located near an active volcano. The geology of the Project site is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence of landslides within the project area. Given the bedrock formation of the Project site, there is minimal risk associated with mud flows. Therefore, potential impacts are 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
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(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The proposed Project would not change the topography of the Project site. The base of the tower is located on the relatively flat portion of the Project site, which is the top of a hill. Guy wires would extend out, and partially downslope, however the installation of the guy wires would only require digging

of a footing and no topographic alternation of the site would occur. The solar array can also be installed on slopes without impact. The impact is less than significant.

(b) No grading is proposed with the Project and no cut or fill slopes would occur. The flat portion of the Project site will remain at the same general elevation after site preparation and pour of the pads for the communications tower, equipment room, and back-up generator. A less than significant impact would occur.

(c) No subsurface sewage disposal systems are located on the Project site or proposed as part of the project. No impact would 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
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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(b) The soils on the Project site have a low probability of expansiveness given the limited clay content of the soil. The Project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. Therefore, impacts would be less than significant.

(c) No septic systems are present on the Project site or proposed as part of the project. No impact would 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
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) According to Riverside County General Plan Figure S-8, the Project site has a moderate susceptibility to wind erosion. However, according to the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, the project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the Project site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. While the sandstone formation is subject to wind and water erosion, it is not a geologic formation that generates windblown sand. Therefore, impacts would 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
21. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"; *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018

Findings of Fact:

(a) Riverside County General Plan Figure OS-8 identifies the Project site as having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. However, based on on-site

geological materials, the Project site has a high sensitivity for paleontological resources. Therefore, Mitigation Measure GEO-2 requires the presence of a qualified paleontologist to monitor all ground disturbing activities. With implementation of Mitigation Measure GEO-2, impacts would be less than significant.

Mitigation:

Mitigation Measure GEO-2: All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018.

Monitoring: Mitigation Measure GEO-2 includes a monitoring program. No further monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
22. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

(a) As evidenced in Table 3, construction of the proposed communications tower would result in minor emissions, equal to a fraction of the regional and local thresholds of significance. Table 4 demonstrates the emissions from the 25kW diesel generator would generate a fraction of the regional and local thresholds of significance. Operation of the proposed communications tower would primarily rely on solar power from a solar array adjacent to the project site. As evidenced by the fact the system can operate on a 25kW generator, the demand for power is minimal. The County of Riverside has established a screening threshold for of 3,000 MTCO₂e per year to identify projects that require the use of Screening Tables in Appendix F of the CAP or a project-specific technical analysis to quantify and mitigate project emissions. Throughout the region, many projects of larger scale, both construction and operations, have demonstrated GHG emissions less than 3,000 MTCO₂e per year. While the screening tables in Appendix F of the CAP are not applicable because the Project is not a typical residential, commercial, or industrial project, given the limited construction and operational scope of the proposed communication tower, and primary reliance on solar power, it is safe to conclude based on a comparison to much larger projects, that the proposed Project would not generate close to the 3,000 MTCO₂e per year threshold. Therefore, impacts would be less than significant.

(b) The California Air Resources Board (CARB) prepared a 2008 and 2017 Scoping Plan that includes strategies to meet the goals of AB 32. Furthermore, the County of Riverside adopted a CAP, which

includes local strategies for consistency with AB 32. The CAP focuses on reducing GHG emissions through transportation solutions, land use objectives such as increasing density near transit, energy efficiency and conservation consistent with Title 24, and water conservation. While most policies do not apply, the proposed Project is consistent with the CAP and the goals of energy efficiency and conservation because the Project proposes to primarily rely on solar power. Therefore, impacts would 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
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
23. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials; Historical Aerial Photographs (Google Earth)

Findings of Fact:

(a, b) The construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of hazardous materials. The proposed Project includes diesel generators. Therefore, diesel fuel will be present on the Project site and diesel fuel will occasionally be transported to the Project site. However, the quantities of diesel fuel transported to the Project site will be limited given the location of the Project site and need to traverse a rough dirt road. As such, refueling of the diesel generator will likely take place by hand-held containers or from a fuel tank mounted in the back of a pick-up truck. Given the limited quantities and routine nature of transporting diesel fuel, the risk of release of hazardous materials is less than significant.

(c) The communications tower would not interfere with an emergency response plan because the Project site is not located on or near a paved road. Conversely, the proposed Project would provide a positive benefit to emergency response and evacuation plans. Currently, cellular service does not cover

all of State Route 60 through the Badlands area of Riverside County. The lack of cellular service has hindered emergency response resulting in delayed medical care to crash victims. The proposed Project would improve cellular coverage and therefore, improve emergency response. No impact would occur.

(d) The proposed Project site is not located within ¼ mile of a school. No impact would occur.

(e) Based on historical aerial photographs, there is no visible history of development on or adjacent to the Project site. Furthermore, the Project site is located on top of a hill, above canyons located below, and therefore not subjected to groundwater. Based on historical aerials and the configuration of the Project site, there is no evidence of contamination on or near the Project site. Impacts would 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
24. 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 (2) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database, The Pass Area Plan

Findings of Fact:

(a - d) The closest airport to the Project site is the Banning Municipal Airport. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, impacts to air travel would 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
25. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," The Pass Area Plan Figure 12

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction and the solar array would be constructed on metal framing. The equipment room, diesel generators, and back-up propane generator are all enclosed by 6-foot-high block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm's way. Therefore, the Project would result in less than significant impacts.

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
HYDROLOGY AND WATER QUALITY Would the project:				
26. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan Figure 11 “Special Flood Hazard Areas”

Findings of Fact:

(a) The Project site is currently vacant undeveloped land. The proposed Project would add concrete impervious surface over a portion of the 0.14-acre project site. Additionally, the solar array would cover approximately 0.20 acres. Since both areas of new impervious surface combined are less than a half-acre and located at the top of a hill, the proposed Project would not alter site runoff or degrade the quality of water discharging from the Project site. Similarly, the guy wire footings and equipment structure would also not contribute to a water quality violation. The diesel generator has the potential to contribute to a water quality violation if diesel fuel or oil is spilled during the maintenance of the generator. Given the location of the Project site at the top of a hill and away from any drainage courses, it is highly unlikely spilled fuel or oil would reach a drainage course and be transported off site. While the Project is not subject to a water quality plan, Mitigation Measure HYD-1 is included to reduce the potential for off-site water quality impacts. With implementation of the mitigation measure, impacts would be less than significant.

(b) The Project site is located on non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. This geologic formation may convey water through cracks and fissures, but the formation is not conducive to substantial groundwater recharge. Furthermore, the increase in impervious surface would be less than a half-acre. Given the small footprint of the proposed Project and the underlying geologic structure, impacts to groundwater recharge would be less than significant.

(c) The proposed Project located on the top of a hill with a small footprint (less than a half-acre) would not alter drainage patterns. The increase in impervious surface would cause a negligible increase in runoff. Given the location at the top of a hill, the site currently drains down existing natural slopes into low points created between two hillsides. The current drainage pattern would not change with the proposed Project. Impacts would be less than significant.

(d) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(e) The proposed communications tower's small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

(f) Runoff from the Project site is not directly conveyed into a storm drain. The natural condition of the site results in runoff being conveyed from the site by sheet flowing down the existing vegetated hillsides into low points created between two hillsides. Further down the hillside, as the drainage area increases, the crease between hillsides transitions to a small drainage that conveys runoff off-site to the flatter valleys where runoff likely infiltrates. The change in impervious surface associated with the footings for the communications tower, equipment room, solar array and generator pads would not substantially increase the volume of runoff that could exceed the current capacity of the natural condition. Impacts would be less than significant.

(g) The proposed Project would not impede or redirect flows. The Project site currently sheet flows down the existing vegetated hillsides into low points created between two hillsides. That drainage pattern would remain with the proposed Project. Impacts would be less than significant.

(h) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. As shown on the Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 and The Pass Area Plan Figure 11 "Special Flood Hazard Areas," the Project site is not mapped in a flood hazard area. The proposed communications tower would be located on top of a hill, at a high point, and not within an area subject to flooding. Therefore, potential impacts are less than significant.

(i) Please see the response provided in (a) above.

Mitigation:

Mitigation Measure HYD-1: The communications tower operator shall use caution while fueling and maintaining the generators to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan

Findings of Fact:

(a-d) The Project site is not located within a 100-year floodplain or flood hazard zone. The proposed Project does not include habitable structures and would not place people at risk of flooding. Furthermore, no dams, levees, or bodies of water are located on or near the Project site that would pose a risk to the proposed Project. The proposed Project’s small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project:

28. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan, GIS database, Project Application Materials; The Pass Area Plan

Findings of Fact:

(a) The Project site is undeveloped and located in an undeveloped area. The land use designation is RM – Rural Mountainous and the zoning is W-2-20. The proposed Project is consistent the land use designation and zoning with approval of a conditional use permit. Furthermore, as documented above, the proposed Project is consistent with County of Riverside General Plan policies. A less than significant impact would occur.

(b) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

(a) Under existing conditions, the Project site is zoned for Controlled Development Areas (W-2) which allow for one-family dwelling, mobile homes, as well as broadcasting stations, antennas, cable installations, microwave relay stations, and towers. The proposed Project is consistent with the underlying zoning and therefore, impacts would be less than significant.

(b) The Project site is entirely surrounded by properties with a Controlled Development (W-2), 20-acre minimum, zoning. The land use designation of the Project site is Rural Mountainous and adjoining land is designated Conservation. The Project proposes a wireless communication facility. The proposed use would be fully compatible with W-2 zoning designations in the vicinity of the Project site. Therefore, the

proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant.

(c) All areas surrounding the Project site are currently undeveloped and there is no indication of future development plans. A large portion of the adjacent property is designated conservation and owned by the Bureau of Land Management (BLM), which will remain in open space in perpetuity. The proposed Project is compatible with the surrounding land uses and would not impact the conservation value of surrounding properties. The staging area for the proposed communication tower will occur on BLM land with the concurrence of BLM that neither the staging nor the construction of the communication tower conflicts with the conservation of the BLM property. Impacts would be less than significant.

(d) As stated above, the proposed Project is consistent with the RM land use designation and the policies included in the County of Riverside General Plan. No impact would occur.

(e) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would 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
MINERAL RESOURCES Would the project:				
30. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

(a-c) The Project site is designated Mineral Resources Zone 3 (MRZ-3) on Figure OS-6 "Mineral Resources Area" of the County General Plan. MRZ-3 indicates the area is of undetermined mineral resource significance. The geology and geotechnical evaluation determined the Project site is comprised of non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence the Project site contains mineral resources. No existing, proposed, or abandoned quarries or mines are located on or adjacent to the project site. Impacts would 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
NOISE Would the project result in:				
31. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

(a – b) The closest airport to the Project site is the Banning Municipal Airport, over 11 miles from the Project site. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, no noise impacts from an airport would occur on the project site.

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
32. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

(a) Noise can be generated during construction and operation of the proposed Project. Construction activities will be limited to small equipment given the access to the Project site over a rough dirt road. Anticipated equipment includes a small loader/backhoe for clearing the Project site and digging footings, and a small crane for handling materials to construct the tower. Construction activity will generally be sequential, with limited overlap of equipment. No sensitive receptors are located within close proximity to the Project site. The closest residence is located approximately 1 mile north of the Project site. While

construction activities will increase the noise levels on the Project site, construction noise is temporary, and no sensitive receptors are located close to the Project site.

Operation of the communications tower will generate minimal amounts of noise under normal operations. The only noise generation from operation of the communication tower would occur from maintenance activities and operation of the diesel generator. Maintenance activities are routine and would not cause significant noise generation. The diesel generators are located on a concrete pad enclosed by a 6-foot-high block (CMU) wall. While operating, the CMU wall will substantially attenuate noise from the generators. Furthermore, no sensitive receptors are located in close proximity to the project site.

Therefore, noise generated by construction and operation of the proposed Project would 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
POPULATION AND HOUSING Would the project:				
33. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

(a-c) The proposed communication tower would not displace existing housing or create new housing. The Project site is currently vacant, and no housing or other development exists on the Project site. Therefore, no housing would be removed. The proposed Project would also not create new housing or the demand for new housing. The proposed Project is unmanned and would receive periodic maintenance by one or two staff. Therefore, the proposed Project does not create a new workforce that would require new housing. Impacts would 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

Mitigation Incorporated Significant Impact

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 following public services:

34. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The proposed Project would not cause new or increased demand on the Riverside County Fire Department. The proposed Project is an unmanned communication tower primarily constructed of non-combustible material. Given its location approximately 2.2 miles on a rough dirt access road, Fire Department access is limited. However, access would still be available and the communications tower itself is not a likely source for fire related impacts. Impacts would be less than significant.

The proposed Project would, however, improve cellular coverage in the area, which would improve emergency responsiveness. Therefore, the project would provide a benefit to fire services.

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

35. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed communication tower would not cause new or increased demand on the Riverside County Sheriff. The proposed Project is an unmanned communication tower primarily constructed of non-combustible material. Given its location approximately 2.2 miles on a rough dirt access road, Sheriff access is limited. It is possible the facilities could be vandalized given the remote location, however, vandalism would not increase high priority emergency calls that can have an effect on response times. Therefore, impacts would be less than significant.

The proposed project would, however, improve cellular coverage in the area, which would improve emergency responsiveness. Therefore, the project would provide a benefit to police services.

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
36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): School District correspondence, GIS database

Findings of Fact:

The project proposes a communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, no impact would 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
37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

The Project proposes a communication facility. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, no impact would 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
38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

Findings of Fact:

The Project proposes a communication facility. No housing, which could potentially increase the demand for health services, is being proposed. Therefore, no impact would 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
RECREATION Would the project:				
39. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase 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) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): 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 – c) The Project proposes a communication facility. No housing, which could potentially increase the demand for parks and recreation, is being proposed. The Project site is not located within a Community Service Area (CSA) and not subject to payment of Quimby Fees. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Recreational Trails				
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, The Pass Area Plan Figure 8, “Trails and Bikeway System”

Findings of Fact:

According to The Pass Area Plan Figure 8, “Trails and Bikeway System,” no designated trails are located on the Project site and no designated trails are anticipated to be constructed on the Project site. Therefore, impacts to existing and future trails would 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
TRANSPORTATION Would the project:				
41. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

(a-f) The proposed Project would not generate traffic. Following construction, the only traffic associated with operation of the communications tower would be routine maintenance, which likely entails one or two pick-up trucks accessing the site one or two times per month. That amount of traffic is negligible and would not conflict with transportation plans. Since the Project site takes access along a 2.2-mile rough dirt access road, no improvements to the circulation system would occur with the proposed Project. A portion of the dirt road is maintained by Southern California Edison (SCE) and other portions are privately maintained. No public maintenance of the dirt road would occur. Given access to the site is by dirt road and no development surrounds the Project site, the proposed Project would not inhibit or conflict with emergency access. Therefore, the proposed communication tower would have a less than significant impact on traffic.

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
42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project would not create a need for a new or expansion of a bike trail. Furthermore, no bike trails are located in the vicinity of the Project site. No impact would 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
UTILITIES AND SERVICE SYSTEMS Would the project:				
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

(a – b) The proposed Project would not generate a need for water facilities or supply. No permanent water source is available at the Project site and the Project does not propose extending water supply to the Project site. Therefore, no impact would 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
44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

(a – b) The proposed Project would not generate a need for sewer facilities. No sewer or septic system is available at the Project site and the Project does not propose extending sewer or septic to the Project site. Therefore, no impact would 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
45. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

(a – b) Currently, no solid waste service is provided to the Project site. The Project site is vacant and located over 2 miles from the nearest paved roadway. Construction of the proposed Project would generate limited amounts of construction trash. The components of the communication tower, including the metal lattice, would be fabricated off site and delivered to the Project site. Therefore, construction at the Project site only requires assembly and no fabrication. Operationally, the maintenance activities

would generate very little waste, all of which would be carried off-site and disposed of properly. Since the proposed Project would not generate solid waste, impacts would 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
46. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

(a) The proposed communications tower would rely on electricity for operation. Electricity would be provided by two 25 kW diesel generators (one operating at a time), a solar array, or both. An emergency back-up diesel generator would supply power in case both the solar array and diesel generators were unavailable. The demand for electricity by the communications tower is minimal, as evidenced by reliance on a solar array and a 25 kW generator. Therefore, while additional electricity is necessary to operate the communications tower, it would not place a new demand on the electrical grid. Impacts would be less than significant.

(b, d, e, f) The proposed communication tower would not increase demand for natural gas, street lighting, public facilities, roadways, or governmental services. No impact would occur.

(c) The proposed Project is a communication facility. Currently wireless service is spotty through the Badlands with some areas along State Route 60 without cellular service. The lack of cellular services creates a hazard for emergency response. In case of emergency it may be impossible to call for emergency services, placing victims at risk. Since the Project would provide communication facilities, not impact would 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
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
47. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

(a – e) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction. The equipment room and generators are all enclosed by block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm's way. Therefore, the project would result in less than significant impacts.

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
MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
48. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No biological or cultural resources are located on the Project site; therefore, impacts would be less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed communication facility would not result in potentially significant or cumulative effects. The Project site is located in an area where no other development occurs within a one-mile radius. Furthermore, as discussed in the analysis prior, the project will only require minor construction processes and, once operational, only minimal impacts would occur focusing mainly on occasional servicing of the site. Therefore, no reasonably foreseeable projects would occur in the Project vicinity that could lead the Project to cause a cumulatively considerable impact. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, as documented in this environmental assessment. Conversely, the purpose of the proposed Project is to enhance wireless coverage in an area that currently has areas of no service. State Route 60 through the Badlands area has spotty wireless coverage with areas that have no cell service. In cases of an emergency, such as an accident on State Route 60, having cell service can make the difference between life and death. The inability to call for emergency services because of the lack of wireless coverage can significantly delay medical attention. The proposed Project will improve wireless coverage along State Route 60 and enhance the ability to call for emergency services, resulting in direct benefit to human beings. Impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/24/19, 3:25 pm

CUP03789

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03789. 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 - Business Liscensing

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 at www.rctlma.org.buslic.

Comments: RECOMMND BDAWSON

Advisory Notification. 2 AND - 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: RECOMMND BDAWSON

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03789, VAR1907 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 4 AND - Project Description & Operational Limits

The Conditional Use Permit is to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site.

The Variance is a request to allow a 119 foot high H frame tower, in an area where 105 feet is permitted.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Project Description & Operational Limits (cont.)

Comments: RECOMMND BDAWSON

Advisory Notification. 5 AND - Lighting Hooded/Directed

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

Comments: RECOMMND BDAWSON

Advisory Notification. 6 AND - Site maintenance

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

Comments: RECOMMND BDAWSON

Advisory Notification. 7 AND - 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 8 AND - Co Location

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

Comments: RECOMMND BDAWSON

Advisory Notification. 9 AND - Comply with Ord Codes

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: RECOMMND BDAWSON

Advisory Notification. 10 AND - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3789 shall be henceforth defined as follows:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Definitions (cont.)

APPROVED EXHIBIT A = Conditional Use Permit No. 3789, dated September 2016

Comments: RECOMMND BDAWSON

Advisory Notification. 11 AND - Design Guidelines

Compliance with applicable Design Guidelines:

2. 3rd & 5th District Design Guidelines

Comments: RECOMMND BDAWSON

Advisory Notification. 12 AND - Equipment/Bldg Color

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting. The color of the lattice tower/antenna arrays shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts.

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

Comments: RECOMMND BDAWSON

Advisory Notification. 13 AND - Exhibits

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 substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: RECOMMND BDAWSON

Advisory Notification. 14 AND - Expiration Date

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

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

Comments: RECOMMND BDAWSON

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance (cont.)

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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Comments: RECOMMND BDAWSON

Advisory Notification. 16 AND - Fees for review

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

Comments: RECOMMND BDAWSON

Advisory Notification. 17 AND - Future Inteerface

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03789) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Comments: RECOMMND BDAWSON

Advisory Notification. 18 AND - Hold Harmless

The applicant/permittee or any sucessor-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,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 18 AND - Hold Harmless (cont.)

VOID,, OR ANNUL AN APPROVAL OF THE county, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and,
(b) any claim, action or proceeding against the County to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND BDAWSON

Advisory Notification. 19 AND - Life of Permit

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

Comments: RECOMMND BDAWSON

Advisory Notification. 20 AND - Noise and Lighting

To reduce any impacts to the open space area. The safety lights will be set to automatically turn off. All lighting will be shielded. Noise shall not exceed 60 dB.

Comments: RECOMMND BDAWSON

Advisory Notification. 21 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 22 MM BIO-1

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 22 MM BIO-1 (cont.)

disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

Advisory Notification. 23 MM GEO-1

Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

Advisory Notification. 24 MM GEO-2

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

Advisory Notification. 25 MM HYD-1

The communications tower operator shall use caution while fueling and maintaining the back-up diesel generator to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

Fire

Fire. 1 Fire

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire (cont.)

California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Permits for propane tanks and generator shall be applied for.

Planning

Planning. 1 Gen - Lease Removal

The lease or other agreement between the owner and the applicant shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Planning. 2 Gen - Expiration Date

The approval of Conditional Use Permit No. 3789 shall become null and void June 5, 2028.

Planning. 3 Gen - Lighting

If a warning light is required to comply with FAA regulations, it shall use the minimum amount possible. All security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting. The lights must have a system that automatically turns them off so as not to create a nuisance for surrounding property owners or a wildlife attractant.

Planning. 4 Gen - Ord 348

Per Ordinance 348 Section 19.409 C:

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

Comments: RECOMMND BDAWSON

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Gen - Parking (cont.)

Planning. 5 Gen - Parking

Parking may only be on a temporary basis, no vehicles are permitted overnight

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 PDA06096 accepted

County Archaeological Report (PDA) No. 6096 submitted for this project (CUP03789) was prepared by Duke CRM and is entitled: "Cultural Resource Assessment, SuperiorComSites, LLC Facility Number: SCS2089, Facility Name: Hammer Hills", dated October 15, 2018.

The records search and field survey did not identify cultural resources adjacent to SCS facility

SCS2089/Hammer Hills. The immediate area of the proposed project has never had much human occupation and given the steep and undulating terrain of the San Timoteo Badlands, the area may be too steep for any long-term human occupation. Further, the records search did not identify any built environment historic resources near or adjacent to the project, the nearest is almost one mile away.

Therefore there is little potential for direct or indirect impacts. No recommendations are made for further cultural resource efforts. If the project description changes additional studies may be warranted.

In the event that remnants from an archaeological site are discovered during ground disturbing activities, all work shall halt temporarily until a qualified archaeologist can be retained by the project proponent to assess the significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of the remains pursuant to State Public Resources Code Section 5097.98. The County Coroner must be notified immediately. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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-GEO

Planning-GEO. 1 GEO180034 ACCEPTED

County Geologic Report GEO No. 180034, submitted for the project CUP03789, APN 442-060-022, was prepared by Toro International, and is titled; "Geotechnical Investigation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 15, 2018. In addition, Toro has submitted the following report:

"Geologic Hazard Evaluation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 17, 2018.

GEO180034 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The potential for surface fault rupture is considered nil.
2. The site is underlain by very dense San Timoteo Formation bedrock and is therefore not susceptible to liquefaction.
3. Based on site geologic mapping to assess slope stability and landsliding hazards, the sedimentary bedrock underlying the site exhibits very shallow dipping bedding, and in a favorable orientation for slope stability.
4. The proposed tower will be supported by mat foundations to a minimum depth of 5 feet, or caissons to a minimum depth of 20 feet.

GEO180034 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower may be supported by mat foundation provided the minimum depth of foundation is 5 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.
5. Alternatively, the proposed tower may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180034 ACCEPTED (cont.)

GEO No. 180034 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180034 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 Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEDN DWALSH 20181015

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 Standard Introduction (Ord. 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Cal Trans Clearance Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to grading permit issuance.

060 - Planning. 2 MM BIO-1 Not Satisfied

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

060 - Planning. 3 MM GEO-2 Not Satisfied

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

Planning-EPD

060 - Planning-EPD. 1 30-Day BUOW Precon 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 Nesting Bird Survey-MBTA Not Satisfied

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 Nesting Bird Survey-MBTA (cont.) 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 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.

060 - Planning-EPD. 3 Weed Abatement Not Satisfied

To minimize further biological degradation of MSHCP Core Reserve #3 the following avoidance and minimization measures and Best Management Practices (BMPs) to minimize the further introduction and spread of invasive plant species in Core 3:

1) The following BMPs will be included to ensure no additional spread of invasive species occurs within MSHCP conservation areas:

- a. Thoroughly clean the tires and undercarriage of vehicles entering or reentering the project site to remove potential weeds.
- b. Store project vehicles on site in designated areas to minimize the need for multiple washings whenever vehicles re-enter the project site.
- c. Closely monitor the types of materials brought onto the site to avoid the introduction of invasive weeds and non-native species.
- d. Monitor and quickly implement control measures to ensure early detection and eradication of weed invasions to avoid the spread of invasive weeds and non-native species on site and to adjacent off-site areas.
- e. Use certified weed-free mulch, straw, hay bales, or equivalent fabricated materials for installing sediment barriers, if needed.

2) The Project's staging area (temporary impact area) contains both road and non-road surfaces. Although disturbed, the staging area appears to contain remnant native shrubs. The Project's vehicles, laydown materials, and all other project equipment should try to avoid crushing the remnant native shrubs in the staging area where feasible. Vehicle parking, on-site equipment storage, and laydown materials should be placed in the grassy and barren (dirt) parts of the staging areas; all shrubs should be left in place and intact.

Planning-PAL

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PALEO PRIMP/MONITOR

Not Satisfied

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

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

Transportation

060 - Transportation. 1 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.

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 Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 Gen - Custom Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

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

080 - Planning. 2 Use - Lighting Plans Solar (1) Not Satisfied

Building, structure, and wall elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

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

080 - Planning. 3 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 43090 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 4 USE Lighting Plans Not Satisfied

Plan: CUP03789

Parcel: 422060002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 USE Lighting Plans (cont.) Not Satisfied

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

Transportation

080 - Transportation. 1 Caltrans Encroachment Permit Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino prior to doing any work within the State highway right-of-way.

080 - Transportation. 2 Evidence of Legal Access Not Satisfied

Provide evidence of legal access to Survey Division located on the 8th Floor of the County Administrative Center, 4080 Lemon Street, Riverside, CA 92501.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 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. Please contact Hazardous Materials Management Division at (760) 863-8976.

Planning

090 - Planning. 1 Cal Trans Clearance Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to certificate of compliance.

090 - Planning. 2 Gen - Signage Requirement Not Satisfied

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

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

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

090 - Planning. 3 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A.

Plan: CUP03789

Parcel: 422060002

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Use - Mitigation Monitoring (cont.) Not Satisfied
No. 43090. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 4 Use - Ord No. 659 Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right of way to the limits of the project development. The Project Area for Conditional Use Permit No. 3789.

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

090 - Planning. 5 Use - Site Inspection Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP3730 have been met; in accordance with the APPROVED EXHIBIT A

090 - Planning. 6 Use - Wall & Fence Locations Not Satisfied

Wall location(s) shall be in conformance with APPROVED EXHIBIT A, dated December 20, 2017.

Transportation

090 - Transportation. 1 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

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: January 4, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff’s Dept.
Board of Supervisors - Supervisor: 5th District-
Ashley
Planning Commissioner: 5th District- Kroencke

Beaumont Sphere of Influence
Santa Ana Watershed Project Authority
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60-Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119’ H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002 – Related Cases: HANS02352. **BBID: 685-775-054**

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 January 18, 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 Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@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.

Dawson, Brett

From: Rebecca Deming <rdeming@beaumont-ca.gov>
Sent: Wednesday, January 17, 2018 12:47 PM
To: Dawson, Brett
Subject: RE: CUP03789 VAR01907

Brett,

The City of Beaumont would like to formally request that the Tower be disguised as it is very visible from the freeway.

Rebecca Deming
Community Development Director
City of Beaumont
951-769-8518

From: Dawson, Brett [mailto:BDawson@RIVCO.ORG]
Sent: Wednesday, January 10, 2018 2:40 PM
To: Rebecca Deming
Subject: CUP03789 VAR01907

Hi Rebecca,
Attached are photosims, the site plan and a project description of the cell tower. If there are any additional items you would like to see, please let me know.
Thanks,
Brett

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
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[County of Riverside California](#)



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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 February 25, 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. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@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

January 25, 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 (CUP03789, EA43090)

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CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@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*

January 25, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 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 (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 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 (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 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 (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
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PLANNING DEPARTMENT

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Temecula, CA 92593

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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 February 25, 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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Project Description:

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@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

January 25, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 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 (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 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 (CUP03789, EA43090)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

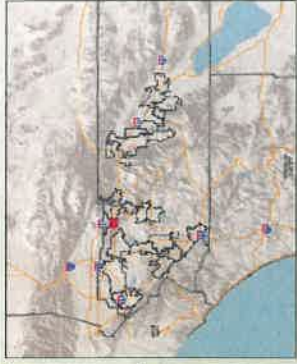
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CUP03789



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HIWY
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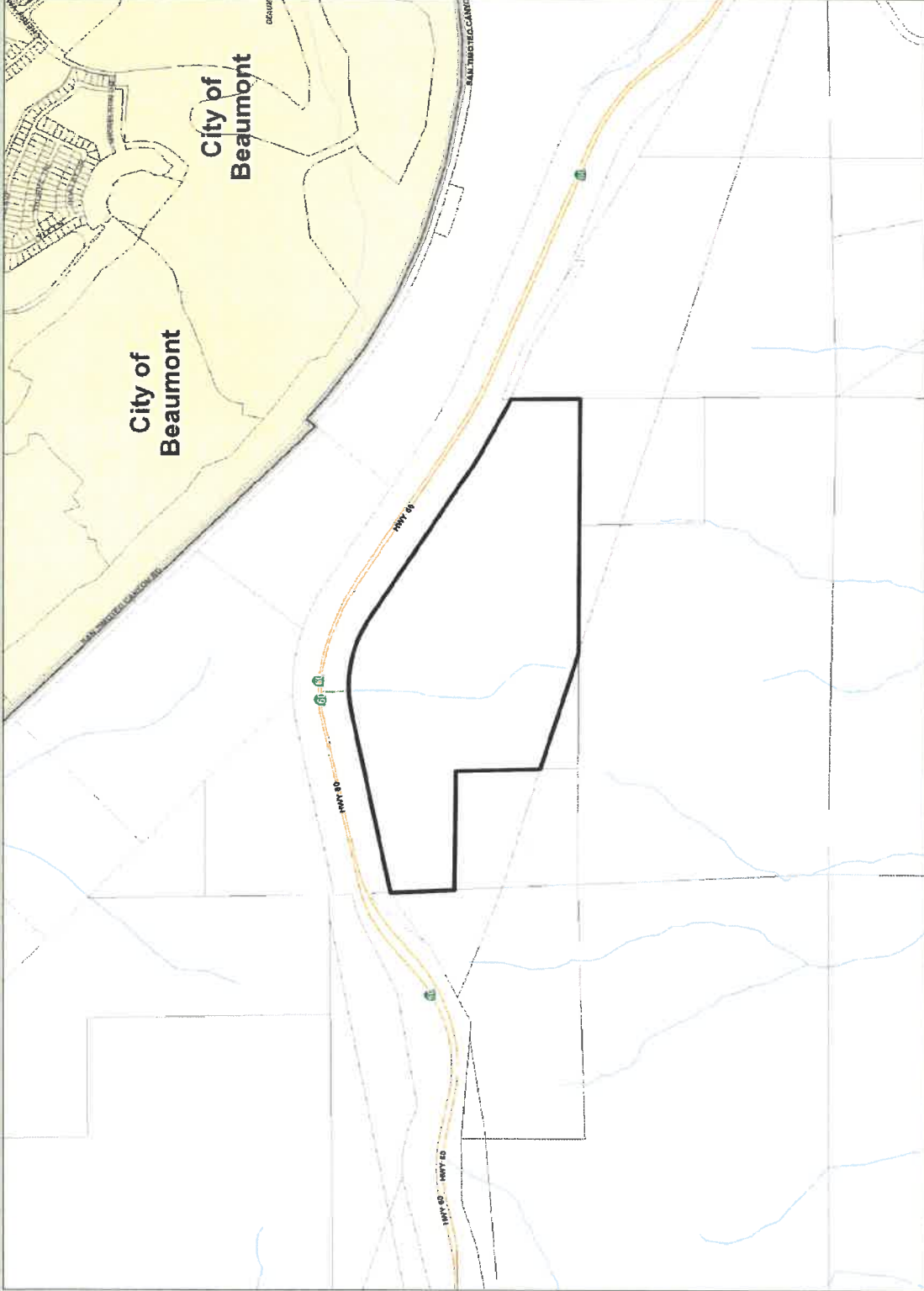
Notes

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CUP03789



- Legend**
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 - highways
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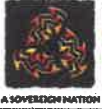
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REPORT PRINTED ON... 1/25/2018 10:00:58 AM

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MORONGO
BAND OF
MISSION
INDIANS



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5025 FAX 951-572-6004

Date: 2/12/2018

Re:

AB 52 (ASSEMBLY BILL 52) NOTIFICATION (CUP03789, EA43090)

Dear,
Heather Thomson
County Archaeologist
County of Riverside

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
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

February 6, 2018

Heather Thomson
Riverside County
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: CUP03789, EA43090

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



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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SuperiorComSites, LLC.

Contact Person: Vincent Cox E-Mail: Vince@SuperiorComSites.com

Mailing Address: 14530 South Commercial
Blythe CA 92225
City State ZIP

Daytime Phone No: (909) 795-7775 Fax No: (949) 258-5631

Engineer/Representative Name: Aspectus, Inc. - authorized SuperiorComSites representative

Contact Person: Lena Hoffmeyer E-Mail: lhoffmeyer@goaspectus.com

Mailing Address: 17595 Harvard Avenue C3000
Irvine CA 92614
City State ZIP

Daytime Phone No: (714) 608-5052 Fax No: (949) 258-5631

Property Owner Name: Beaumont 600, LLC

Contact Person: Wayne Lamb E-Mail: wdlamb08@gmail.com

Mailing Address: 2388 Lopez Drive
Arroyo Grande CA 93420
City State ZIP

Daytime Phone No: (805) 489-2153 Fax No: (949) 258-5631

Riverside Office · 4080 Lemon Street, 12th Floor
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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.)

Wayne Lamb

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): 422-060-002

Approximate Gross Acreage: 0.138 acres (6,000 sq.ft) of leased project area of 193 total parcel acreage.

General location (nearby or cross streets): North of Undeveloped Area, South of Hwy 60, East of Undeveloped Area, West of Jack Rabbit Trail

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Applicant proposes to construct a new 117'-6" H-frame lattice tower intended to support public safety transmitters (for police, fire, 911, etc.), wireless antennas and equipment for other private and public entities.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): RM - Rural Mountainous

Number of existing lots: 1

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	6,000	117'-6"	NA	Telecommunications tower
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:

NA

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): Biological Assessment/Spring Survey

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: SuperiorComSites, LLC.

Address: 14530 South Commercial, Blythe, CA 92225

Phone number: 909-795-7775

Address of site (street name and number if available, and ZIP Code): Near Hwy 60 on Jack Rabbit Trail, Beaumont, CA 92223, NW ¼ T3S, R2W, Sec. 2

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Thomas 719-G1 & G2, APN 422-060-002

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

Regulatory Identification number: NA

Date of list: NA

Applicant:  Date 11-5-2017

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 11-10-2017

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”) and Superior Com Sites, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Superior Com Sites, LLC, a California Limited Liability Company has an easement interest, more particularly described in that Access Easement Agreement recorded on April 21, 2017 in the County of Riverside, Document No. 2017-0160522 for the certain real property described as APN 422-060-002 (“PROPERTY”); and,

WHEREAS, on November 17, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3789 and Variance No. 1907 (“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:
Superior Com Sites, LLC
Attn: Vincent Cox
14530 South Commercial
Blythe, CA 92225

With a copy to:
Aspectus, Inc.
Attn: Lena Hoffmeyer
17595 Harvard Ave., Ste. C3000
Irvine, CA 92614

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 TLMA Director – Community Development

Dated: 4/12/19

PROPERTY OWNER:
Superior Com Sites, LLC, a California Limited Liability Company

By: 
Dana B. Fisher, Jr.
Manager

Dated: 5/01/18

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60- Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, solar panels, with eventual permanent power provided through power poles located within the access right of way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 5, 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 Brett Dawson at (951) 955-0972 or email at bdawson@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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 14, 2019,

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

APN (s) or case numbers CUP03789 / VAR01907 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

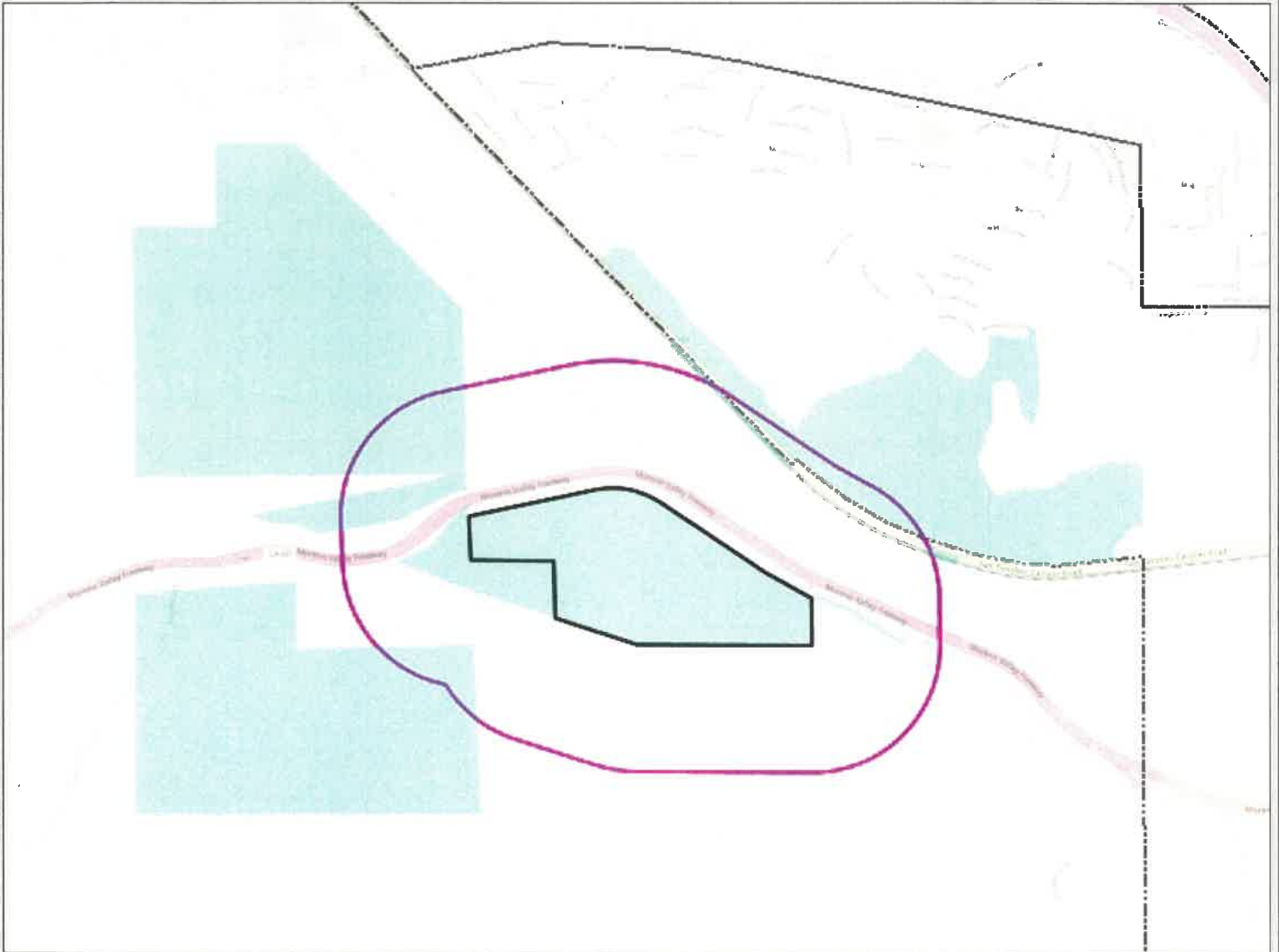
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



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

Riverside County GIS Mailing Labels

CUP03789 VAR01907 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 3/14/2019 12:58:04 PM

© Riverside County RCIT

422050026
BADLANDS HOLDINGS
11450 SHELDON ST
SUN VALEY CA 91352

413790023
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

422050017
STATE OF CALIF
1518 L ST
SACRAMENTO CA 95814

413310013
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

422060002
BEAUMONT 600
2388 LOPEZ DR
ARROYO GRANDE CA 93420

413790042
SDC FAIRWAY CANYON
2392 MORSE AVE
IRVINE CA 92614

413310012
RIVERSIDE COUNTY REG PARK & OPEN SPACE
3133 MISSION INN AVE
RIVERSIDE CA 92507

413310002
RIVERSIDE COUNTY REGIONAL PARK & OPEN
4600 CRESTMORE RD
RIVERSIDE CA 92509

422050021
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

422060020
STATE OF CALIF
P O BOX 231
SAN BERNARDINO CA 92402

422060024
QUESTAR LINE 90 CO
P O BOX 45360
SALT LAKE CITY UT 84145

422050022
BOB NAHMIA
EDNA MAE STCLAIR
P O BOX 803
REDLANDS CA 92373

422060025
USA 422
UNKNOWN
CA. 0

Vincent Cox
Superior Com Sites LLC
14530 South Commercial
Blythe CA 92225

Lena Hoffmeyer
17595 Harvard Avenue C3000
Irvine CA 92614

Wayne Lamb
Beaumont 600 LLC
2388 Lopez Drive
Arroyo Grande CA 93420

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. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119’ H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 feet is permitted. – APN: 422-060-002 – Related Cases: HANS02352

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rancon
Project Applicant

Address

Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail
Project Location

See above
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (PLAN-CFG06464)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
EnerGov Solutions
EnerGov Conversion

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06464	11/17/2017	11/17/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0452 - CF&G TRUST: RECORD FEES	\$50.00
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-00072360)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Superior Com Sites LLC
14530 S Commercial
Blythe, Ca 92225

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00072360	04/15/2019	04/15/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0451 - CF&W Trust ND/MND	\$2,354.75
SUB TOTAL		\$2,354.75

TOTAL **\$2,354.75**

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-00072360)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Superior Com Sites LLC
14530 S Commercial
Blythe, Ca 92225

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00072360	04/15/2019	04/15/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0451 - CF&W Trust ND/MND	\$2,354.75
SUB TOTAL		\$2,354.75

TOTAL **\$2,354.75**

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: July 17, 2019

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 3770 Tentative Parcel Map No. 37297
EA No.:	43003
Area Plan:	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisory District:	Third District
Project Planner:	Dave Alvarez
Project APN(s):	461-220-013

Applicant(s): Domenigoni Plaza, LP

Representative(s): Domenigoni Plaza, LP



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3770 proposes the construction of a 64,692 square-foot commercial center on 11.82 acres, consisting of the following: (1) a gas station service station with a 4,395 square-foot fuel canopy area that will house sixteen (16) fuel pumps; (2) an approximately 3,800 square-foot 24-hour convenience store that proposes to permit the sale of beer and wine for off-site consumption (ABC Type 20 license); (3) an attached 1,200 square-foot deli restaurant; (4) a 2,080 square-foot car wash facility; (5) a 3,200 square-foot drive-thru restaurant; (6) a 4,412 square-foot restaurant, and (7) a 50,000 square-foot retail building. The project site will also include a total of 448 parking stalls, and all other necessary and required improvements, including required landscaping.

Tentative Parcel Map No. 37297 proposes a Schedule E subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size.

The project as described above is located south of Domenigoni Parkway, west of Winchester Road, east of Seta Street, and north of Newport Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43003**, 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. 3770, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37297, 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:	Specific Plan No. 288 (The Crossroads at Winchester)
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Public Facilities (PF)
South:	High Density Residential (HDR)
West:	Very High Density Residential (VHDR) and Open Space Recreation (OS-R)
Existing Zoning Classification:	Specific Plan (SP), Planning Area 9
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP), Planning Area 3
East:	Rural Residential (RR)
South:	Specific Plan (SP), Planning Area 11
West:	Specific Plan (SP), Planning Areas 6 and 8
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.82	No Requirement

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (SQFT):	64,682	N/A
Building Height (FT):	28' Maximum	50'-0" Maximum

Parking:

The project will provide 14 accessible parking spots and will also provide electrical vehicle parking spaces pursuant to Ord. No. 348, Section 18.12, and as noted in condition of approval 80. Planning. 9 Electric Vehicle Parking.

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail	50,000	Retail Mix 5½ / 1,000	275	287
Drive-Thru Restaurant	4,412 (2,647 + 4 employees)	1 space / 45 square feet of serving area and 1 space per 2 employees	59	61
Drive-Thru Restaurant	3,200 (1,920 + 4 employees)	1 space / 45 square feet of serving area and 1 space per 2 employees	43	65
Deli Restaurant	1,200 (720 + 2 employees)	1 space / 45 square feet of serving area and 1 space per 2 employees	16	16
Convenience Store	3,800	1 space / 200 square feet	19	19
Car Wash	2,080	2 Spaces per Stall and 1 space per 3 employees	0	10
TOTAL:	64,682		412	448

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 Lakeview/Nuevo/Romoland/Homeland
Recreation and Parks District:	Yes – Valley-Wide Recreation and Park District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	Yes – Diamond Valley Lake
Agricultural Preserve	No
Liquefaction Area:	Yes – High/Very High
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

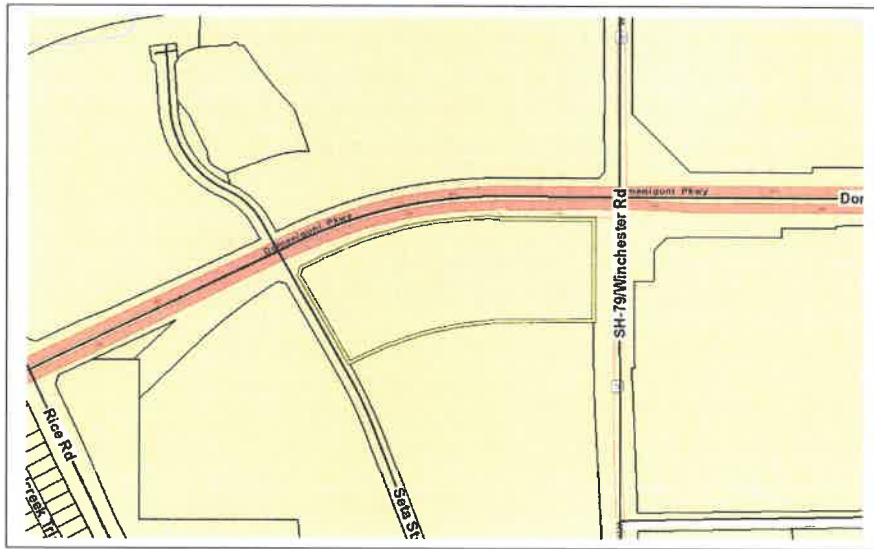


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Crossroads at Winchester Specific Plan (Specific Plan No. 288) was adopted by the Riverside County Board of Supervisors on April 29, 1997. The adopted Specific Plan No. 288 includes a mixture of residential and non-residential uses. Subsequent to this approval, the Board of Supervisors had adopted amendments to Specific Plan No. 288, including adding acreage for commercial land uses.

The project site is located within Planning Area 9 of Specific Plan No. 288, which allows for Commercial Retail land uses. On March 13, 2017, Domenigoni Plaza, LP submitted Conditional Use Permit and Tentative Parcel Map applications for a proposed commercial center.

Currently there are zero (0) alcohol beverage control licenses permitted in Census Tract 427.37. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to one (1). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is one (1). Because the number of licenses does not exceed the maximum, a finding of "Determination of Public Convenience and Necessity" is not necessary.

ENVIRONMENTAL REVIEW

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Based on the findings incorporated in Environmental Assessment No. 43003 the project will not have a significant effect on the environment and no mitigation measures are necessary. The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review on June 17, 2019.

FINDINGS

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 within Planning Area 9 of Specific Plan No. 288 and is located within the Specific Plan (SP) zoning classification. The Specific Plan Zoning Ordinance provides that the allowable uses in these Planning Areas would be the same as those uses permitted in Section 9.50 (C-P-S) of Ordinance No. 348. The proposed Project is a commercial development that would include uses such as retail, restaurants, and gas station with convenience store. These uses are allowed, subject to a Conditional Use Permit approval.
2. The project site currently has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR). The land uses proposed by the Conditional Use Permit are consistent with the Commercial Retail (CD:CR) land use designation and other aspects of the General Plan since they propose retail, service, and restaurant type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan. The project site is within the Highway 79 Policy Area, and policy HVWAP 7.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial retail center, not a residential use. Therefore, HVWAP 7.2 does not apply to the proposed project.
3. The Project site is within Planning Area 9 of Specific Plan No. 288. The current Specific Plan Land Use Designation for Planning Area 9 is Commercial Retail. The land uses proposed by the Conditional Use Permit are consistent with the types of uses described in the Commercial Retail land use designation in the Specific Plan and the General Plan Land Use Policies.

Conditional Use Permit

The following findings are required to approve the Conditional Use Plan, pursuant to Article IXb C-P-S ZONE (Scenic Highway Commercial), Sections 9.50 through 9.53 of Ordinance No. 348.

1. The Project site is within Planning Area 9 of Specific Plan No. 288 and is located within the Specific Plan (SP) zoning classification. The Specific Plan Zoning Ordinance provides that the allowable uses in these Planning Areas would be the same as those uses permitted in Section 9.50 (C-P-S) of Ordinance No. 348 with the exception of automobile repair garages, heliports, tire recapping, and underground bulk fuel storage. The proposed Project is a commercial development that would

include uses such as retail, restaurants, and a gas station with convenience store. These uses are allowed with the revised Specific Plan Zoning Ordinance, subject to a Conditional Use Permit approval, as appropriate.

2. The proposed use conforms to all the requirements of the General Plan, Specific Plan No. 288, and with all applicable requirements of State law and the ordinances of Riverside County as detailed previously under the General Plan Land Use findings.
3. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—the public health, safety and general welfare, because, as detailed in the proposed Mitigated Negative Declaration, impacts would be either no impact, less than significant or less than significant with the incorporation of mitigation measures. Conditions of approval incorporated for the CUP will further ensure that public health, safety and general welfare are protected.
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 the Specific Plan land use designation for Planning Areas 9 is for commercial retail uses. The project site is located within the Harvest Valley/Winchester Area Plan of the County's General Plan and is located adjacent to Winchester Road (State Route 79) which is currently developed with commercial uses or will be developed in the future with commercial uses. The proposed commercial center will serve the nearby developing and future residential development which currently is limited in the availability of commercial and retail uses. The Project will provide a number of commercial retail services to the local residents in the neighboring Planning Areas of the Specific Plan and surrounding area, allowing for residents to access commercial retail services.
4. The plan for the proposed uses shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will improve Seta Street, Domenigoni Parkway, and Winchester Road along its frontage.
5. The proposed use for alcohol sales is consistent with the Alcoholic Beverage Sales section and requirements of Ordinance No. 348. The sales would be within the Specific Plan zone and requires a Conditional Use Permit to permit the use. Conditions of Approval are included for the Conditional Use Permit to ensure it complies with the operational development standards for sale of alcohol pursuant to the Alcoholic Beverage Sales section of Ordinance No. 348. Noticing is required to be provided to all property owners within 1,000 feet of the project site. Notice of hearing was provided to all owners of property within 2,400 feet of the project site and to the Hemet Unified School District. There are no public parks in operation within 1,000 feet of the project site.

Solar Energy:

1. Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. However, this measure is only applicable to project applications submitted at least 45 days after the adoption of the revised Climate Action Plan, which was adopted on July 17, 2018. The proposed project was applied for on March 13, 2017, so this measure and the requirements for renewable energy are not applicable to this project.

Tentative Parcel Map

Tentative Parcel Map No. 37297 is a Schedule "E" map that propose 4 parcels ranging from 1.08 to 7.05 acres in size providing individual lots for most of the proposed buildings. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed maps, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. Development of the commercial property will provide commercial uses that will further the overall vision of the Specific Plan. General Plan Principle VII.C.1. encourages the stimulation of industrial/business-type clusters that facilitate competitive advantage in the market place, that are appropriate for the County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed commercial development will be comprised of commercial uses that will benefit the surrounding residential development. The commercial center will be attractively landscaped, shaded with seating areas available to employees and customers for relaxation during break, eating their lunch, drinking their coffee or just in sitting in the shaded and landscaped areas within the center. The site is located within Specific Plan No. 288 (The Crossroads at Winchester) with a Land Use of Commercial Retail and is consistent with the land use designation and all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for most proposed buildings. This development is consistent with the proposed General Plan land use designation of Community Development: Commercial Retail (CD:CR) for the entire project area. The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Assessment for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Environmental Assessment prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Domenigoni Parkway and Winchester Road and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Parcel Map includes the improvements required to comply with Riverside County Ordinance No. 460 for a Schedule "E" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Parcel Map No. 37297 complies with the Schedule 'E' improvement requirements provided in Section 10.10 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Seta Street, Domenigoni Parkway, and Winchester Road, with the required street width dedication

and improvements for an Urban Arterial for Domenigoni Parkway and for a Major Highway for Winchester Road consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.

- b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on or adjacent to the project site. However, the project will provide fencing or walls on the south property line to separate the project site from the vacant property and future residential development.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. Improvements will be incorporated into the right-of-way along Seta Street, Domenigoni Parkway, and Winchester Road.
7. Tentative Parcel Map No. 37297 is consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan since no minimum lot area is required.

Development Standards

1. The proposed use is consistent with Ordinance No. 348, in particular the development standards of the Specific Plan, Planning Area 9 zone, which is based on the Scenic Highway Commercial (C-P-S) zone with no exceptions or revisions as detailed below.
 - a. *There is no minimum lot area required.* The Tentative Parcel Maps proposes 4 parcels ranging from 1.08 to 7.05 acres in size.
 - 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 height does not exceed 28 feet in height, therefore yard or setback requirements do 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 maximum height proposed for is 28 feet. Building heights will range between 21 feet 6 inches (21'-6") up to 28 feet (28'-0").*
- d. *Automobile parking shall be provided as required by Section 18.12. Based on the conceptual floor plans provided the entire shopping center is required to provide 412 parking stalls. The required number of parking stalls provided is 448 spaces.*
- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.*
- f. *All commercial areas shall contain at least one enclosure for the collection of recyclable materials. The project will provide at least one enclosure for the collection of recyclable materials as shown on the site plan and subject to Condition of Approval 80.Waste Resources.*
 - 1.

Other Findings

1. This project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project is in compliance with Assembly Bill 52 (AB52). Notices regarding this project were mailed to eight requesting tribes on April 6, 2017. Consultation was requested by the Pechanga Band of Luiseno Mission Indians on May 1, 2017. Consultation was held with Pechanga on May 11, 2017, June 28, 2017, and on August 15, 2017. The final conditions of approval for the project were provided to Pechanga and did not have any further comments and consultation was concluded on September 29, 2017. The other tribes did not have any comments and concluded consultation on May 6, 2017.
3. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent

Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

4. The Project site is located in a Moderate Fire Hazard Zone and is located in a State Responsibility Area. However, fire protection and suppression services will be available for the Project site through the Riverside County Fire Department. In addition, conditions of approval to ensure safety to people and structures should a fire emergency occur have been added such as, adequate access for emergency vehicles, fire hydrants type and location, installation of interior fire sprinkler system, fire lane painting, signage, an alarm system and rapid entry storage key cabinets at each building.

CONCLUSIONS:

1. For the reasons discussed above, and within the Mitigated Negative Declaration, the proposed project conforms to all the requirements of Riverside County General Plan, Specific Plan No. 288, 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.

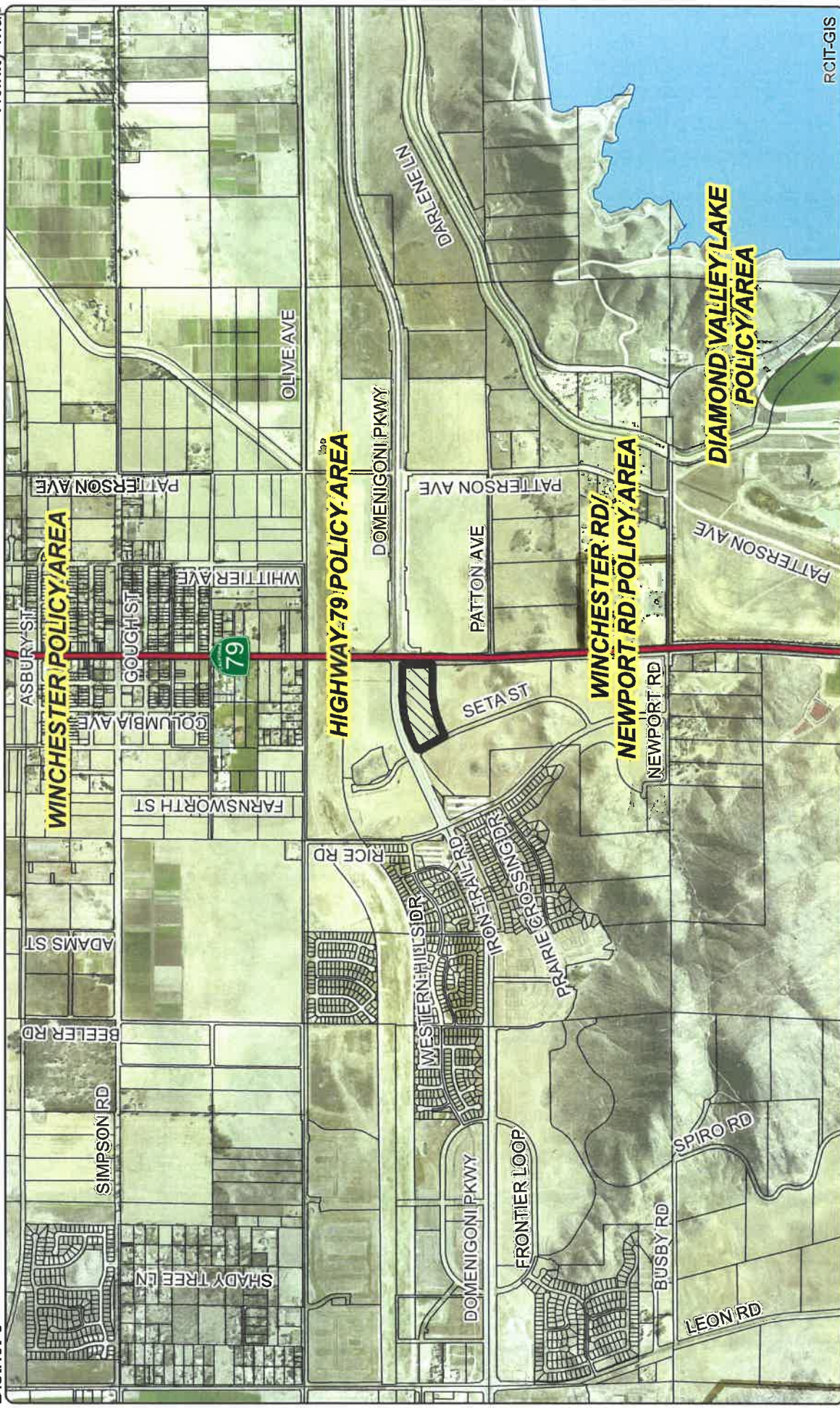
PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the July 8, 2019 of this report, Planning Staff has not received written communication/phone calls from residents who have indicated support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03770 PM37297
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 04/11/2019
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and associated zoning ordinances. This map may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)862-3200 (Western County) or in Palm Desert at (760)945-8277 (Eastern County) or Website <http://www.riverside.ca.gov/plan>

RCIT-GIS

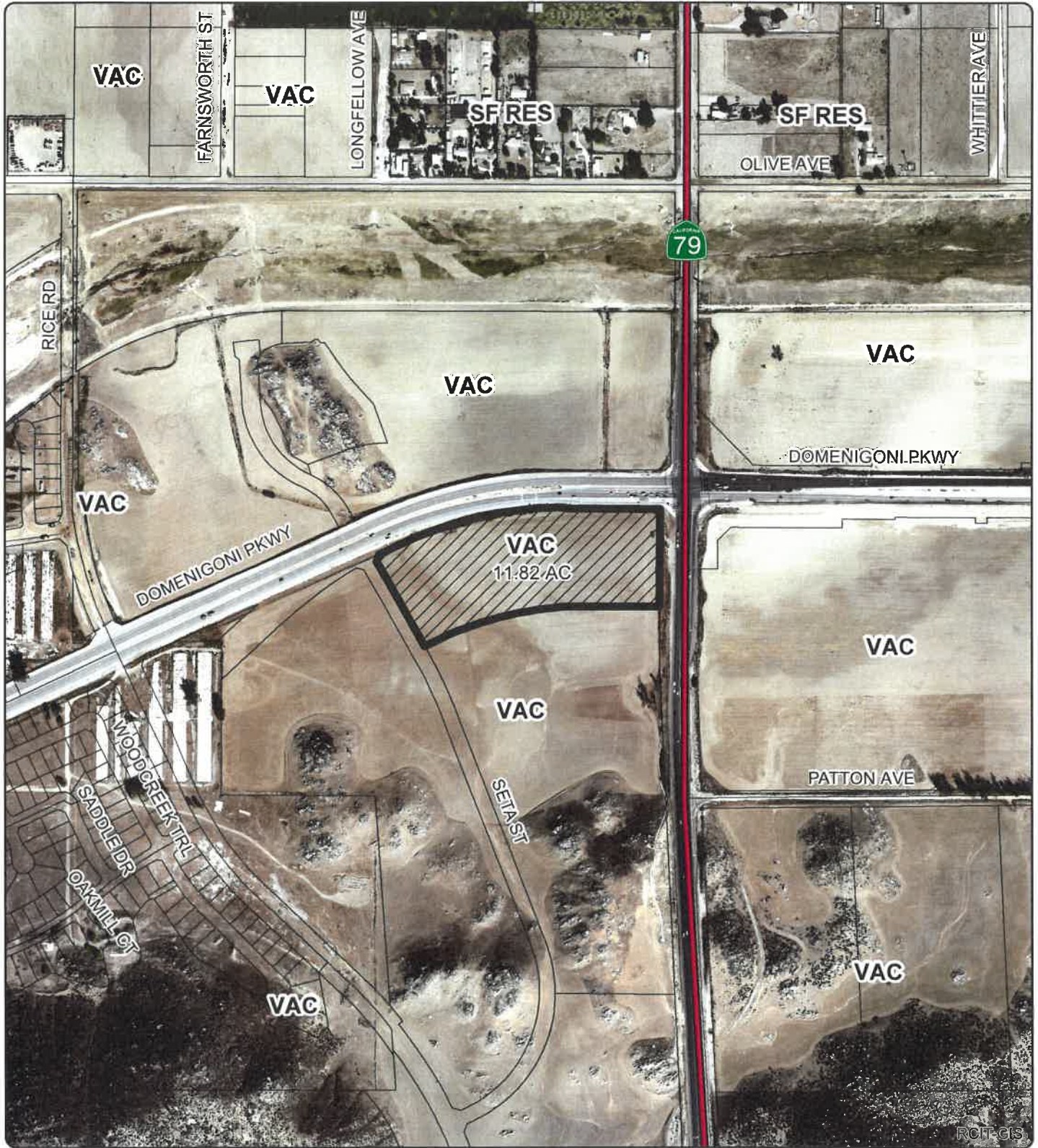
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03770 PM37297

LAND USE

Supervisor: Washington
District 3

Date Drawn: 04/11/2019
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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RCT-GIS

RIVERSIDE COUNTY PLANNING DEPARTMENT

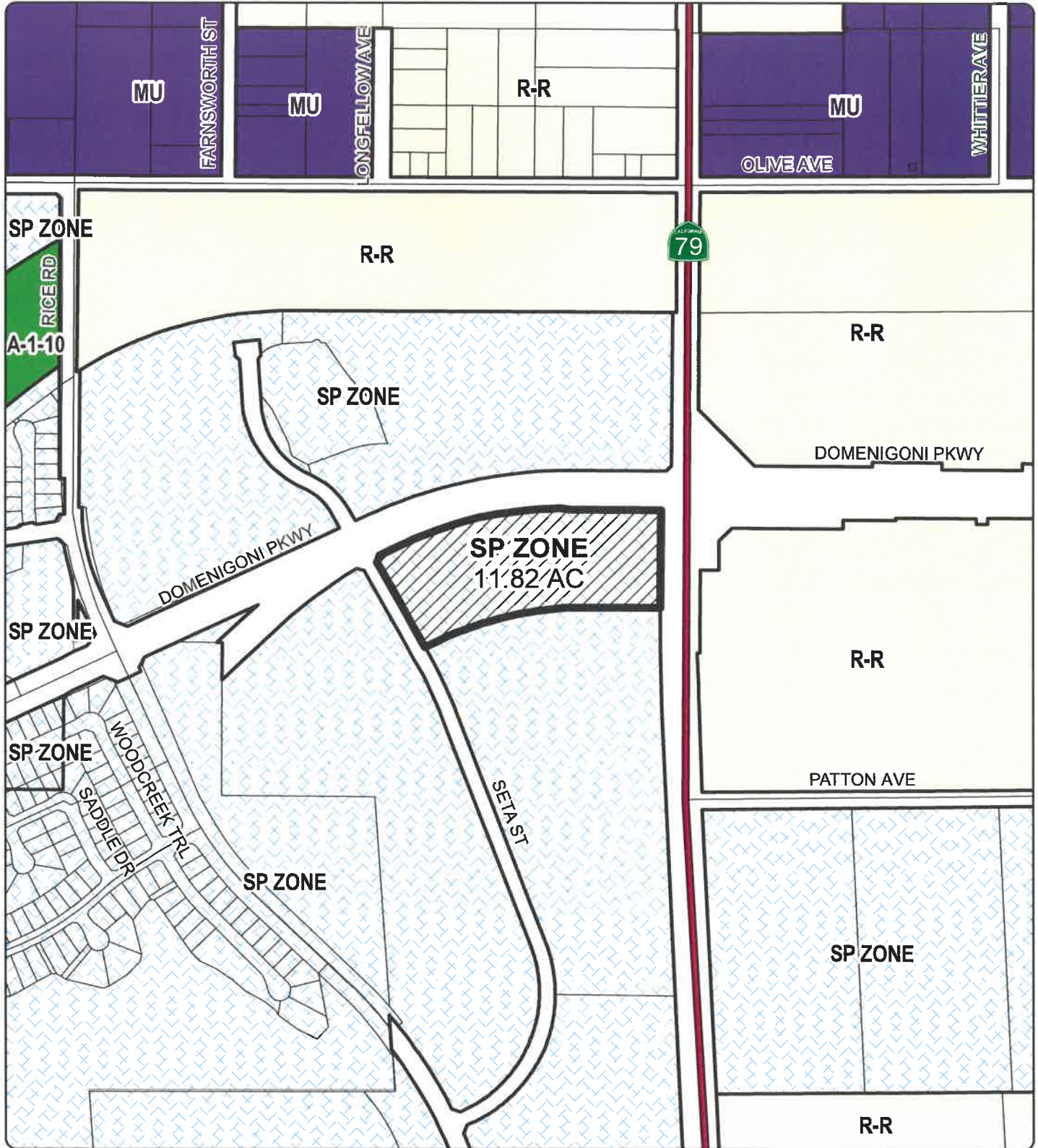
CUP03770 PM37297

EXISTING ZONING

Supervisor: Washington
District 3

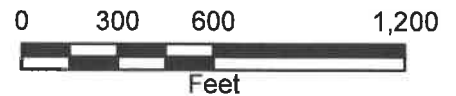
Date Drawn: 04/11/2019

Exhibit 2



Zoning Area: Winchester

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.retima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

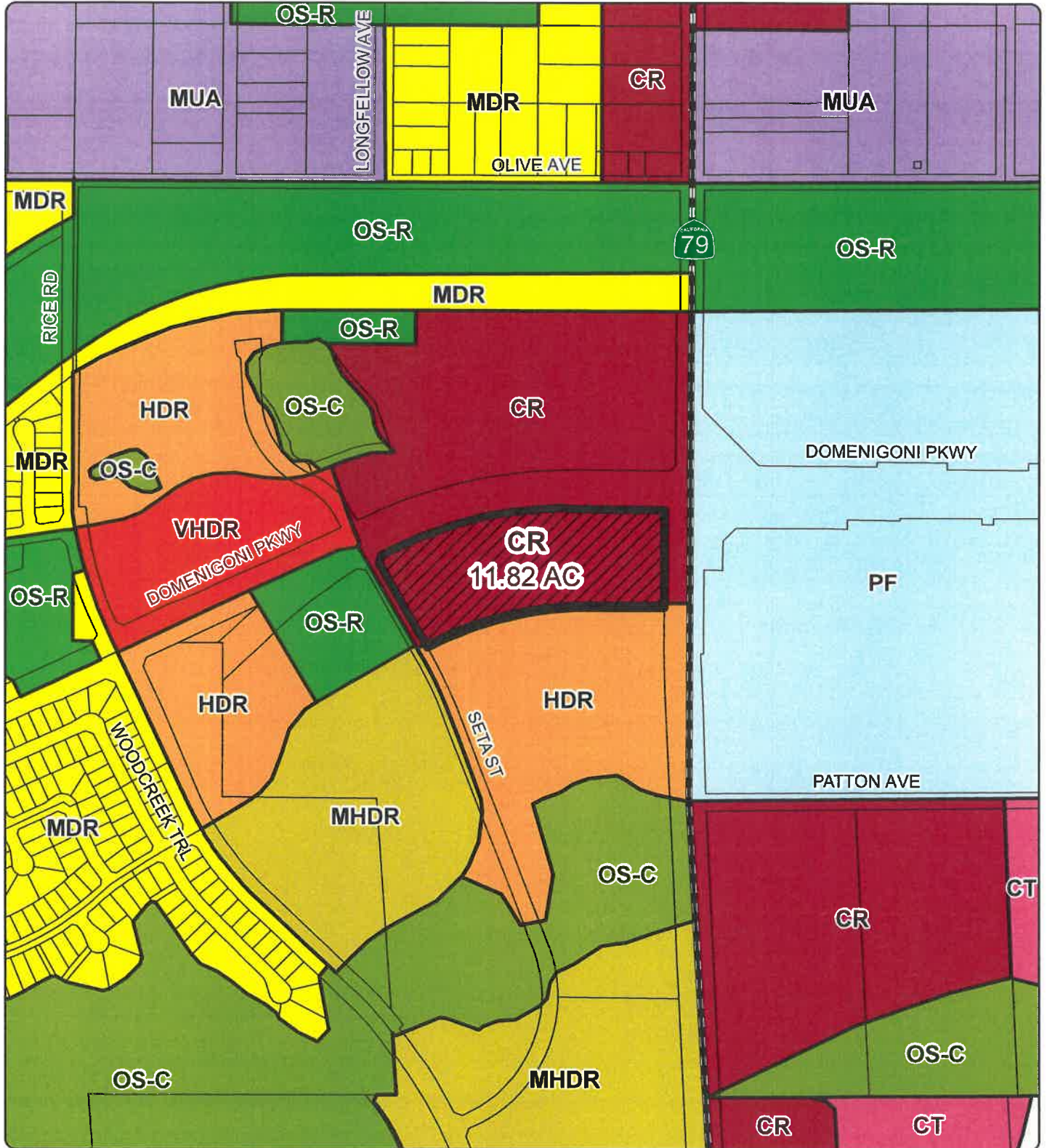
CUP03770 PM37297

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

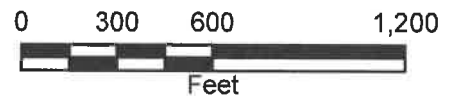
Date Drawn: 04/11/2019

Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen

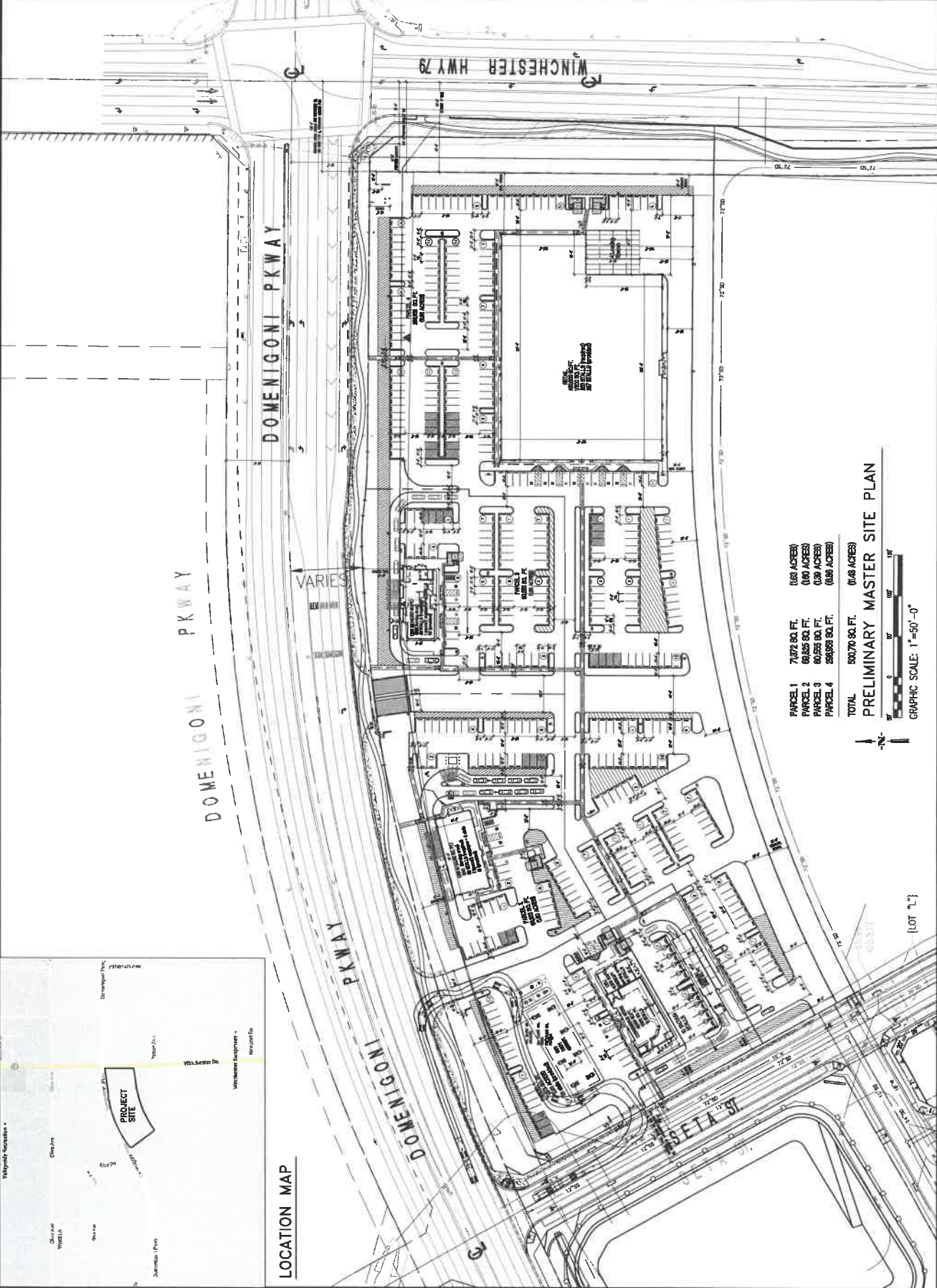


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DATE	05-09-18	COLORADO
SCALE	AS SHOWN	DRAWN BY
CUP	3770	NO.
DRAWING NO.		

NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LOCATION MAP

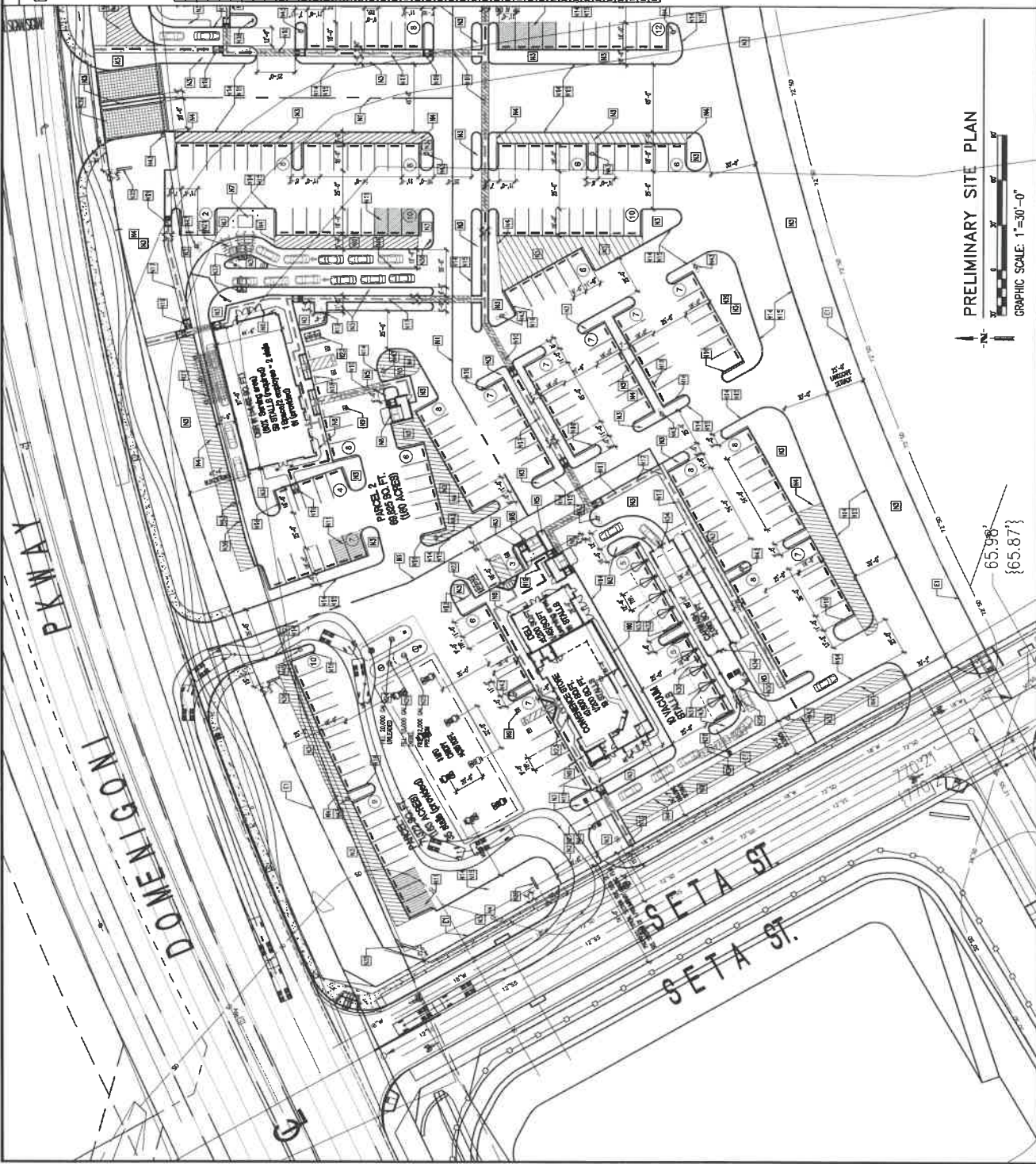
PARCEL 1	71,872 SQ. FT.	(1.63 ACRES)
PARCEL 2	60,225 SQ. FT.	(1.38 ACRES)
PARCEL 3	60,555 SQ. FT.	(1.39 ACRES)
PARCEL 4	268,098 SQ. FT.	(6.06 ACRES)
TOTAL	500,770 SQ. FT.	(11.46 ACRES)

PRELIMINARY MASTER SITE PLAN

GRAPHIC SCALE: 1"=50'-0"

NO.	DATE	DESCRIPTION
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- KEYNOTES**
- 1 EXISTING DEMO/REMOVED AND RELOCATED
 - 2 EXISTING PROPERTY USE
 - 3 EXISTING FIRE ALARMS - SEE GENERAL NOTES
 - 4 EXISTING UTILITY PIPES - SEE GENERAL NOTES
 - 5 EXISTING TRAFFIC SIGNALS - SEE GENERAL NOTES
 - 6 EXISTING SIDEWALKS - SEE GENERAL NOTES
 - 7 EXISTING DRIVEWAYS - SEE GENERAL NOTES
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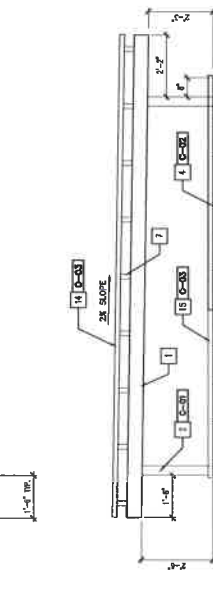
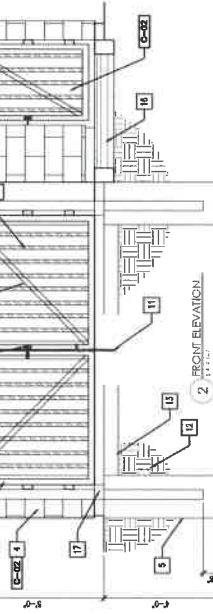
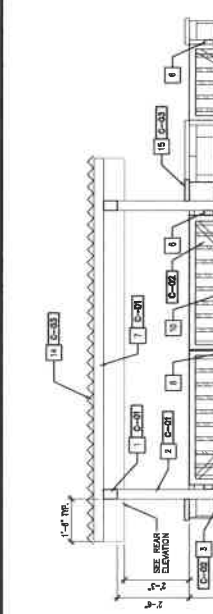


DATE	05-26-18
SCALE	AS SHOWN
DRAWN BY	AS SHOWN
CUP	3770
DRAWING NO.	AS2-1

JOB NO	000.000
DATE	05-26-18
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DRAWING NO.	AS2-1

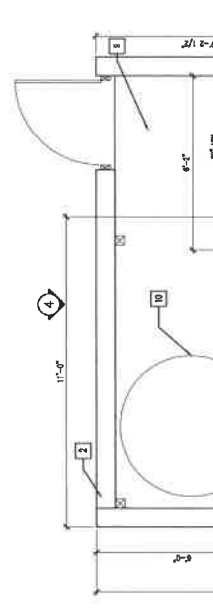
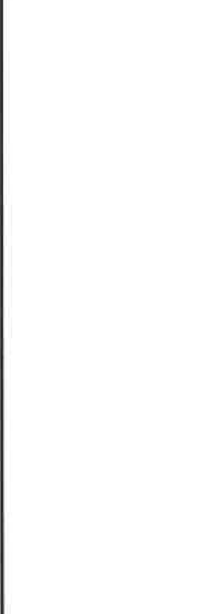
- REV. NOTES:**
1. 4" x 4" METAL BEAM POWER COATED COLOR TO MATCH BUILDING CORNICE
 2. 4" x 4" TUBULAR STEEL POST SET POST FLUSH TO WALL. GRUILL FILL OVER TOP OF POST. GRUILL FINISH COLOR TO MATCH WALL.
 3. 4" x 4" TUBULAR STEEL POST SET POST FLUSH TO WALL. GRUILL FILL OVER TOP OF POST. GRUILL FINISH COLOR TO MATCH WALL.
 4. HEAVY DUTY HINGED CONTRACTOR DOOR TO MATCH WALL. COLOR ORCO ENGR'S SPECIFICATIONS FOR REINFORCEMENT.
 5. CONCRETE FOOTING / REFER TO STRUCTURAL ENGINEER'S SPECIFICATIONS FOR REINFORCEMENT.
 6. HEAVY DUTY HINGES.
 7. METAL TRUSS POWER COATED (OR CO) COATS TO MATCH BUILDING CORNICE (REFER TO ARCHITECTURAL DRAWING) COLOR TO MATCH BUILDING CORNICE (REFER TO ARCHITECTURAL DRAWING) REFER TO SHOP DRAWINGS FOR FINISHES.
 8. 3" x 3" x 1/4" THICK GALVANIZED STEEL STOP PLATE AND LOCKABLE PIVOTER WELD TO GATE FRAME TO ALLOW GATE TO OPEN AND CLOSE. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 9. MAIN-BEAM 26 GAUGE WITH DIAPHRAGM BRACING CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
 10. 6" x 6" x 7/8" CHANNELLED STEEL RATIONAL CROSS BRACE / TRUSS WELD TO FRAME AND SPOT WELD TO MAIN-BEAM (AT BACK OF GATE).
 11. HEAVY DUTY HINGED GATE BOLT ATTACH TO GATE FRAME. REFER TO ARCHITECTURAL DRAWING FOR DETAILS. WELD TO MAIN-BEAM (AT BACK OF GATE) OR APPROVED EQUAL.
 12. COMPACTED SURGRADE PER GEOTECHNICAL REPORT.
 13. 8" THICK P.C.C. CONCRETE PAD WITH 6 X 6 X 10 WOOD FORM.
 14. METAL ROOF CORRUGATED STEEL-HERRIDGE LEAD-DOPE SPOON-LOCK/INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 15. 6" x 6" x 7/8" CHANNELLED STEEL RATIONAL CROSS BRACE / TRUSS WELD TO FRAME AND SPOT WELD TO MAIN-BEAM (AT BACK OF GATE).
 16. DISABLED ACCESSIBLE RAMP & MATERIAL IF REQUIRED-REFER TO STANDARD PLAN R151.11.1.
 17. CONCRETE CURB.

- NOTES:**
- A. CONCRETE FOOTING TO ACHIEVE 4000 POUNDS DAVIS.
 - B. TRASH BINS - SIZE AND NUMBER AS REQUIRED BY THE CITY. (SHALL BE SHOWN).
- WALL FINISH COLOR: SEE MATERIAL BOARD.**
- C-201** COLOR: TAN ENAMES BEATLES "MAD DIKE"
- C-202** COLOR: TAN ENAMES BEATLES "MAD DIKE"
- C-203** COLOR: TAN ENAMES BEATLES "MAD DIKE"



- REV. NOTES:**
1. 4" x 4" TUBULAR STEEL POST (4) SET POST FLUSH TO WALL. GRUILL FILL OVER TOP OF POST. GRUILL FINISH COLOR TO MATCH WALL.
 2. TRASH ENCLOSURE WALLS 8" x 8" x 1/4" GALV. STEEL WALLS WITH CAP. SEE LOCATION ON SITE PLAN.
 3. 8" P.C.C. FINISH IN FRONT OF ENCLOSURE / 6" MIN. WIDTH.
 4. 6" WIDE x 6" HIGH CONCRETE CURB.
 5. MIN. 1/4" WIDE RAMPWAY 1:12 SLOPE OR 3/8" SLATS (HORIZONTALS REQUIRED IF RAMP GATED) 2" LUMEN OR 6" IN HEIGHT. SEE LOCATION ON SITE PLAN.
 6. UNLOCATED DOORS.
 7. SANITARY SEWER CONNECTION SHALL BE APPROVED BY BMD.
 8. LANDING @ LOWER LEVEL (MIN. 4'-0" L) SEE LOCATION ON SITE PLAN.
 9. LANDING @ UPPER LEVEL (MIN. 4'-0" L) SEE LOCATION ON SITE PLAN.
 10. WHEELCHAIR TURNING CIRCLE (MIN. 8'0" DIA)

- NOTES:**
- A. CONCRETE FOOTING TO ACHIEVE 4000 POUNDS DAVIS.
 - B. TRASH BINS - SPACE FOR 3 BINS SHOWN.



1. FLOOR PLAN

2. FRONT ELEVATION

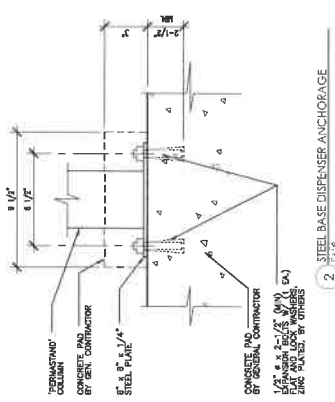
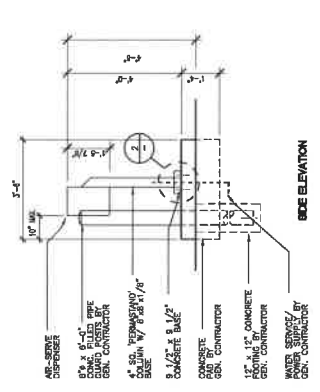
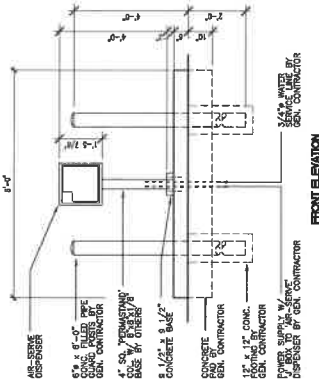
3. RIGHT SIDE ELEVATION

4. REAR ELEVATION



NO.	DATE	BY	SCALE	DESCRIPTION
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P16-0276

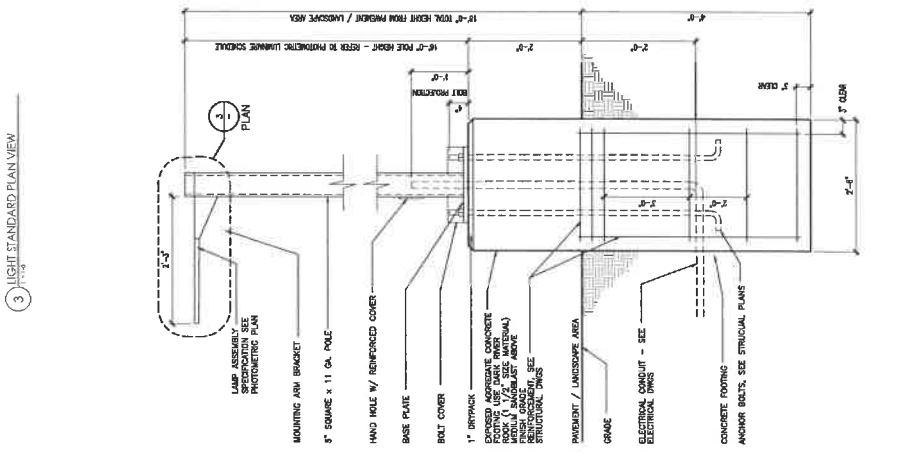
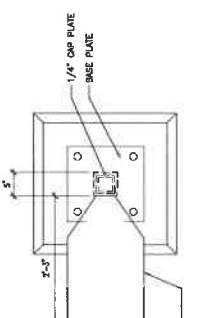


Dispenser Technical Specifications

AIR-SERV MODEL MEXCO, COR OPERATED AIR AND WATER DISPENSER.

1. CANTONER, 12"x16"x11"-1/2"x14 GA. STEEL - 2 REES WELDED CONSTRUCTION, RECESSED DOOR ON STAINLESS STEEL HINGED BASE ALKALO ENAMEL FINISH (FRESH, YELLOW). NEARBY PROOF AND MANUAL PROOF.
2. COR. METTER, WINDUP RESISTANT, FACTORY SET AT 3.3 MINUTES FOR 25 CONS. TIME IS FIELD ADJUSTABLE.
3. BUMP COLLAR, COR. METTER, WINDUP RESISTANT, FACTORY SET AT 25 CONS. TIME IS FIELD ADJUSTABLE.
4. RINGS, HEAVY DUTY, BUNNET-STYLE GRADE, HOSE - 25 FEET, 2750 PSI BRANDED STEEL, COMPROMISE HOSE.
5. ELECTRICAL, QUICK DISCONNECT, ELECTRICAL CONNECTIONS, STANDARD CONSTRUCTION, ALL WIRING SHALL BE PERMITTED BY A LICENSED ELECTRICIAN. SUPPLIED FOR PORTABLE, WINDING ONLY AND MUST BE CONNECTED TO A GROUNDING SYSTEM. THIS DISPENSER IS NOT TO BE USED IN A WINDUP MODE. THE DISPENSER SHALL BE INSTALLED ON A CONCRETE SURFACE. ELECTRICAL CODES FOR WIRING INSTRUCTIONS SHALL BE INSTALLED PERMANENTLY.
6. WATER VALVE, WATER IS EXTERNALLY SUPPLIED, SOLID BRASS, CONTROLLED FLOW RATE AT APPROXIMATELY (2) GPM.
7. LOCKING SYSTEM: MEXCO LOCK SYSTEM AND STEEL LOCKING BAR 1-1/2" X 1/4".
8. BACK PANEL FOR WALL MOUNTED INSTALLATION AND FOR PRE-INSTALLED PERMITS (FOR PORT AND AIR-LOCK) PERISTAL, WITH STEEL PLATE BASE (PERMITS CAN ONLY BE INSTALLED ON A CONCRETE SURFACE).
9. PROVIDE A BACKFLOW PREVENTER AT WATER DISPENSER. LOCATE IN AREA NOT VISIBLY ACCESSIBLE TO THE PUBLIC.

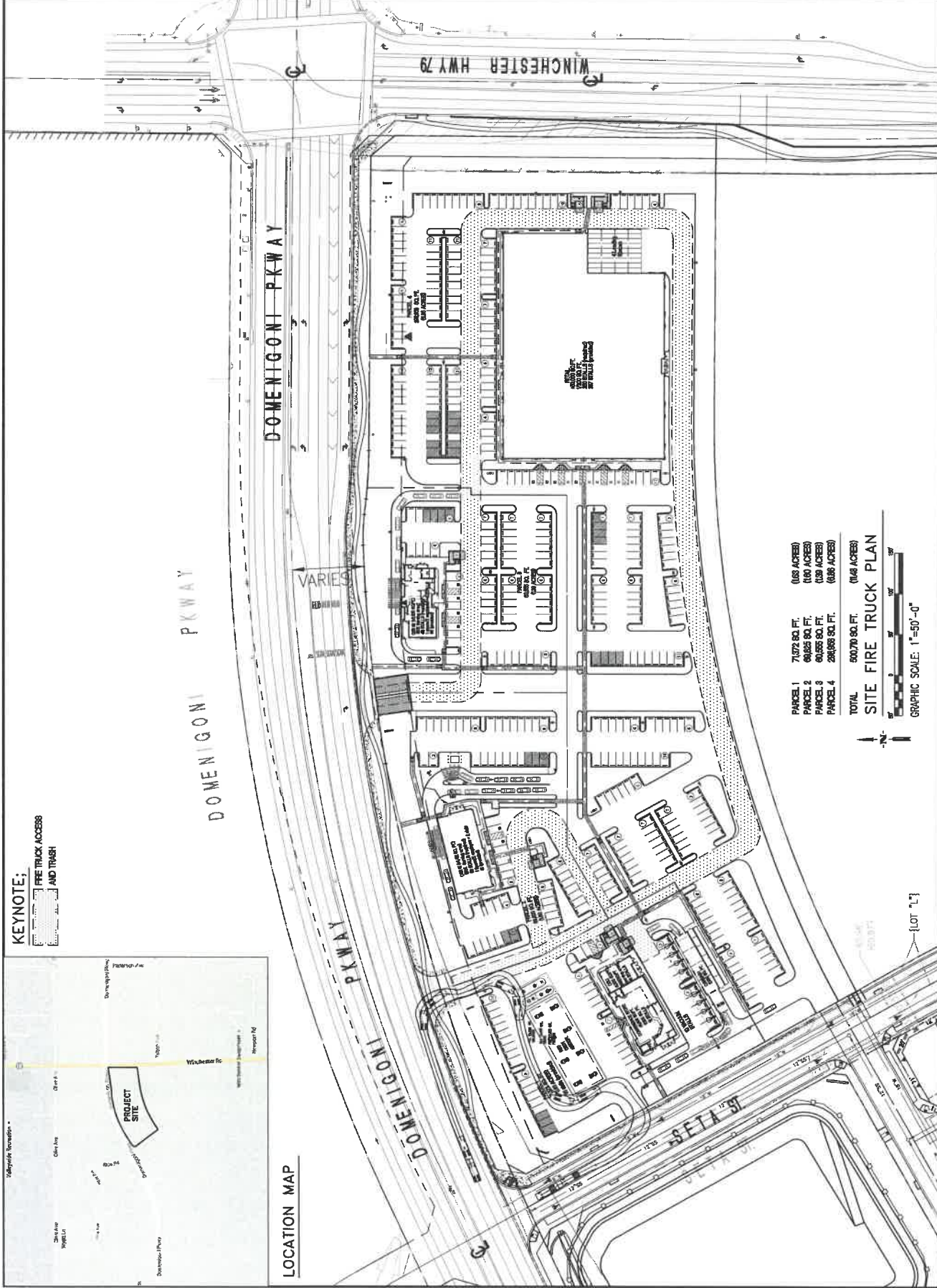
NOTE:
UNLESS SHOWN OR NOTED OTHERWISE ON PLANS, THE AIR-SERV MODEL MEXCO DISPENSER SHALL BE INSTALLED PER PERMITS AND PERISTAL PERMITS. SEE PERMITS FOR INSTALLATION INSTRUCTIONS PROVIDED BY AIR-SERV INC. FOR SAID SPECIFIC MODEL.



NO.	DATE	BY	SCALE	AS SHOWN
1	05-02-18	AS SHOWN	NO	NO

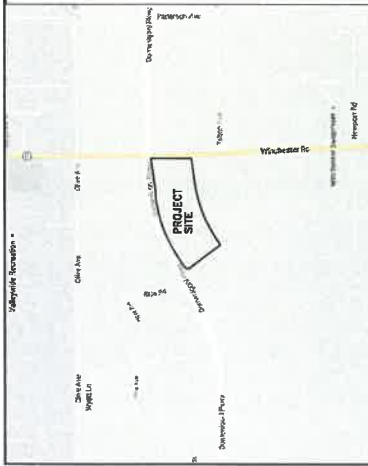
SHEET NO. 000.000
 DATE 05-02-18
 SCALE AS SHOWN
 DRAWN BY NO
 CUP 3770
 DRAWING NO.

ASF1-1



KEYNOTE;

- FIRE TRUCK ACCESS
- AND TRASH




LOCATION MAP

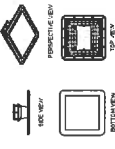
PARCEL 1	71972 SQ. FT.	(0.65 ACRES)
PARCEL 2	60185 SQ. FT.	(0.60 ACRES)
PARCEL 3	60185 SQ. FT.	(0.60 ACRES)
PARCEL 4	28108 SQ. FT.	(0.65 ACRES)
TOTAL	60070 SQ. FT.	(0.64 ACRES)

SITE FIRE TRUCK PLAN

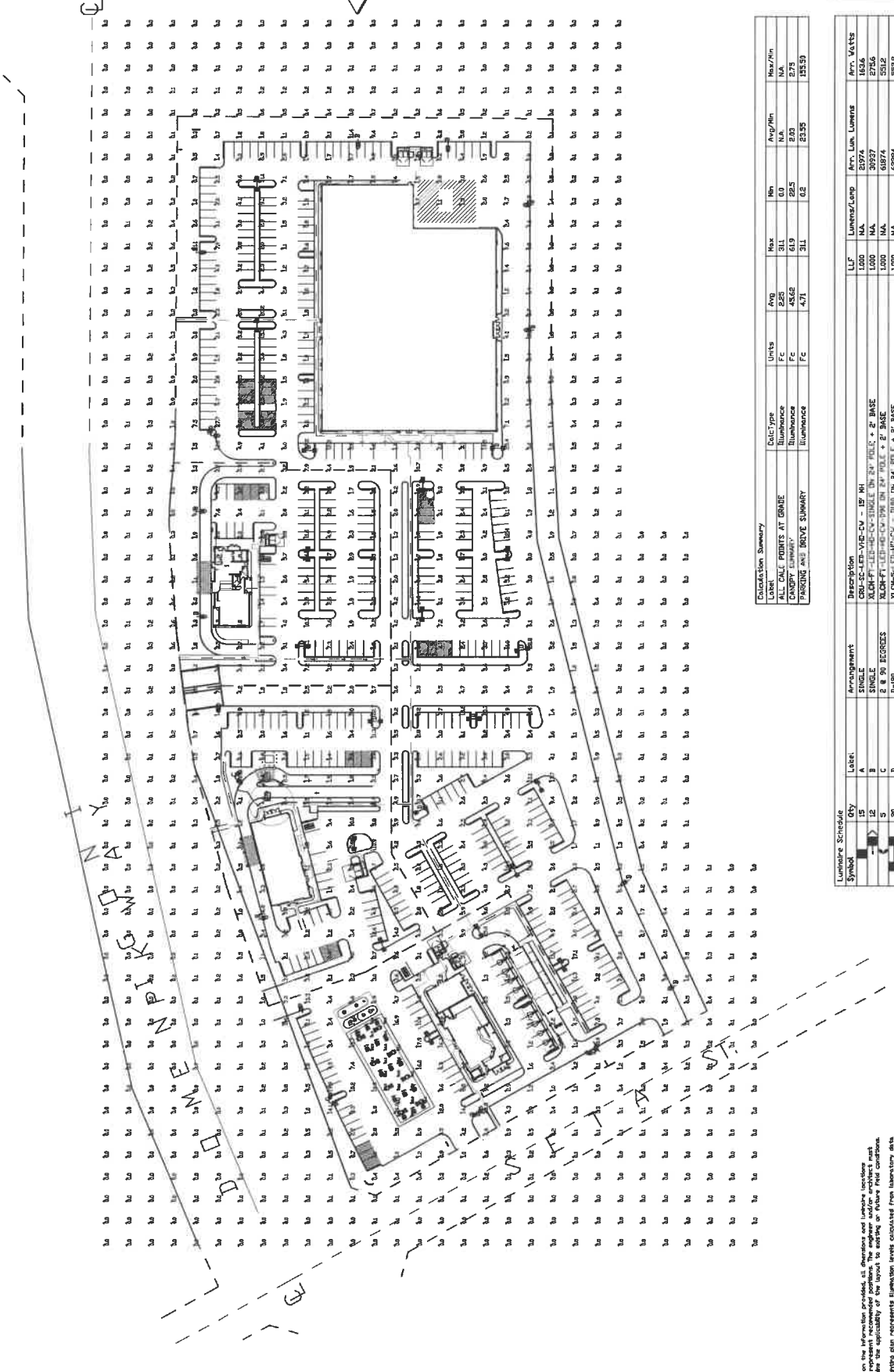
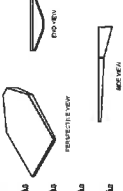
GRAPHIC SCALE: 1"=50'-0"



CRU-SC-LED
LED CANOPY LIGHT - LEGACY



XLCM
LED Area Light



Calculation Summary						
Load	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALL PRINTS AT GRAVE	FC	2.25	3.11	0.0	N/A	N/A
CANOPY LIGHTING	FC	48.62	61.9	22.5	2.03	2.75
PARKING AND DRIVE SUMMARY	FC	4.71	3.11	0.2	23.95	155.9

Luminaire Schedule		Arrangement		LF		Arr. Lum. Lumens		Arr. Watts	
Qty	Symbol	Arrangement	LF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	LF	Lumens/Lamp	Arr. Watts
15	A	SINGLE	1500	N/A	50775	1556	1500	N/A	50775
5	B	2 R 30 SQUARES	1500	N/A	63774	2512	1500	N/A	63774
20	D	D-100	1500	N/A	62284	2528	1500	N/A	62284

Total Project Watts
1556 + 2512 + 2528 = 6596

ILLUMINATION SYSTEMS, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.751.1111
WWW.ILLUMINATIONSYSTEMS.COM

PROJECT NO. ILS-15284
DATE: 05/11/11
SCALE: 1/8" = 1'-0"

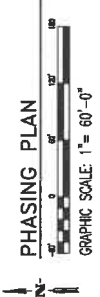
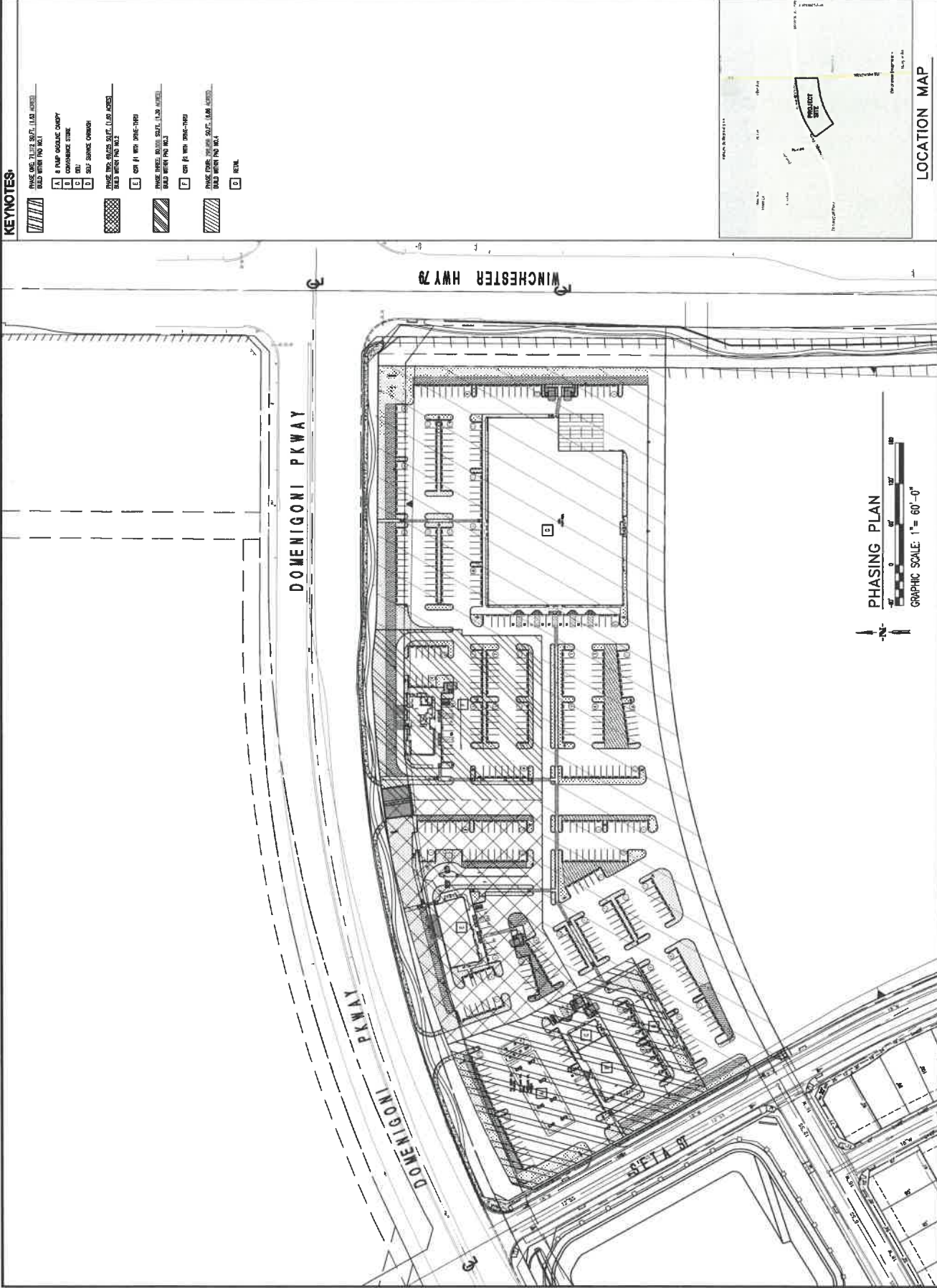
Based on the information provided, all calculations and fixture schedules were prepared under the conditions stated. The engineer and/or architect must warrant the applicability of the layout to existing or future field conditions. The lighting plan represents luminance levels calculated from laboratory data. The lighting plan does not represent a prediction of actual performance of any manufacturer's luminaire. The lighting plan is based on the manufacturer's published data and does not take into account site conditions or other variables such as building, site, or other architectural elements which may affect the lighting. The lighting plan is based on the manufacturer's published data and does not take into account site conditions or other variables such as building, site, or other architectural elements which may affect the lighting. The lighting plan is based on the manufacturer's published data and does not take into account site conditions or other variables such as building, site, or other architectural elements which may affect the lighting. The lighting plan is based on the manufacturer's published data and does not take into account site conditions or other variables such as building, site, or other architectural elements which may affect the lighting.

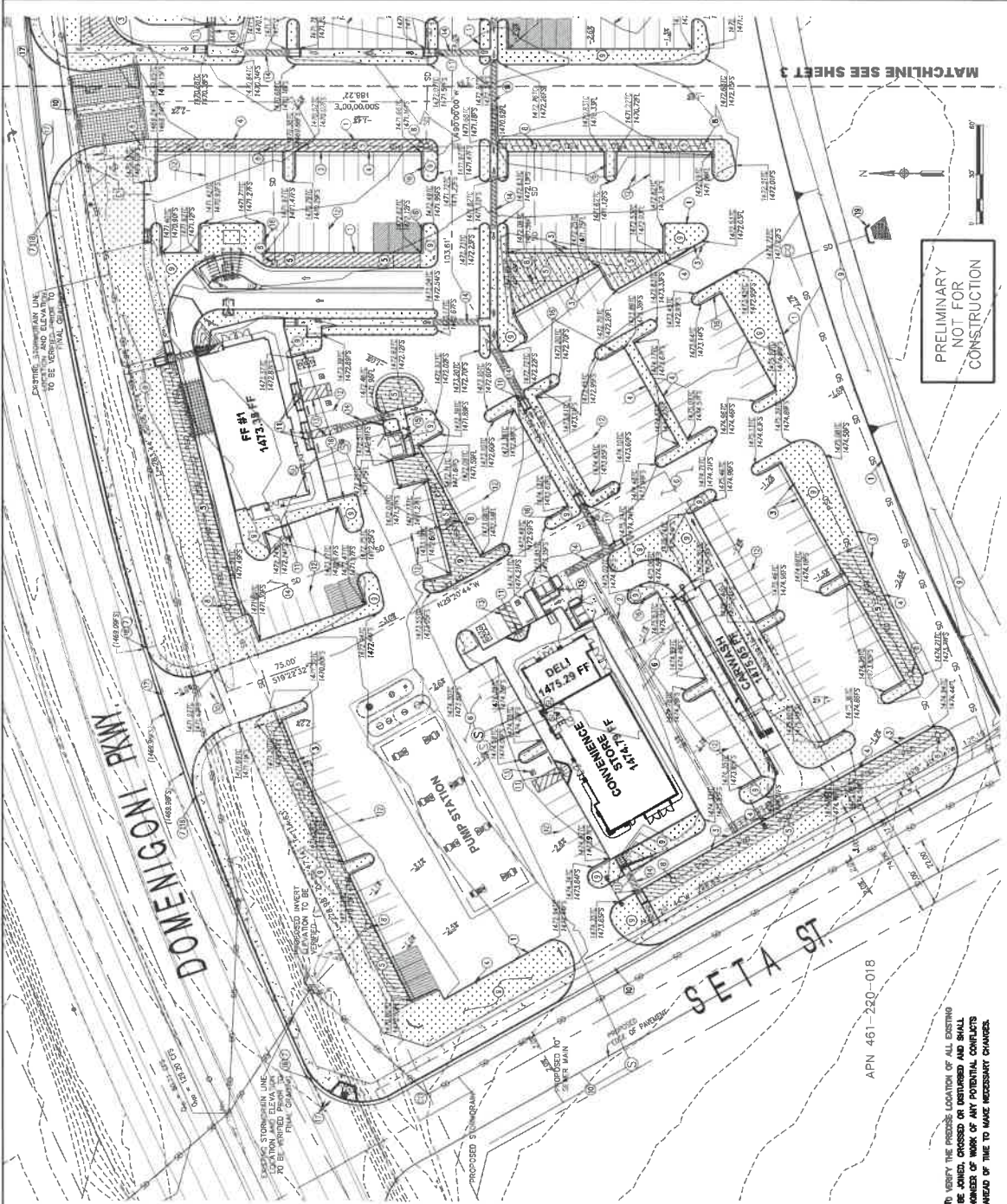
138 RADIO ROAD
CORONA, CA 92679
CORONA, CA 92679-1958
P.O. BOX 1958
DIRECT (951) 260-3833
FAX (951) 260-3823

DOMENIGONI PLAZA, LP
SMC DOMENIGONI PKWY & WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

**PRELIMINARY MASTER PLAN
PHASING PLAN**

DATE	JOB NO
02-05-18	000.000
SCALE	DRAWN BY
AS SHOWN	DMO
CUP 3770	DRAWING NO.
ASP1-1	





PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 2	
DOMENIGONI PLAZA GRADING PLAN	
SCALE: 1/4" = 1'-0"	DATE: 06/12/2017
PROJECT NO.: 15-000000X	COUNTY FILE NO.: 15-000000X

SALEM ENGINEERING COMPANY
ENGINEERING GROUP, INC.
11600 BLOSSOM PARK BLVD. SUITE 100
MILWAUKEE, WI 53229
TEL: 414.761.2100 FAX: 414.761.2101

PREPARED BY: JONAS SCHAEFER
DATE: 06/12/2017

SEAL-ENGINEER: [Professional Seal]

NOTICE:
CONTRACTORS TO VERIFY THE PRECISE LOCATION OF ALL EXISTING FACILITIES TO BE MOVED, CROSSED OR DISTURBED AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY AHEAD OF THE TO MAKE NECESSARY CHANGES.

LEGEND

—	CONTROL LINE
- - - -	PROPOSED STORMWATER LINE
- - - -	PROPOSED STORMWATER LINE
- - - -	PROPOSED REFORMED STORMWATER LINE
---	PROPERTY LINE
- - - -	EXISTING UTILITY POLE
○	EXISTING 6" WIRE ANCHOR
○	EXISTING TRAFFIC SIGNAL FLASHER
○	EXISTING PROJECTION SIGNAL
○	EXISTING 12" W/1" MIN. FLOOR
○	EXISTING AREA LIGHT
○	EXISTING FIRE HYDRANT
○	EXISTING SANITARY SEWER MANHOLE
○	FLOW DIRECTION
○	TOP OF CURB
○	FLOW LINE
○	TOP OF GRADE
○	FINISHED SURFACE
○	CURB AND OUTER

[Pattern]	PROPOSED H.C. PARKING
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED SLOPE TENSION BASH
[Pattern]	PROPOSED LANDSCAPE
[Pattern]	PROPOSED CLEANOUT
[Pattern]	PROPOSED MINIWALL
[Pattern]	PROPOSED RIP-RAP

CONSTRUCTION NOTES	
1	CONSTRUCT 8" CURB ONLY PER COUNTY STANDARDS TYPE 10 STD. NO. 20A
2	CONSTRUCT 3" WIDE CONCRETE GUTTER PER DETAIL 1, SHEET 1
3	CONSTRUCT CURB & OUTER PER COUNTY STANDARDS, TYPE 10 CURB STD. NO. 20A
4	2" WIDE CURB OPENING AT EVERY 20 FEET PER DETAIL 1, SHEET 1
5	CONSTRUCT EXISTING WITH UNDER DRAIN PER DETAIL 1, SHEET 1
6	CONSTRUCT EXISTING WITH 24" CLASS C CAR TRAFFIC 3" 12" 1/2" 18" CLASS II TRUCK TRAFFIC
7	JOIN EXISTING IMPROVEMENT, VERIFY EXISTENCE PRIOR TO CONSTRUCTION
8	INSTALL CHAIRS IN 10" TYPE I-4 OR FUNCTIONAL EQUIVALENT
9	CONSTRUCT LANDSCAPE PER LANDSCAPE PLAN
10	CONSTRUCT UNIVERSITY PER COUNTY STANDARDS, STD. NO. 20A
11	CONSTRUCT ADA RAMP
12	STRIP ADA PARKING STALL PER ADA STANDARDS
13	STRIP PARKING STALL PER ARCHITECTURAL PLAN
14	STRIP ADA PARKING STALL PER ADA STANDARDS
15	PATH OF TRAVEL
16	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN
17	2 STEP-AUT (TYP)
18	DEMOP EXISTING CURB AND GUTTER
19	MATCHING EXISTING CURB AND GUTTER
20	PROPOSED BOX CULVERT MINIWALL PER CANTABIA DATA

EASEMENT NOTES
1) EXISTING FOR ORANGE PARCELS PER NET 1503-19343, REC. 12/21/2004

UNDERGROUND UTILITY TIES, PIPES AND MANHOLES NOT SHOWN UNLESS INDICATED BY AN ENCLOSURE POINT AND/OR A GRADING POINT AND BEEN EXPOSED

DIG HERE

CALL BEFORE YOU DIG

1-800-4-A-SHIELD

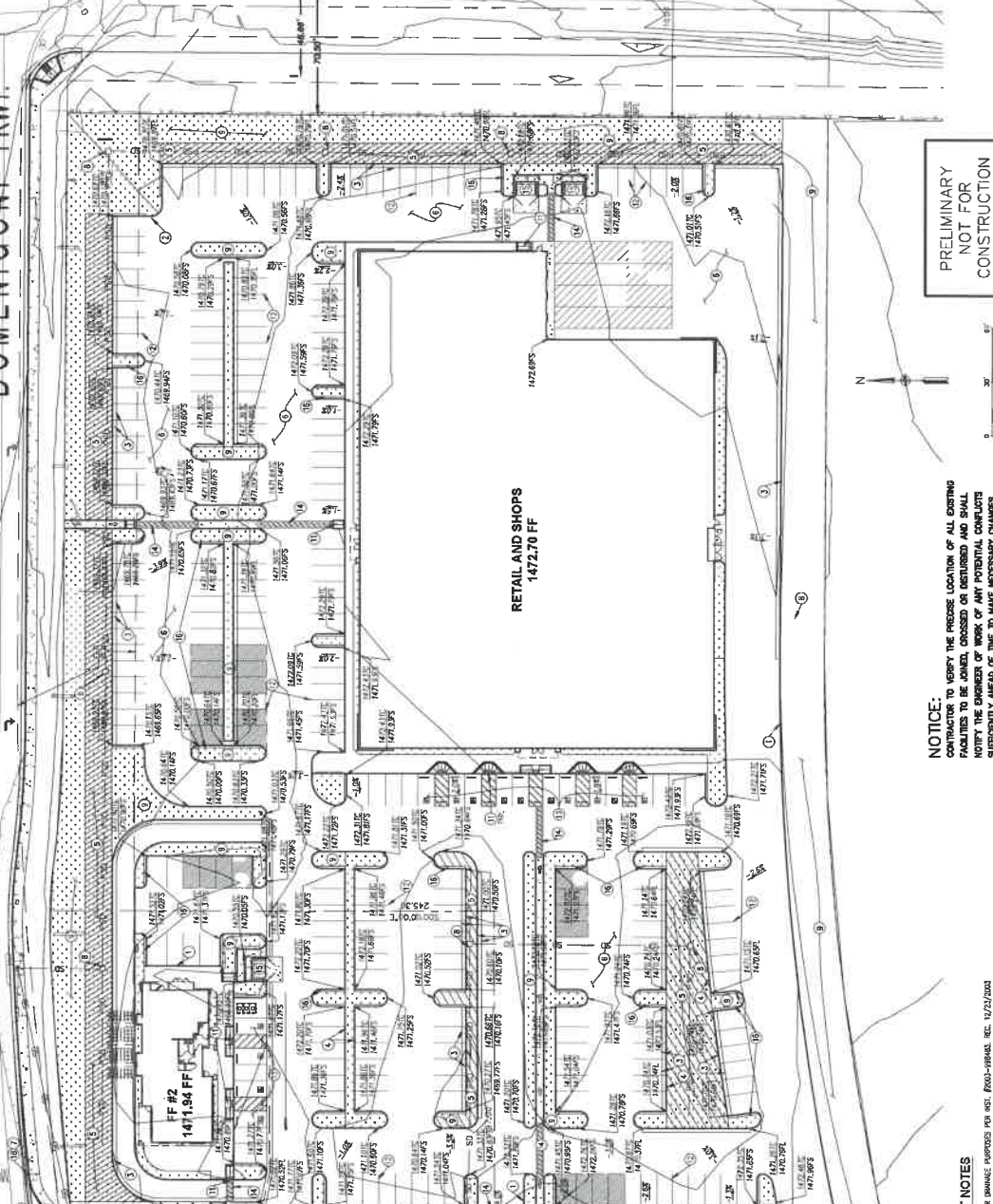
608-283-3500

A PUBLIC SERVICE ALERT

UNDERGROUND SERVICE ALERT

LEGEND

- CENTERLINE
- EXISTING STORMDRAIN LINE
- PROPOSED STORMDRAIN LINE
- PROPOSED REGENERATED STORMDRAIN LINE
- EXISTING CONDITIONS
- EXISTING UTILITY POLE
- EXISTING GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGNAL LIGHT
- EXISTING TRAFFIC SIGNAL FLASHER
- EXISTING PEDESTRIAN SIGNAL
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING AREA LIGHT
- EXISTING FIRE ALARM BELL
- EXISTING SIGN MOUNTING
- EXISTING SIGN MOUNTING
- FLOW DIRECTION
- TOP OF CURB
- TOP OF GRADE
- FINISHED SURFACE
- CURB AND GUTTER
- PROPOSED H.C. PARKING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BIoretENTION BASIN
- PROPOSED LANDSCAPE
- PROPOSED CLEAINT
- PROPOSED MINIRAIL
- PROPOSED RP-4AP



CONSTRUCTION NOTES

- CONSTRUCT 6" CURB ONLY PER COUNTY STANDARD, TYPE DTC, NO. 204
- CONSTRUCT 8" WIDE CONCRETE GUTTER PER DETAIL 3, SHEET 1
- CONSTRUCT CURB & GUTTER PER COUNTY STANDARD, TYPE "D" CURB STD. NO. 204
- 2" WIDE CURB DIPPING AT EVERY 20 FEET PER DETAIL 3, SHEET 1
- CONSTRUCT BIoretENTION WITH UNDER DRAIN PER DETAIL 1, SHEET 1
- CONSTRUCT 3' AC/E #8 CLASS II CAR TRAFFIC 3' AC/E #5 AS CLARS II TRUCK TRAFFIC IMPROVEMENT, WEIR ELEVATION PROSD TO CONSTRUCTION
- INSTALL CULTRANS Q33 TYPE C-1 OR FUNCTIONAL EQUIVALENT
- CONSTRUCT DRIVEWAY PER COUNTY STANDARD, STD. NO. 207A
- CONSTRUCT ADA RAMP
- STRIPED PARKING STALL PER ARCHITECTURAL PLAN
- STRIP ADA PARKING STALL PER ADA STANDARD
- PATH OF TRAVEL
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN
- 2 STEP-OFF (17")
- REMOVE EXISTING CURB AND GUTTER
- MATCHING EXISTING CURB AND GUTTER

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

PLAN CHECK OVERSIGHT ENGINEER
REGISTRATION NUMBER, DATE SIGNED

UNDEVELOPED SERVICE ALERT
CALL 1-800-227-5550
DIAL BEFORE YOU DIG

SALEM ENGINEERING COMPANY

SALEM ENGINEERING COMPANY
1180 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
PHONE: 303.733.4444 FAX: 303.733.4444
WWW.SALEMENGINEERING.COM

EASEMENT NOTES

[1] EASEMENT FOR DRAINAGE PURPOSES PER RES. 16000-16040, SEC. 10/27/2000

NOTICE:
CONTRACTOR TO VERIFY THE PRECISE LOCATION OF ALL EXISTING FACILITIES TO BE JOINED, CROSSED OR DISTURBED AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY AHEAD OF TIME TO MAKE NECESSARY CHANGES.

PRELIMINARY NOT FOR CONSTRUCTION

BENCHMARK: 11/11/2023 09:45:10 AM

SHEET NO. 3

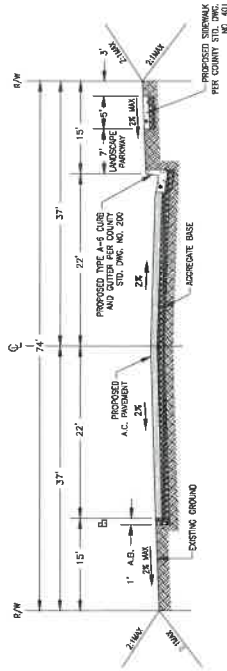
DOMENIGONI PLAZA GRADING PLAN

DATE: 11/11/2023

PREPARED BY: [NAME]

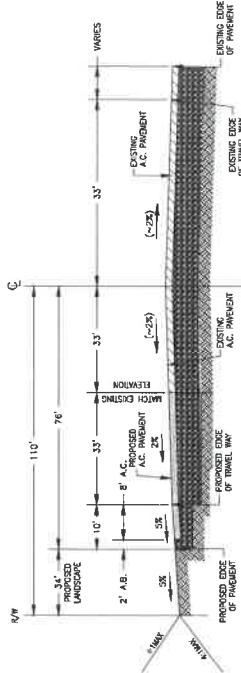
CHECKED BY: [NAME]

DATE: [DATE]

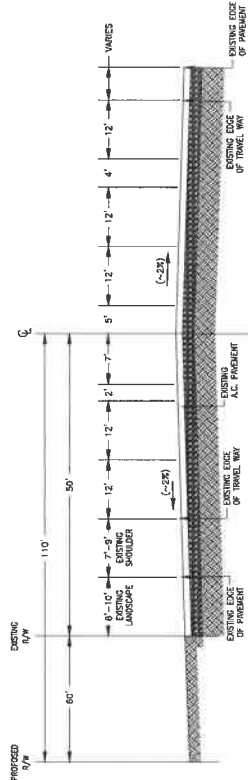


PROPOSED TYPICAL SECTION FOR
SETA ST.

PROPOSED COLLECTOR STREET, PER COUNTY STD. DWG. NO. 103
N15



PROPOSED TYPICAL SECTION FOR
WINCHESTER RD.



EXISTING TYPICAL SECTION FOR
WINCHESTER RD.

PRELIMINARY
NOT FOR
CONSTRUCTION

NOTICE:
CONTRACTOR TO VERIFY THE PROPOSED LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PROBABLY AHEAD OF TIME TO MAKE NECESSARY CHANGES.



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL BE THE PROPERTY OF SALEM ENGINEERING GROUP, INC. NO PART OF THIS DOCUMENT SHALL 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 SALEM ENGINEERING GROUP, INC. PERMITTED REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED. VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.

DATE	BY	DESCRIPTION



SALEM ENGINEERING COMPANY
1000 BOULEVARD OF BOSTON
SPRINGFIELD, MASSACHUSETTS 01120
(508) 861-0000
DATE: 06/12/2017



BENCHMARK
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]

DOMENIGONI PLAZA
STREET SECTIONS

SHEET NO.	4
TITLE	DOMENIGONI PLAZA STREET SECTIONS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

REGISTERED CIVIL ENGINEER PER COUNTY STD. DWG. NO. 103 WINCHESTER COMM. DIV. 216 1208 WINCHESTER ROAD WILMINGTON, MA 01890

REGISTERED CIVIL ENGINEER PER COUNTY STD. DWG. NO. 401

TENTATIVE PARCEL MAP NO. 37297

LYING WITH THE EAST HALF (E 1/2) OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWNSHIP OF WINCHESTER IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA

TO RANGES 24
4 CITY OF RESET



LEGEND

- CONTRIBUTOR
- SUBJECT PROPERTY
- RIGHT-OF-WAY LINE
- SECTION LINE
- ONE QUARTER SECTION LINE
- ADJOINING PROPERTY
- EASEMENT LINE
- CALCULATED POSITION (POINT NOT FOUND)

FOUND MONUMENT AS NOTED

- LINE MONUMENT
- CURVE MONUMENT
- MONUMENT NUMBER - SEE FOUND MONUMENTATION TABLE
- EASEMENT NUMBER - SEE EASEMENT NOTES

BENCHMARK

POS BENCHMARK DESIGNATION: U.S. FEET
STATE/COUNTY: CALIFORNIA
USGS QUAD: CA/RIVERSIDE
MAGNITUDE: WINCHESTER (1979)
MAD 8710986
4485877 (ELECTERS)
117 05 07 (W)
1474.98 (FEET)
BEING A COUNTY OF RIVERSIDE BRASS SURVEY DISC STAMPED
M-8-21, DATE STAMPED JULY 1982 AND RESET MAY 1988

DESCRIPTION:

PROPERTY OF REMAINDER PARCELS PLACED MAP NO. 56888 AS SHOWN ON PARCEL MAP BOOK NO. 203 PAGES ONE THROUGH 102, RIVERSIDE COUNTY RECORDS, 461-220-013-1.

ACREAGE:

LOT 1: 809,237 SQUARE FEET / 23.464 ACRES (NET)
LOT 2: 41,257 SQUARE FEET / 0.942 ACRES (NET)
LOT 3: 74,992 SQUARE FEET / 1.718 ACRES (NET)
LOT 4: 74,992 SQUARE FEET / 1.718 ACRES (NET)
TOTAL: 900,478 SQUARE FEET / 20.842 ACRES (NET)

NUMBER OF LOTS: 4

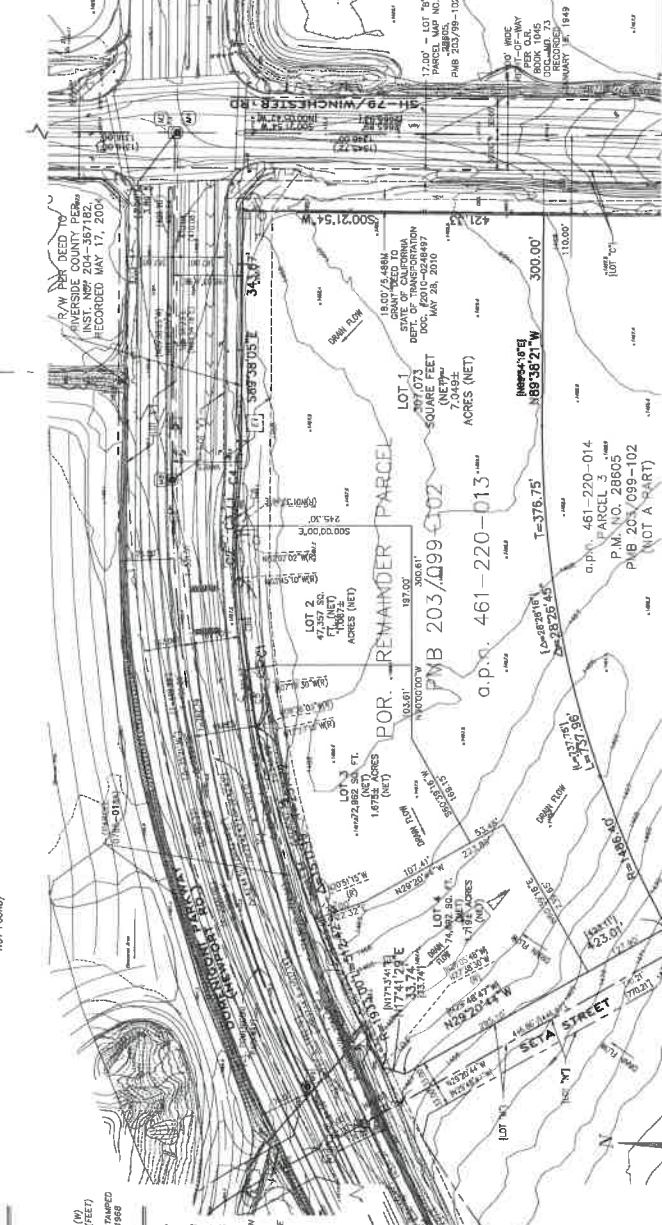
EXISTING ZONING AND LAND USE:
EXISTING ZONING: SP-2880-A-2 (SPECIAL PLAN)
EXISTING LAND USE: CP

ADJACENT LAND USE:
ADJACENT LAND USE: CP

PUBLIC UTILITIES:
NORTH: DOWNHILL PARKWAY (WITH WARES) (PUBLIC RIGHT-OF-WAY)
EAST: WINCHESTER ROAD/SR-79 (WITH WARES) (PUBLIC RIGHT-OF-WAY)
WEST: SETA STREET (60.00' WIDE) (PUBLIC RIGHT-OF-WAY)
EASTERN MUNICIPAL WATER DISTRICT
WATER: SOUTHERN CALIFORNIA GAS COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TELEVISION: TIME WARNER CABLE

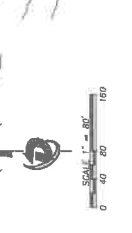
FLOOD ZONE:
FLOOD ZONE: 100 YEAR FLOOD INSURANCE RATE MAP (FIRM) NUMBER 060382402C, EFFECTIVE DATE OF AUGUST 28, 2004

SCHOOL DISTRICT:
SCHOOL DISTRICT: HEWLET-WAVER SCHOOL DISTRICT



CURVE	STARTING POINT	ENDING POINT	RADIUS	CHORD	ANGLE	AREA
C1	2088.81	2088.81	313.20	520.54	106.69	106.69
C2	1912.18	57.37	143.70	28.89	28.89	28.89
C3	593.02	35.14	84.50	15.10	15.10	15.10
C4	2088.81	64.97	176.13	41.49	41.49	41.49
C5	2088.81	150.24	376.20	65.14	65.14	65.14
C6	2088.81	21.95	43.71	10.89	10.89	10.89

LINE	BEARING	LENGTH
1	S55°32'17" E	18.07
2	S89°17'21" E	51.81



Underground Service Alert

Call: TOLL FREE
1-800-227-2600

THE WORKING DAYS BEFORE YOU DIG.

NOTE: WORK CONTAINED HEREIN THESE PLANS ENDOCHMENT PERMIT AND/OR A CHODING PERMIT HAS BEEN ISSUED.

The project engineer shall be liable for any errors or omissions in the work. The project engineer shall be liable for any errors or omissions in the work. The project engineer shall be liable for any errors or omissions in the work.

SEAL ENGINEER

COUNTY OF RIVERSIDE
COUNTY ENGINEER
APPROVED BY:

DATE: _____

SALEM
engineering group, inc.
17400 MISSION ROAD, SUITE 104
CANA, CA 91701
TEL: 909.903.8425
FAX: 909.903.8425

PREPARED BY: _____

A.E. NO. _____
DATE: _____

BENCHMARK

COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE PARCEL MAP
NO. 37297

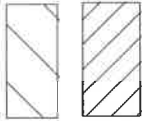
DATE PREPARED: 11/17/2016
SCALE: 1" = 80'

SHEET NO. 1
OF 1 SHEETS

THE ENGINEER HAS REVIEWED THESE PLANS AND APPROVES THEM FOR RECORD.

Maintenance Exhibit

MAINTENANCE EXHIBIT LEGEND



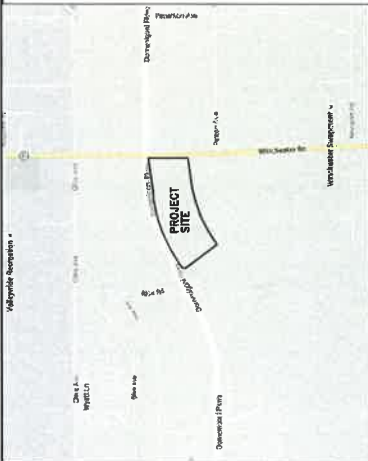
ALL ON-SITE LANDSCAPE TO BE PRIVATELY MAINTAINED BY PROPERTY OWNER.

ALL OFF-SITE (RIGHT OF WAY) LANDSCAPE SHALL BE MAINTAINED BY VALLEY RIDGE PARK AND MAINTENANCE DISTRICT.

DOMENIGONI PKWAY

DOMENIGONI PKWAY

LOCATION MAP



LANDSCAPE PLAN

DOMENIGONI PLAZA, LP
500 DOMENIGONI PKWAY & WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

139 RADIO ROAD
CORONA, CA 92879
F.O. BOX 1558
CORONA, CA 92879-1558
DIRECT (951) 260-3833
FAX (951) 260-3832



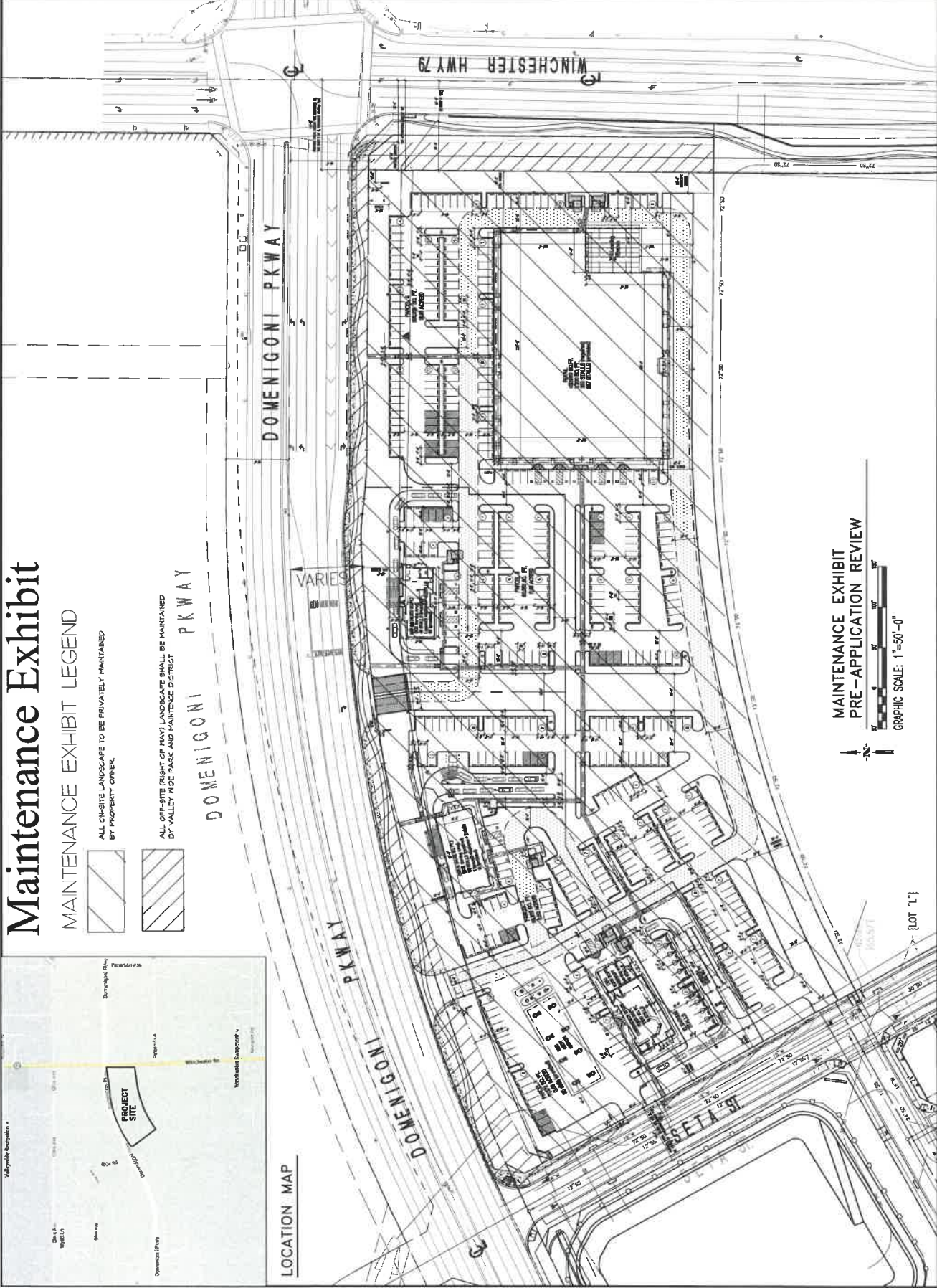
DATE	JOB NO.
04-27-18	000.000
SCALE	DRAWN BY
AS SHOWN	CH
CUP 3770	DRAWING NO.

LM-1

MAINTENANCE EXHIBIT
PRE-APPLICATION REVIEW



GRAPHIC SCALE: 1"=50'-0"



139 RATIO ROAD
CORONA, CA 92679
P.O. BOX 1358
CORONA, CA 92678-1358
DIRECT (951) 280-3839
FAX (951) 280-3832

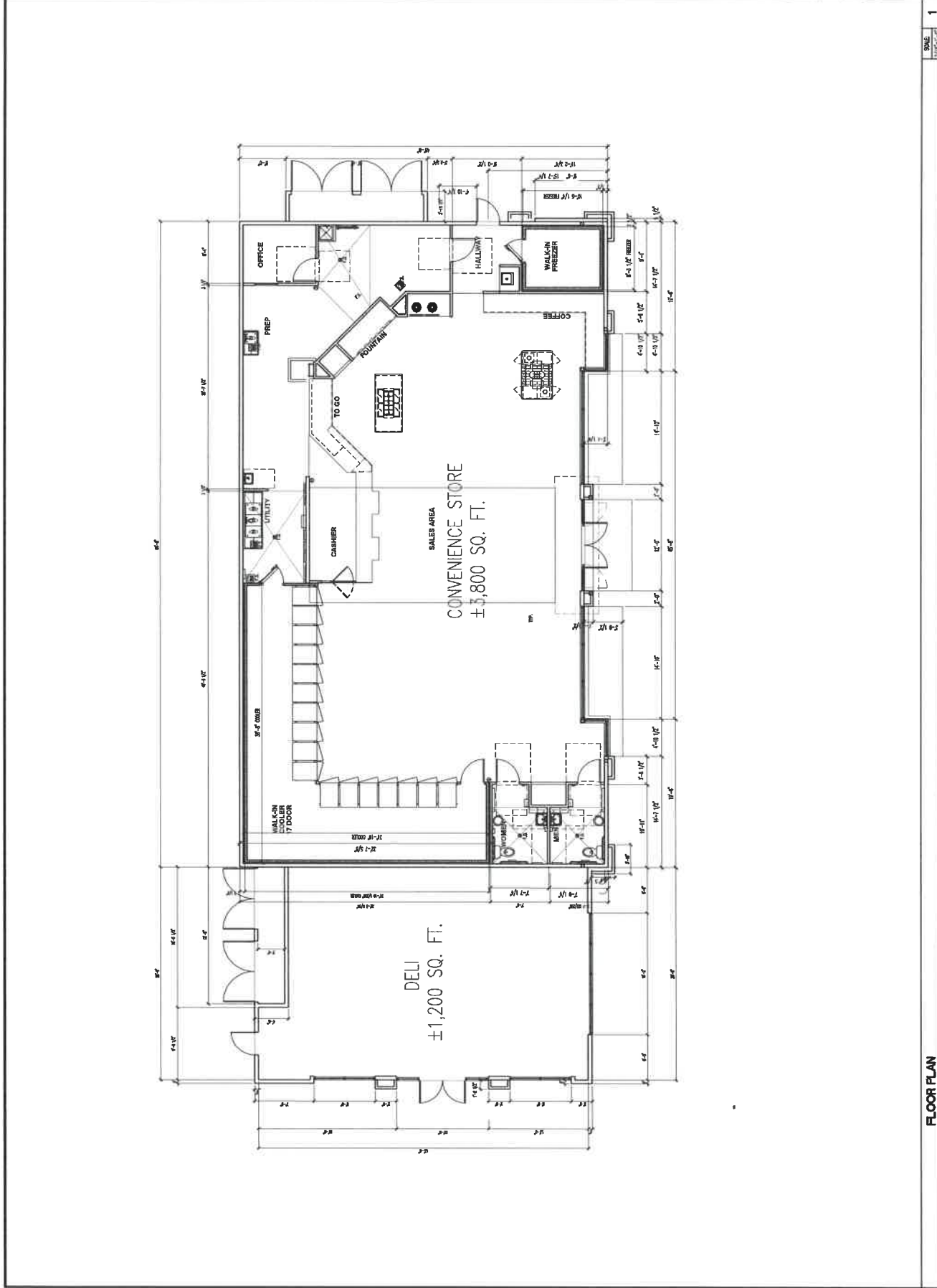


**CONVENIENCE STORE AND DELI
FLOOR PLAN**
DOMENONI PLAZA LP
SMC DOMENONI PKWY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

DATE	REV NO
05-20-18	000-000
SCALE	DRAWN BY
AS SHOWN	MO

CUP 3770
DRAWING NO.

A1-1



FLOOR PLAN

SCALE
1/8" = 1'-0"

1

139 RADIO ROAD
CORONA, CA 92729
P.O. BOX 1958
CORONA, CA 92724-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



**OSR #1 WITH DRIVE - THRU
FLOOR PLAN**
DOMENIGONI PLAZA LP
SMC DOMENIGONI PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

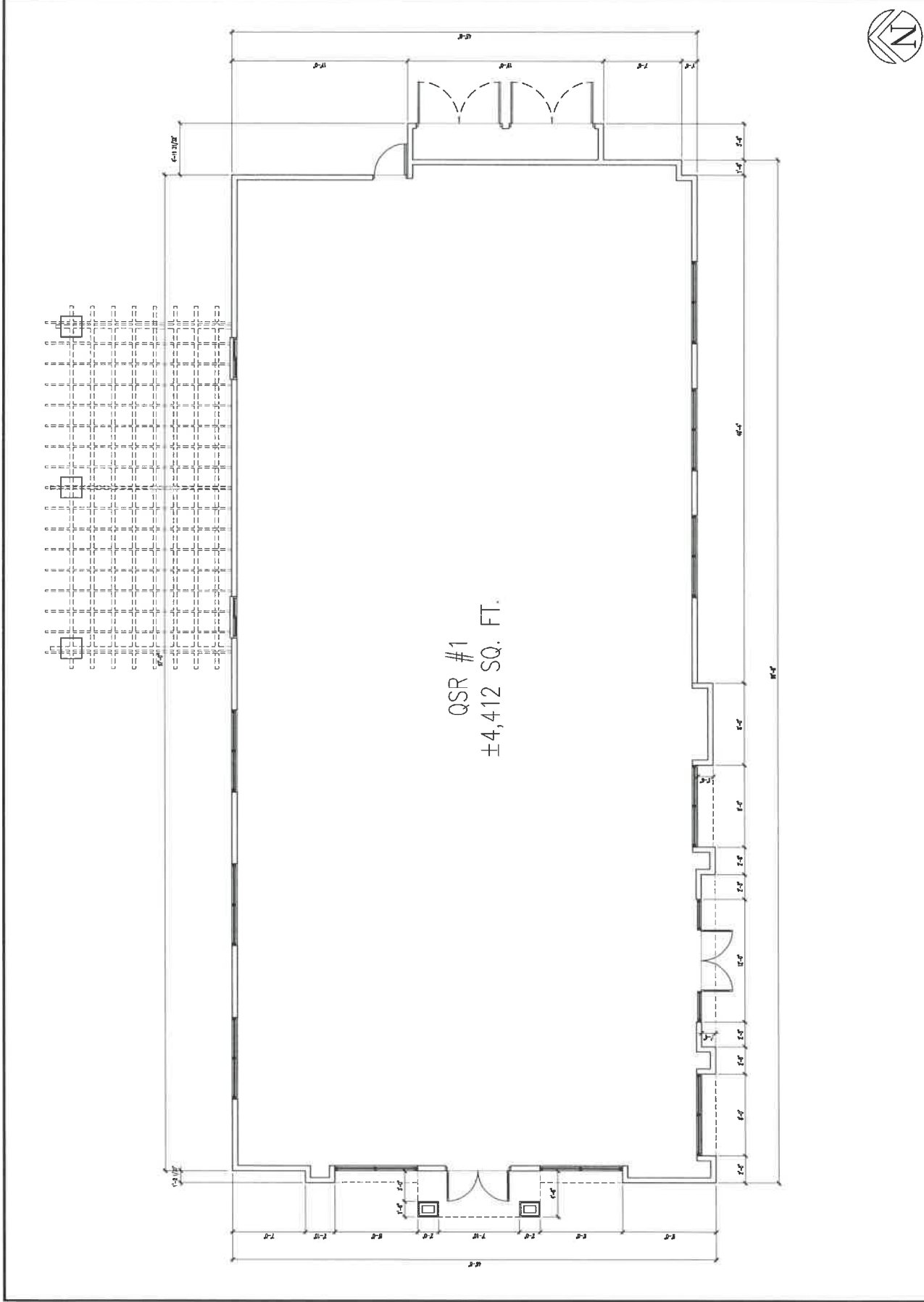
DATE	05-02-18
SCALE	AS SHOWN
DRAWN BY	NO
CHECKED BY	NO

OSR NO. 000.000
DRAWING NO. CUP 3770
DRAWING NO.

A1-3



SHEET 1

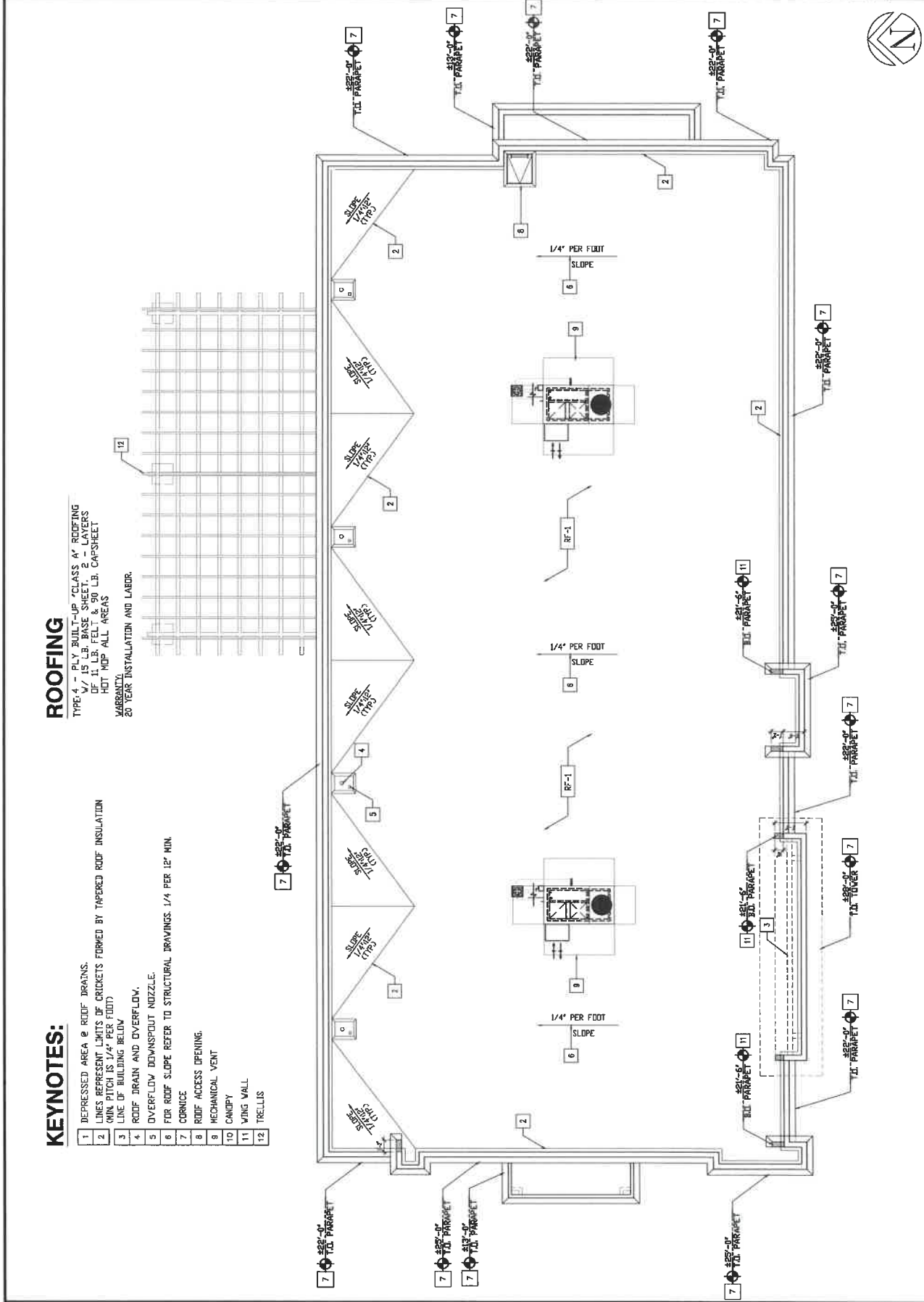


FLOOR PLAN

NO.	DATE	BY	SCALE

CUP 3770
 DRAWING NO.
 DATE 02-20-18
 SCALE AS SHOWN
 DRAWN BY
 NO.

A1-4
 DRAWING NO.



ROOFING

TYPE 4 - PLY BUILT-UP "CLASS A" ROOFING
 1/2" 15 LB. BASE SHEET, 2 - LAYERS
 OF 1" LB. FELT & 90 LB. CAPSHEET
 HOT MOP ALL AREAS
 WARRANTY:
 20 YEAR INSTALLATION AND LABOR.

KEYNOTES:

- 1 DEPRESSED AREA @ ROOF DRAINS.
- 2 LINES REPRESENT LIMITS OF CRICKETS FORMED BY TAPERED ROOF INSULATION (MIN. PITCH IS 1/4" PER FOOT)
- 3 LINE OF BUILDING BELOW
- 4 ROOF DRAIN AND OVERFLOW.
- 5 OVERFLOW DOWNSPOUT NOZZLE.
- 6 FOR ROOF SLOPE REFER TO STRUCTURAL DRAWINGS. 1/4" PER 12" MIN.
- 7 CORNICE
- 8 ROOF ACCESS OPENING.
- 9 MECHANICAL VENT
- 10 CANOPY
- 11 WING WALL
- 12 TRELLIS

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 260-3833
FAX (951) 260-3832

**OSR #2 WITH DRIVE - THRU
FLOOR PLAN**

DMC DONKON PLAZA LP
S/MC DONKON PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

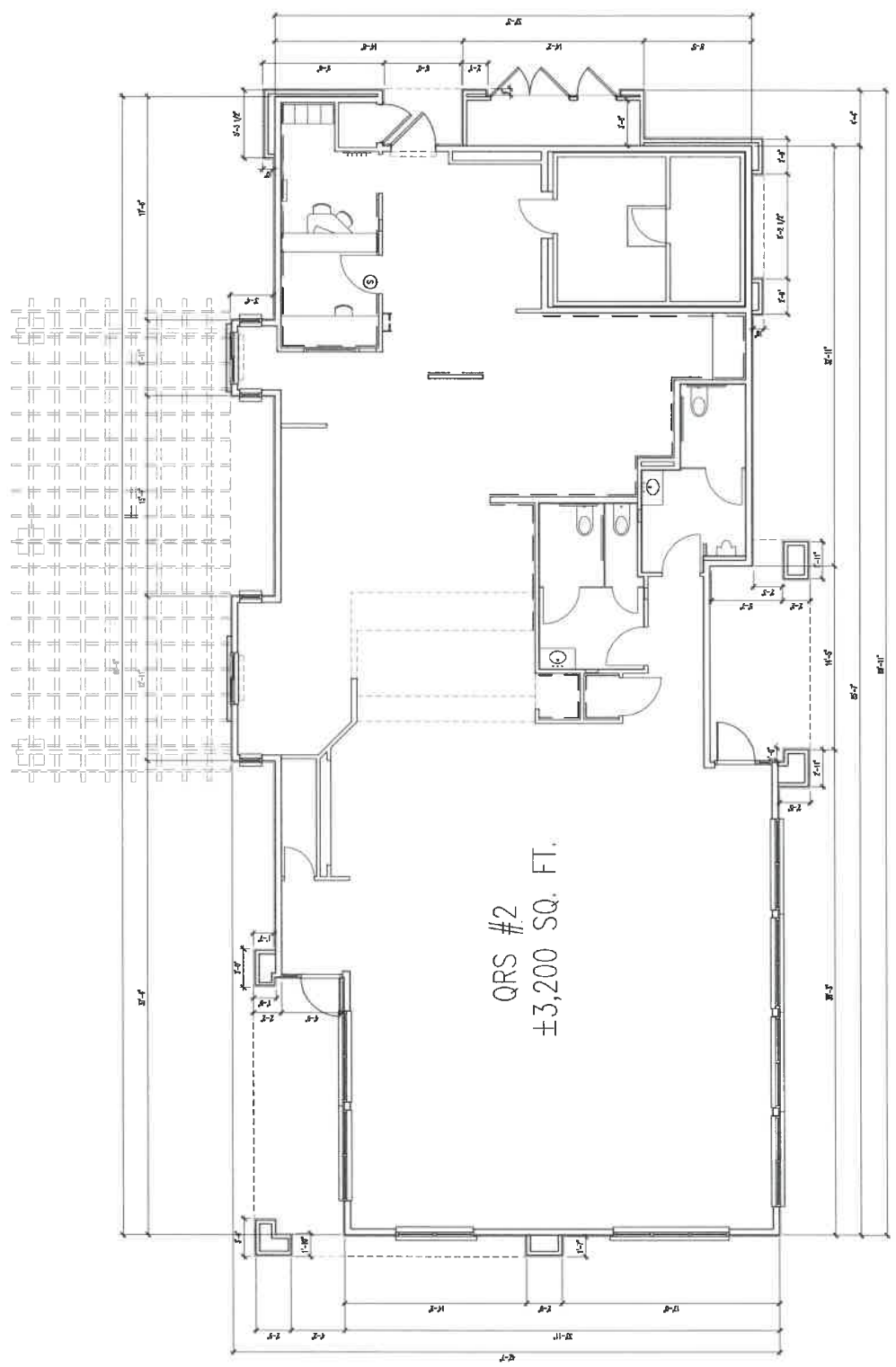
NO.	DATE	BY	REVISION
1	08-20-18	AS SHOWN	

OSR NO.
08-20-18
DATE
08-20-18
SCALE
AS SHOWN
DRAWN BY
CUP 3770
DRAWING NO.

A1-5



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



QRS #2
±3,200 SQ. FT.

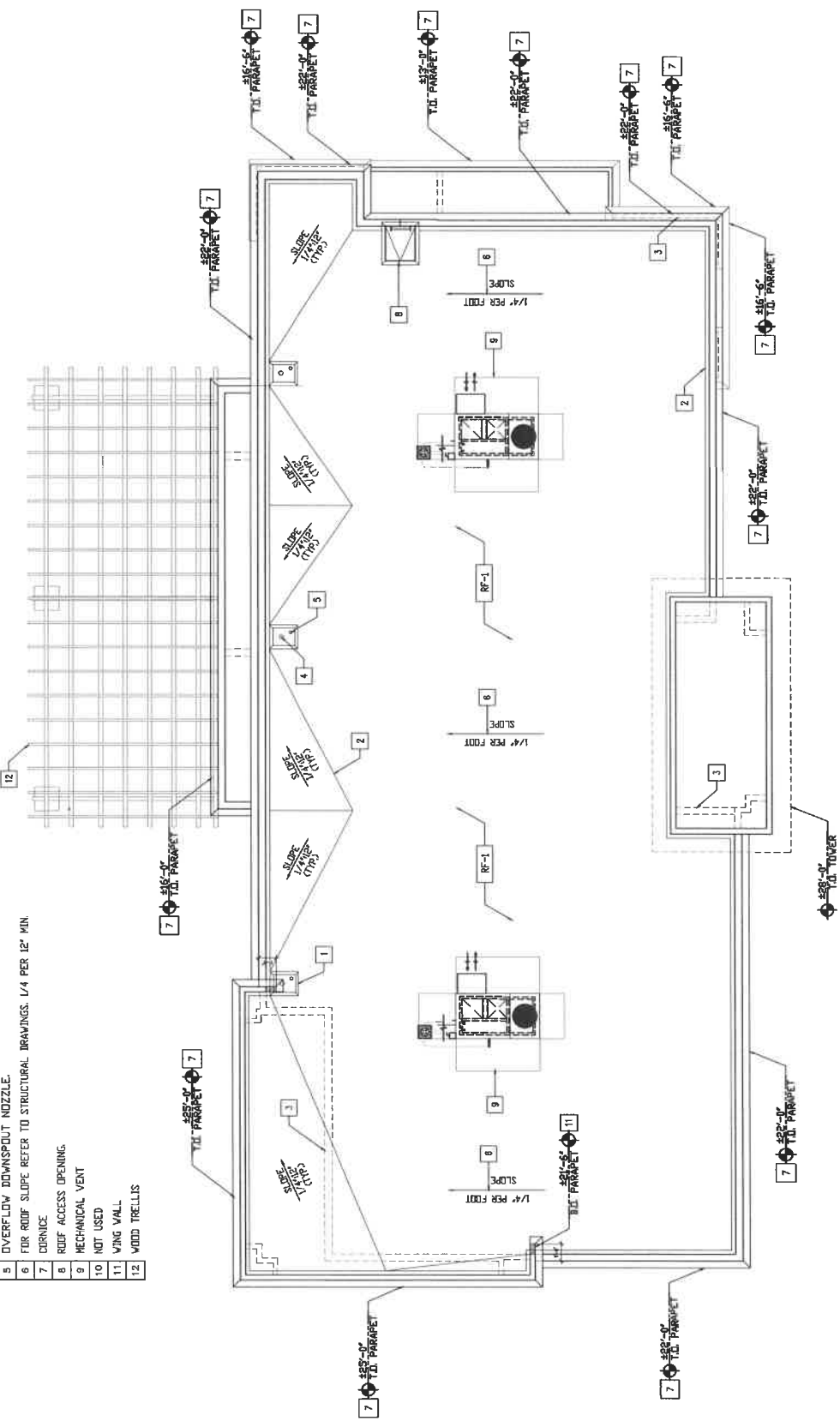
FLOOR PLAN

NO.	DATE	BY	CHKD.	APP'D.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DATE: 08-20-18
SCALE: AS SHOWN
DRAWN BY: [Name]
JOB NO: CUP 3770
DRAWING NO. A1-6

ROOFING

TYPE 4 - 2 LY. BUILT UP CLASS A¹ ROOFING
OF 1/4" 15 LB. BASE SHEET, 2 LAYERS
OF 11 LB. FELT & 90 LB. CAPSHEET
HOT MDP ALL AREAS
WARRANTY:
20 YEAR INSTALLATION AND LABOR.



KEYNOTES:

- 1 DEPRESSED AREA @ ROOF DRAINS.
- 2 LINES REPRESENT LIMITS OF CRICKETS FORMED BY TAPERED ROOF INSULATION (MIN PITCH IS 1/4" PER FOOT)
- 3 LINE OF BUILDING BELOW
- 4 ROOF DRAIN AND OVERFLOW.
- 5 OVERFLOW DOWNSPOUT NOZZLE.
- 6 FOR ROOF SLOPE REFER TO STRUCTURAL DRAWINGS. 1/4 PER 12' MIN.
- 7 CORNICE
- 8 ROOF ACCESS OPENING.
- 9 MECHANICAL VENT
- 10 NOT USED
- 11 WING WALL
- 12 WOOD TRELLIS

ROOF PLAN



SCALE: 1/8" = 1'-0"

SHEET NO. 1

FLOOR PLAN

A1-7

DRAWING NO.

CUP 3770

AS SHOWN

DATE: 08-15-18

SCALE: 3/16" = 1'-0"

DRAWN BY: JMM

CHECKED BY: JMM

DATE: 08-15-18

SCALE: 3/16" = 1'-0"

DRAWN BY: JMM

CHECKED BY: JMM

DATE: 08-15-18

SCALE: 3/16" = 1'-0"

DRAWN BY: JMM

CHECKED BY: JMM

DATE: 08-15-18

SCALE: 3/16" = 1'-0"

DRAWN BY: JMM

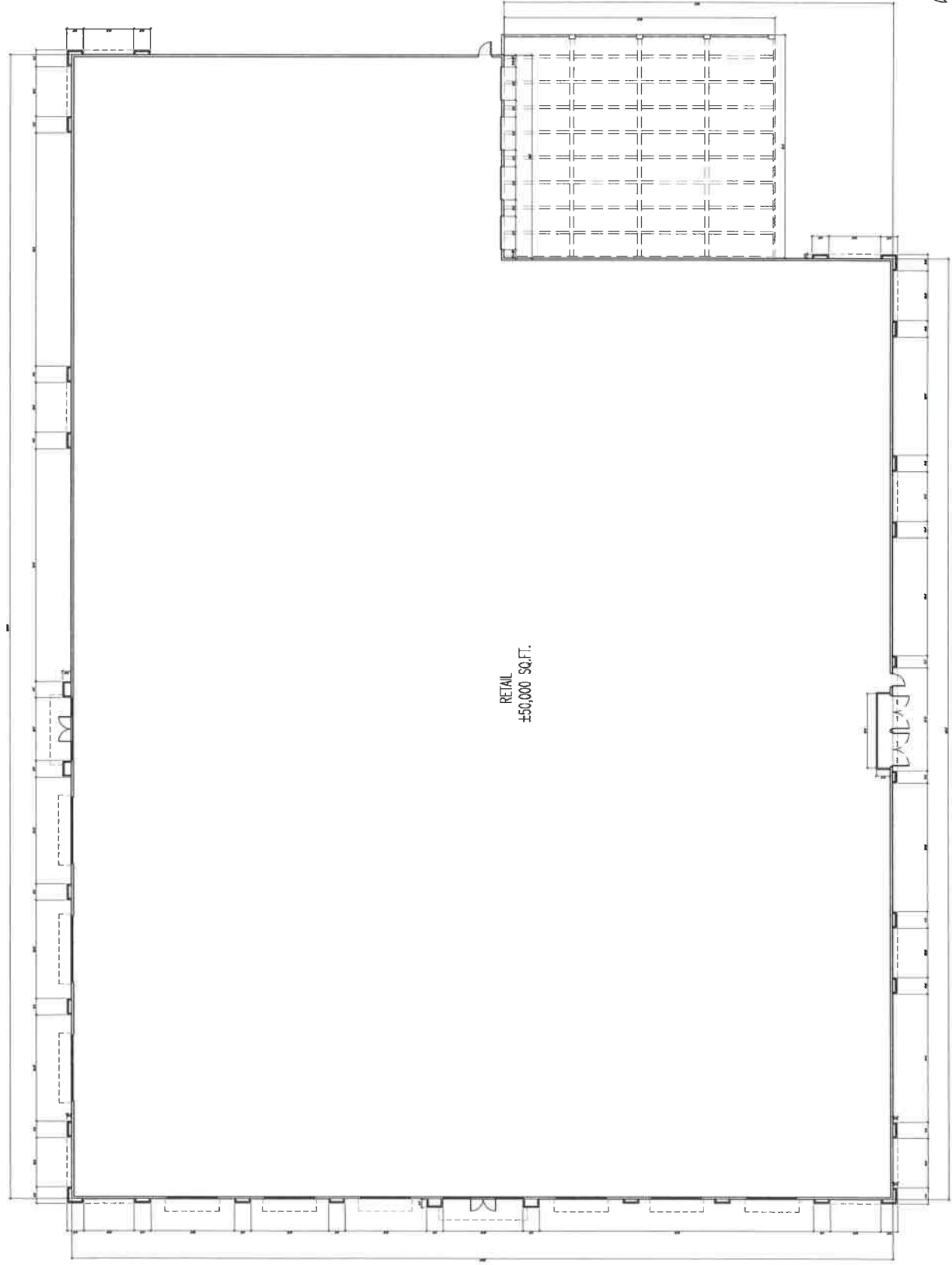
CHECKED BY: JMM

DOMENCON PLAZA LP
SMC DOMENCON PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

RETAIL FLOOR PLAN



139 RABBIT ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



RETAIL
±50,000 SQ. FT.



SCALE: 1/8" = 1'-0"

1

ROOF PLAN

A1-8

DRAWING NO. CUP 3770

AS SHOWN

SCALE: AS SHOWN

DATE: 03-09-18

APR NO: 000.000

DATE: 03-09-18

SCALE: AS SHOWN

DATE: 03-09-18

SCALE: AS SHOWN

DATE: 03-09-18

SCALE: AS SHOWN

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DATE: 03-09-18

SCALE: AS SHOWN

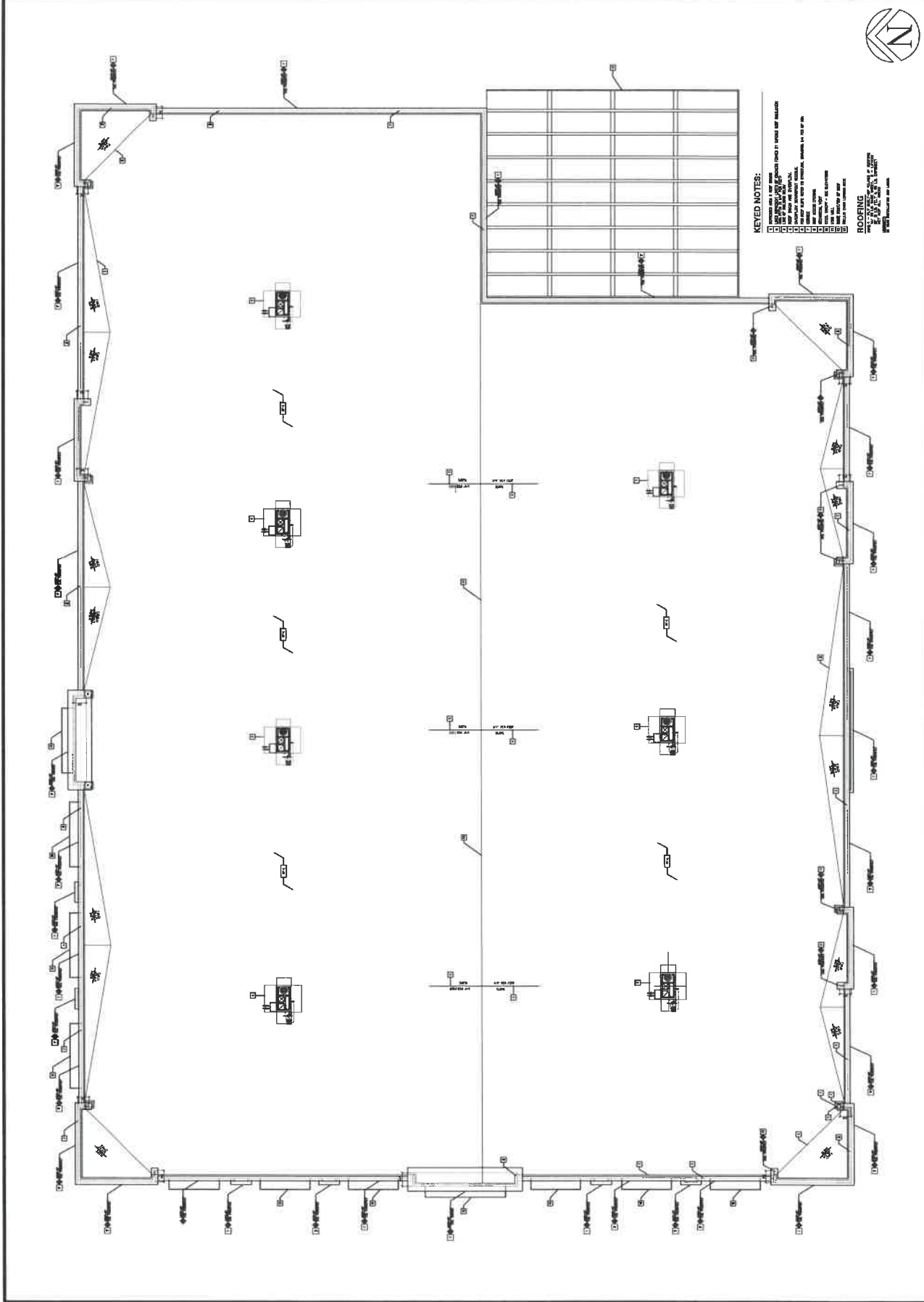
DATE: 03-09-18

SCALE: AS SHOWN

DATE: 03-09-18

SCALE: AS SHOWN

DATE: 03-09-18



KEYED NOTES:

- 1. REFER TO SHEET A1-7 FOR ROOF PLAN
- 2. REFER TO SHEET A1-9 FOR ROOF PLAN
- 3. REFER TO SHEET A1-10 FOR ROOF PLAN
- 4. REFER TO SHEET A1-11 FOR ROOF PLAN
- 5. REFER TO SHEET A1-12 FOR ROOF PLAN
- 6. REFER TO SHEET A1-13 FOR ROOF PLAN
- 7. REFER TO SHEET A1-14 FOR ROOF PLAN
- 8. REFER TO SHEET A1-15 FOR ROOF PLAN
- 9. REFER TO SHEET A1-16 FOR ROOF PLAN
- 10. REFER TO SHEET A1-17 FOR ROOF PLAN
- 11. REFER TO SHEET A1-18 FOR ROOF PLAN
- 12. REFER TO SHEET A1-19 FOR ROOF PLAN
- 13. REFER TO SHEET A1-20 FOR ROOF PLAN
- 14. REFER TO SHEET A1-21 FOR ROOF PLAN
- 15. REFER TO SHEET A1-22 FOR ROOF PLAN
- 16. REFER TO SHEET A1-23 FOR ROOF PLAN
- 17. REFER TO SHEET A1-24 FOR ROOF PLAN
- 18. REFER TO SHEET A1-25 FOR ROOF PLAN
- 19. REFER TO SHEET A1-26 FOR ROOF PLAN
- 20. REFER TO SHEET A1-27 FOR ROOF PLAN
- 21. REFER TO SHEET A1-28 FOR ROOF PLAN
- 22. REFER TO SHEET A1-29 FOR ROOF PLAN
- 23. REFER TO SHEET A1-30 FOR ROOF PLAN
- 24. REFER TO SHEET A1-31 FOR ROOF PLAN
- 25. REFER TO SHEET A1-32 FOR ROOF PLAN
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- 27. REFER TO SHEET A1-34 FOR ROOF PLAN
- 28. REFER TO SHEET A1-35 FOR ROOF PLAN
- 29. REFER TO SHEET A1-36 FOR ROOF PLAN
- 30. REFER TO SHEET A1-37 FOR ROOF PLAN
- 31. REFER TO SHEET A1-38 FOR ROOF PLAN
- 32. REFER TO SHEET A1-39 FOR ROOF PLAN
- 33. REFER TO SHEET A1-40 FOR ROOF PLAN
- 34. REFER TO SHEET A1-41 FOR ROOF PLAN
- 35. REFER TO SHEET A1-42 FOR ROOF PLAN
- 36. REFER TO SHEET A1-43 FOR ROOF PLAN
- 37. REFER TO SHEET A1-44 FOR ROOF PLAN
- 38. REFER TO SHEET A1-45 FOR ROOF PLAN
- 39. REFER TO SHEET A1-46 FOR ROOF PLAN
- 40. REFER TO SHEET A1-47 FOR ROOF PLAN
- 41. REFER TO SHEET A1-48 FOR ROOF PLAN
- 42. REFER TO SHEET A1-49 FOR ROOF PLAN
- 43. REFER TO SHEET A1-50 FOR ROOF PLAN
- 44. REFER TO SHEET A1-51 FOR ROOF PLAN
- 45. REFER TO SHEET A1-52 FOR ROOF PLAN
- 46. REFER TO SHEET A1-53 FOR ROOF PLAN
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- 48. REFER TO SHEET A1-55 FOR ROOF PLAN
- 49. REFER TO SHEET A1-56 FOR ROOF PLAN
- 50. REFER TO SHEET A1-57 FOR ROOF PLAN
- 51. REFER TO SHEET A1-58 FOR ROOF PLAN
- 52. REFER TO SHEET A1-59 FOR ROOF PLAN
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- 54. REFER TO SHEET A1-61 FOR ROOF PLAN
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- 56. REFER TO SHEET A1-63 FOR ROOF PLAN
- 57. REFER TO SHEET A1-64 FOR ROOF PLAN
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- 61. REFER TO SHEET A1-68 FOR ROOF PLAN
- 62. REFER TO SHEET A1-69 FOR ROOF PLAN
- 63. REFER TO SHEET A1-70 FOR ROOF PLAN
- 64. REFER TO SHEET A1-71 FOR ROOF PLAN
- 65. REFER TO SHEET A1-72 FOR ROOF PLAN
- 66. REFER TO SHEET A1-73 FOR ROOF PLAN
- 67. REFER TO SHEET A1-74 FOR ROOF PLAN
- 68. REFER TO SHEET A1-75 FOR ROOF PLAN
- 69. REFER TO SHEET A1-76 FOR ROOF PLAN
- 70. REFER TO SHEET A1-77 FOR ROOF PLAN
- 71. REFER TO SHEET A1-78 FOR ROOF PLAN
- 72. REFER TO SHEET A1-79 FOR ROOF PLAN
- 73. REFER TO SHEET A1-80 FOR ROOF PLAN
- 74. REFER TO SHEET A1-81 FOR ROOF PLAN
- 75. REFER TO SHEET A1-82 FOR ROOF PLAN
- 76. REFER TO SHEET A1-83 FOR ROOF PLAN
- 77. REFER TO SHEET A1-84 FOR ROOF PLAN
- 78. REFER TO SHEET A1-85 FOR ROOF PLAN
- 79. REFER TO SHEET A1-86 FOR ROOF PLAN
- 80. REFER TO SHEET A1-87 FOR ROOF PLAN
- 81. REFER TO SHEET A1-88 FOR ROOF PLAN
- 82. REFER TO SHEET A1-89 FOR ROOF PLAN
- 83. REFER TO SHEET A1-90 FOR ROOF PLAN
- 84. REFER TO SHEET A1-91 FOR ROOF PLAN
- 85. REFER TO SHEET A1-92 FOR ROOF PLAN
- 86. REFER TO SHEET A1-93 FOR ROOF PLAN
- 87. REFER TO SHEET A1-94 FOR ROOF PLAN
- 88. REFER TO SHEET A1-95 FOR ROOF PLAN
- 89. REFER TO SHEET A1-96 FOR ROOF PLAN
- 90. REFER TO SHEET A1-97 FOR ROOF PLAN
- 91. REFER TO SHEET A1-98 FOR ROOF PLAN
- 92. REFER TO SHEET A1-99 FOR ROOF PLAN
- 93. REFER TO SHEET A1-100 FOR ROOF PLAN

RETAIL ROOF PLAN

DOMENIGON PLAZA LP
590 DOMENIGON PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA



139 RADIO ROAD
CORONA, CA 92729
P.O. BOX 1958
CORONA, CA 92728-1958
DIRECT (951) 280-2833
FAX (951) 280-2832

139 RADIO ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92878-1958
 DIRECT (951) 280-8833
 FAX (951) 280-8832



CONVENIENCE STORE AND
 DELI EXTERIOR ELEVATIONS
 DOWNGON PLAZA LP
 SMC DOWNGON PRKRY + WNCHESTER RD
 COUNTY OF RIVERSIDE, CA

DATE	JOB NO
04/27/15	001000
SCALE	DRAWN BY
AS SHOWN	NO
CUP 3770	DRAWING NO.
A2-1	



NOTE:
 FINISHES AND PAINT COLOR - SEE
 KEYNOTES ON BLACK AND WHITE
 ELEVATIONS AND MATERIAL BOARD

1

NORTH ELEVATION



2

WEST ELEVATION

DATE: 04/29/18
 DRAWN BY: AS SHOWN
 SCALE: AS SHOWN
 SHEET NO.: 1

PROJECT NO.: CUP 3770
 DRAWING NO.: A2-2

COMMERCE STORE AND
 DEL EXTERIOR ELEVATIONS
 DOMENGO PLAZA LP
 SMC DOMENGO PARKWAY + WINCHESTER RD.
 COUNTY OF RIVERSIDE, CA

139 RABBIT ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92879-1958
 DIRECT (951) 260-2833
 FAX (951) 260-2832



NOTE:
 FINISHES AND PAINT COLOR - SEE
 KEYNOTES ON BLACK AND WHITE
 ELEVATIONS AND MATERIAL BOARD

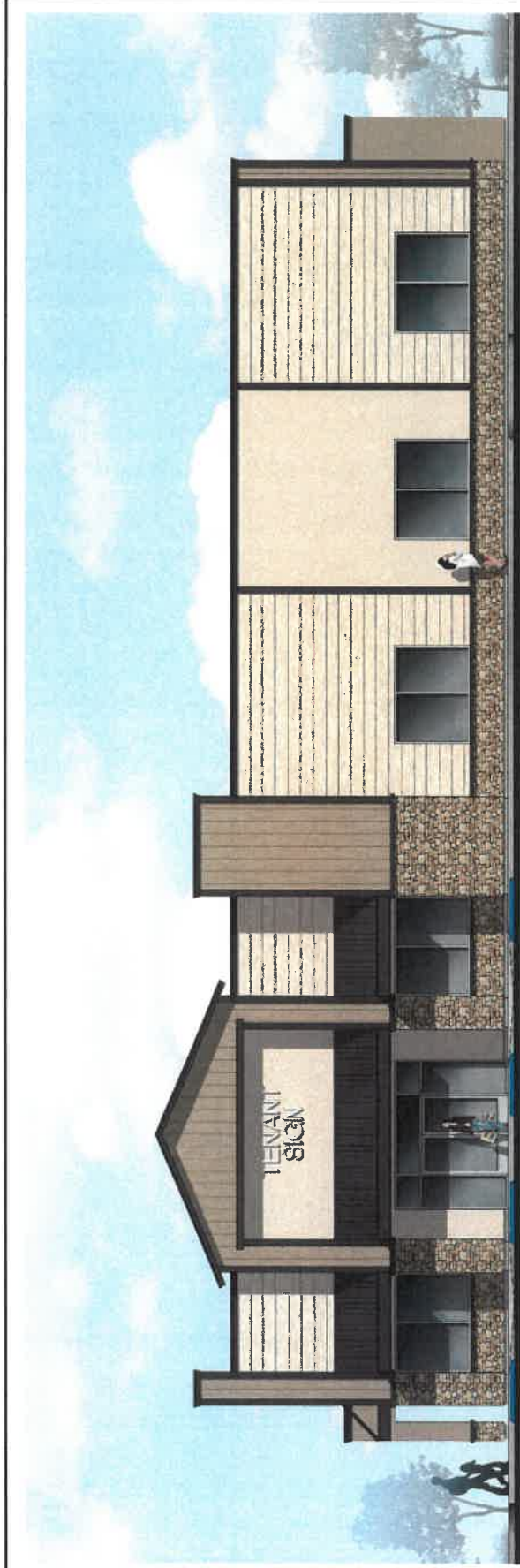
SHEET NO. 1

SOUTH ELEVATION



SHEET NO. 2

EAST ELEVATION



WEST ELEVATION - OBR BUILDING #1



SOUTH ELEVATION - OBR BUILDING #1

NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

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

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

139 RATIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 260-3833
FAX (951) 260-3832



OBR #1 WITH DRIVE - THRU
EXTERIOR ELEVATIONS
DOMENGO PLAZA LP
SMC DOMENGO PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

REVISION	DATE	BY

CUP 3770
DRAWING NO.

DATE: 04/27/18
SCALE: AS SHOWN
DRAWN BY: [Name]
NO: [Number]

A2-3



NOTE:
 FINISHES AND PAINT COLOR - SEE
 KEYNOTES ON BLACK AND WHITE
 ELEVATIONS AND MATERIAL BOARD

EAST ELEVATION - OSR BUILDING #1

SCALE
 1/4" = 1'-0"

1



NORTH ELEVATION - OSR BUILDING #1

SCALE
 1/4" = 1'-0"

2

139 RATIO ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92878-1958
 DIRECT (951) 280-3833
 FAX (951) 280-3832

THE GREEN BUILDING INSTITUTE

**OSR #1 WITH DRIVE - THRU
 EXTERIOR ELEVATIONS**

DOMENGO PLAZA LP
 SMC DOMENGO PARKWAY + WINCHESTER RD.
 COUNTY OF RIVERSIDE, CA

NO.	DATE	BY	CHKD.	REVISION

DATE	04/27/18
DESIGN NO.	000-000
SCALE	AS SHOWN
DRAWN BY	AS SHOWN
CUP	3770
DRAWING NO.	A2-4

139 RATIO ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92878-1958
 DIRECT (951) 280-3833
 FAX (951) 280-3832

A2-4



NOTE:
FINISHES AND PAINT COLOR - SEE KEYNOTES ON BLACK AND WHITE ELEVATIONS AND MATERIAL BOARD

WEST ELEVATION - OSR BUILDING #2

DATE: 04/27/18
SCALE: 1/4" = 1'-0"

1



SOUTH ELEVATION - OSR BUILDING #2

DATE: 04/27/18
SCALE: 1/4" = 1'-0"

2

J. PAUL & ASSOCIATES, INC.
224 SOUTH JOY STREET
CORONA, CA 92879-1950
P.O. BOX 1958
CORONA, CA 92879-1958
DIRECT (951) 280-3833
FAX (951) 280-3832

OSR #2 WITH DRIVE - THRU EXTERIOR ELEVATIONS

DOMENCON PLAZA LP
SVC DOMENCON PARKWAY + WINCHESTER RD.
COUNTY OF FIVERSIDE CA

DATE	JOB NO
04/27/18	00100
AS SHOWN	BRW BT
	NO

DRAWING NO.
CUP 3770

A2-5

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 280-3832
FAX (951) 280-3832



OSR #2 WITH DRIVE - THRU EXTERIOR ELEVATIONS
DOMENIGON PLAZA LP
SVC DOMENIGON PKWY + WINCHESTER RD,
COUNTY OF RIVERSIDE, CA

DATE	07/27/16
JOB NO	000006
AS SHOWN	BY
DRAWN BY	NO
CHECKED BY	
DATE	
BY	
REVISION	

CUP 3770
DRAWING NO.

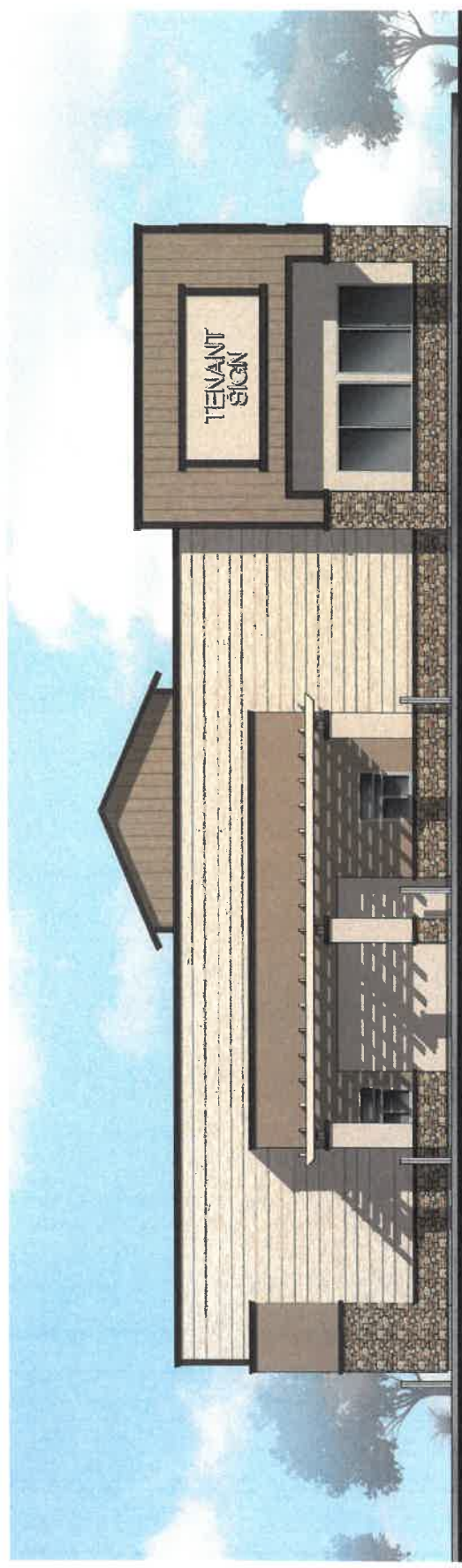
A2-6



NOTE:
FINISHES AND PAINT COLOR - SEE KEYNOTES ON BLACK AND WHITE ELEVATIONS AND MATERIAL BOARD

NO. 1
DATE 1/14/17

EAST ELEVATION - OSR BUILDING #2



NO. 2
DATE 1/14/17

NORTH ELEVATION - OSR BUILDING #2

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 280-8833
FAX (951) 280-8832

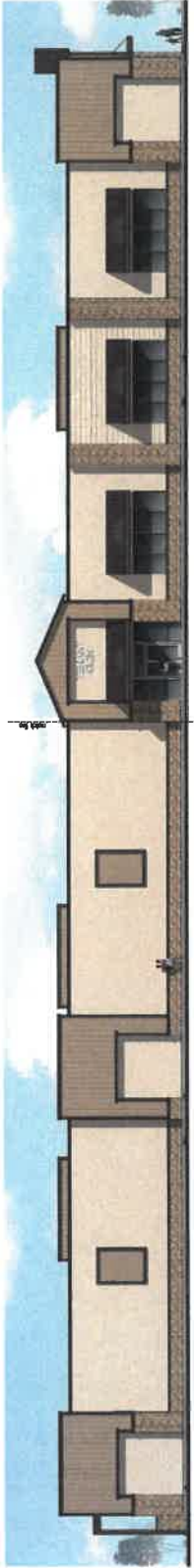


RETAL
EXTERIOR ELEVATION
DOMENGO PLAZA LP
5MC DOMENGO PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

DATE	04/27/18
DWG NO	000100
SCALE	AS SHOWN
DRAWN BY	
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CUP 3770
DRAWING NO.

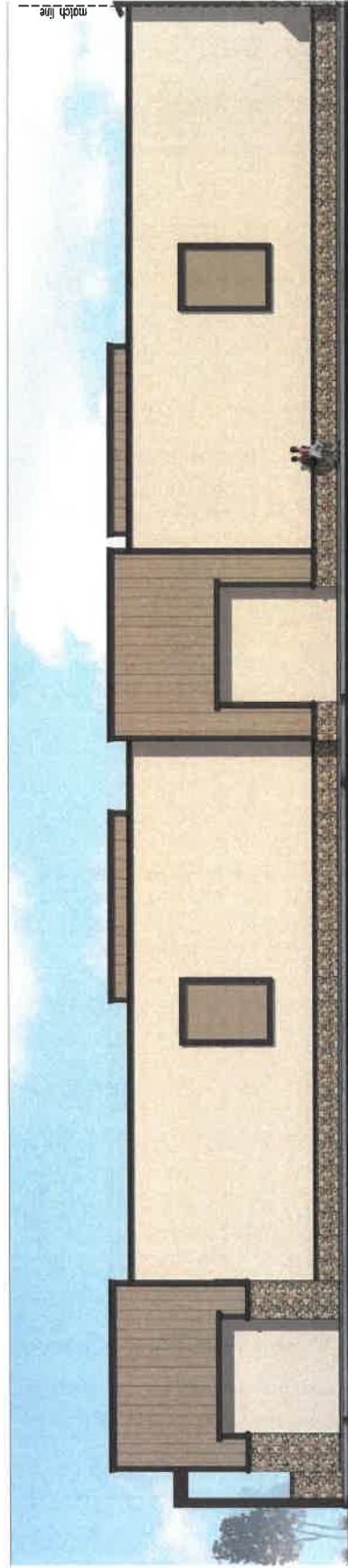
A2-7



NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

SCALE: 1/8"=1'-0"

OVERALL NORTH ELEVATION - RETAL BUILDING



SCALE: 1/8"=1'-0"

PARTIAL NORTH ELEVATION - RETAL BUILDING



SCALE: 1/8"=1'-0"

PARTIAL NORTH ELEVATION - RETAL BUILDING

139 RADIO ROAD
CORONA, CA 92779
P.O. BOX 1958
CORONA, CA 92778-1958
DIRECT (951) 280-8833
FAX (951) 280-8832



RETAIL
EXTERIOR ELEVATION
DOMENIGON PLAZA LP
SMC DOMENIGON PKWY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

DATE	04/27/18
SCALE	AS SHOWN
DRWN BY	IND
CUP	3770
DRAWING NO.	A2-8

DATE	04/27/18
SCALE	AS SHOWN
DRWN BY	IND
CUP	3770
DRAWING NO.	A2-8

A2-8



NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

SCALE
1/8" = 1'-0"

OVERALL SOUTH ELEVATION - RETAIL BUILDING



SCALE
1/8" = 1'-0"

PARTIAL SOUTH ELEVATION - RETAIL BUILDING



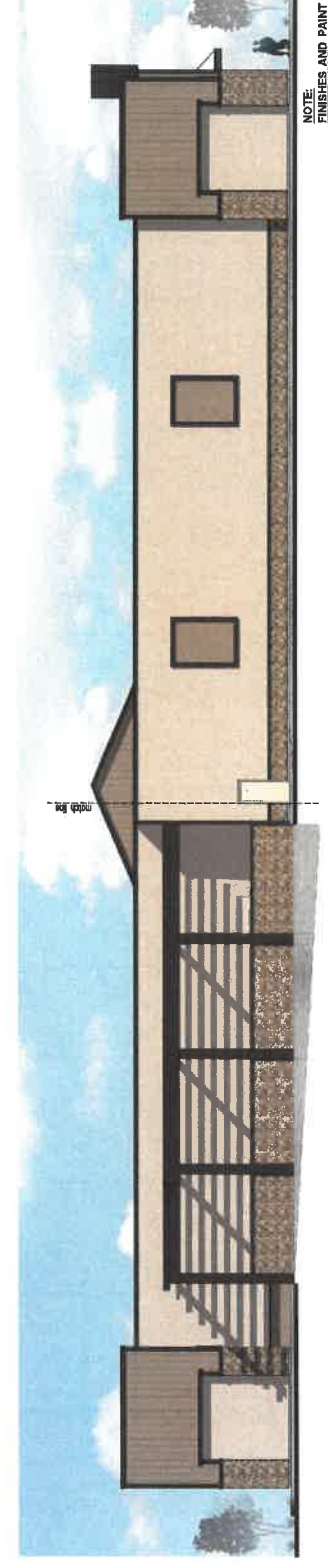
SCALE
1/8" = 1'-0"

PARTIAL SOUTH ELEVATION - RETAIL BUILDING

NO.	DATE	BY	REVISION

DATE	04/27/18
KR NO	000000
SCALE	AS SHOWN
DRAWN BY	AS SHOWN
CUP	3770
DRAWING NO.	A2-9

NOTE:
FINISHES AND PAINT COLOR - SEE KEYNOTES ON BLACK AND WHITE ELEVATIONS AND MATERIAL BOARD



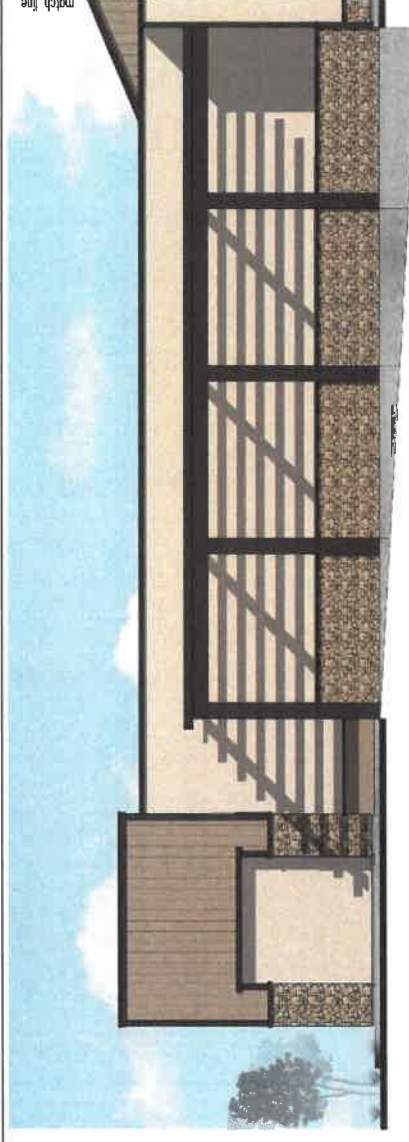
match line

match line

OVERALL PARTIAL EAST ELEVATION - RETAIL BUILDING

SCALE: 1/8"=1'-0"

1

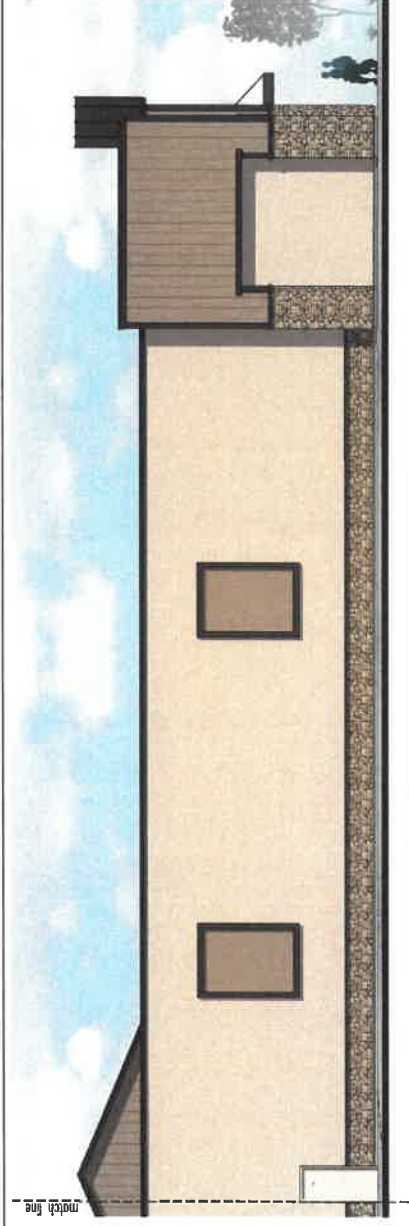


match line

PARTIAL EAST ELEVATION - RETAIL BUILDING

SCALE: 1/8"=1'-0"

2



match line

PARTIAL EAST ELEVATION - RETAIL BUILDING

SCALE: 1/8"=1'-0"

3

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92679-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



RETAL
EXTERIOR ELEVATION
DOMENIGON PLAZA LP
SMC DOMENIGON PKWY + WINCHESTER RD
COUNTY OF RIVERSIDE, CA

NO.	DATE	DESCRIPTION
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DATE: 04/27/18
APR NO: 000.000
SCALE: AS SHOWN
DRAWN BY: AS SHOWN
CUP: 3770
DRAWING NO.

A2-10

NOTE:
DIMENSIONS AND PAINT COLOR - SEE
SPECIFICATIONS ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD



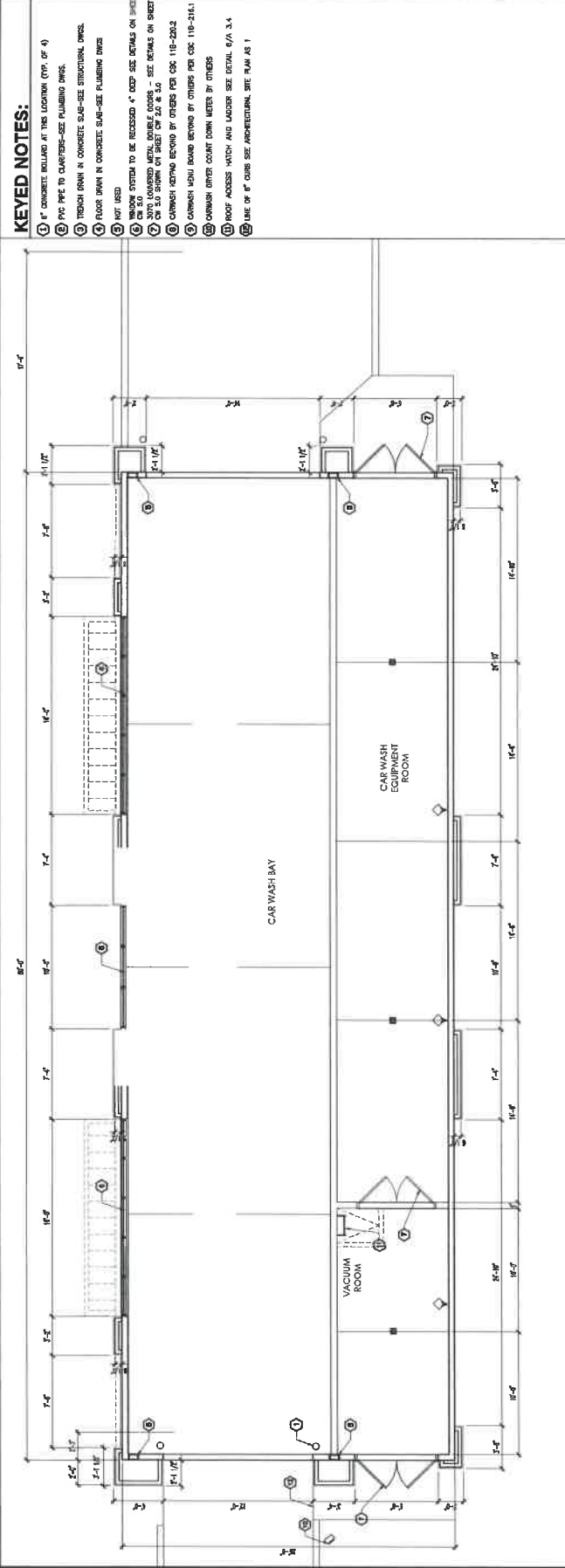
OVERALL WEST ELEVATION - RETAIL BUILDING

PARTIAL WEST ELEVATION - RETAIL BUILDING



PARTIAL WEST ELEVATION - RETAIL BUILDING

12/12/2018 - 10:00 AM - Drawing - 3/21/18 - 10:00 AM - 3/21/18 - 10:00 AM - 3/21/18 - 10:00 AM



CAR WASH FLOOR PLAN

SCALE: 1/8" = 1'-0"

- KEYED NOTES:**
- ① 4" CONCRETE REINFORCING AT THIS LOCATION (TOP OF 4")
 - ② PVC PIPE TO CURB/SEE PLUMBING SHOP.
 - ③ TRENCH DRAIN IN CONCRETE SLAB-SEE STRUCTURAL NOTES.
 - ④ FLOOR DRAIN IN CONCRETE SLAB-SEE PLUMBING SHOP.
 - ⑤ NOT USED
 - ⑥ SEE SYSTEM TO BE INSTALLED, SEE DETAILS ON SHEET
 - ⑦ SEE UNFINISHED METAL DEBRIS ROOM, SEE DETAILS ON SHEET
 - ⑧ CONCRETE TOPPING REQUIRED BY OTHERS PER CIP 118-220.2
 - ⑨ CONCRETE TOPPING REQUIRED BY OTHERS PER CIP 118-214.1
 - ⑩ ROOF ACCESS HATCH AND LADDER SEE DETAIL 6/A 3.4
 - ⑪ LINE OF CURB SEE ARCHITECTURAL SITE PLAN AS 1

CAR WASH FLOOR PLAN

DOMENIGONI PLAZA LP
 SMC DOMENIGONI PARKWAY & WINCHESTER RD.
 COUNTY OF RIVERSIDE, CA

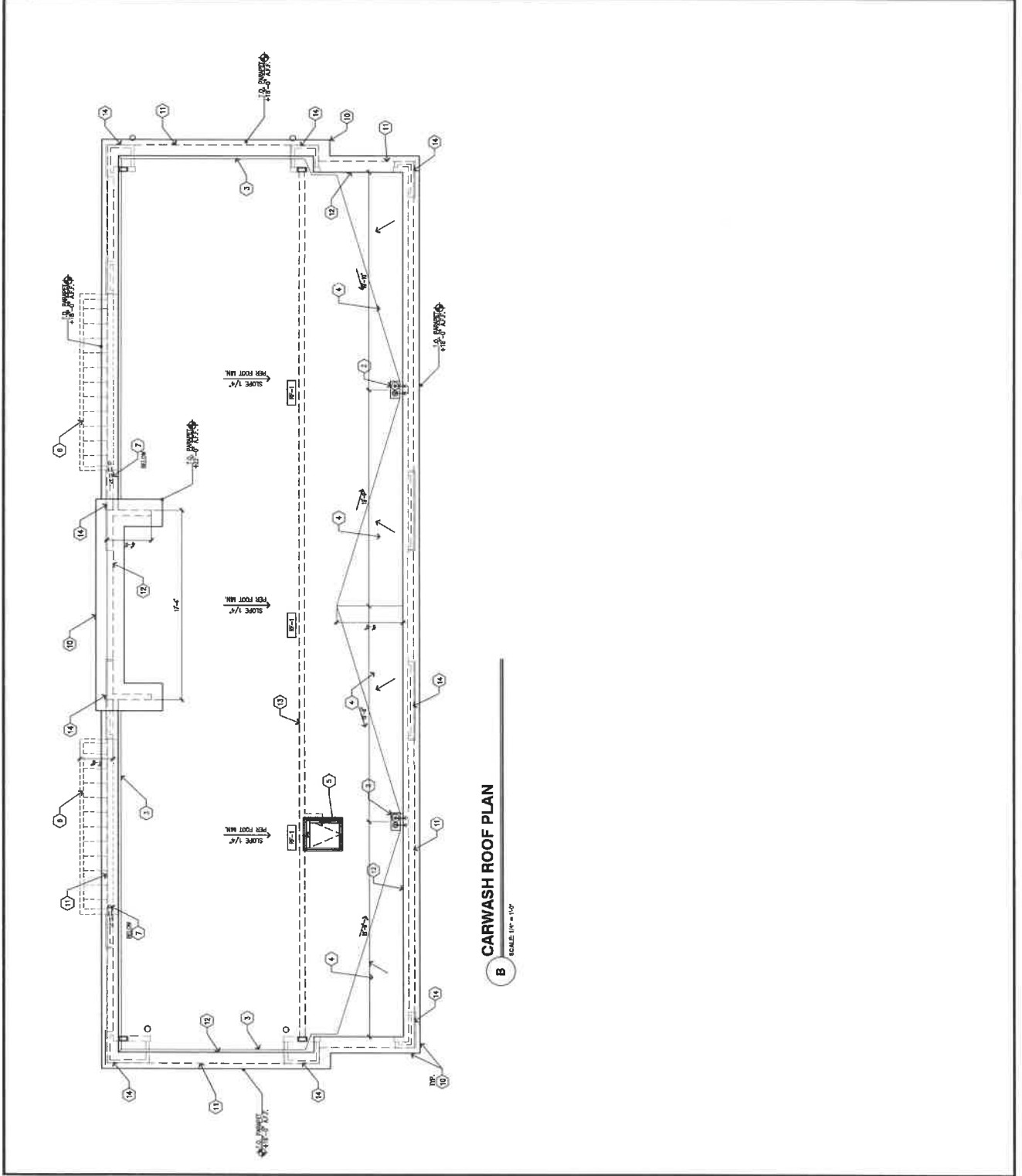
139 RATIO ROAD
 CORONA, CA 92799
 P.O. BOX 1958
 CORONA, CA 92726-1958
 DIRECT (951) 280-3933
 FAX (951) 280-3932



DATE	REV NO	SCALE	DRAWN BY
02-09-18	000.000	AS SHOWN	
CUP 3770		DRAWING NO.	

CWA1-1

		CAR WASH ROOF PLAN	
139 RABBIT ROAD CORONA, CA 92729 P.O. BOX 1958 CORONA, CA 92728-1958 DIRECT (951) 280-2833 FAX (951) 280-2832		DOMINGON PLAZA LP S/MC DOMINGON PKWY & WINCHESTER RD. COUNTY OF RIVERSIDE, CA	
DATE	NO. OF	DATE	NO.
05-20-18	0000	05-20-18	0000
SCALE	DRAWN BY	SCALE	DRAWN BY
AS SHOWN		AS SHOWN	
CUP 3770	DRIVING IN.		
CWA1-2			



CARWASH ROOF PLAN

SCALE: 1/8" = 1'-0"

B

GENERAL NOTES

REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYNOTES:

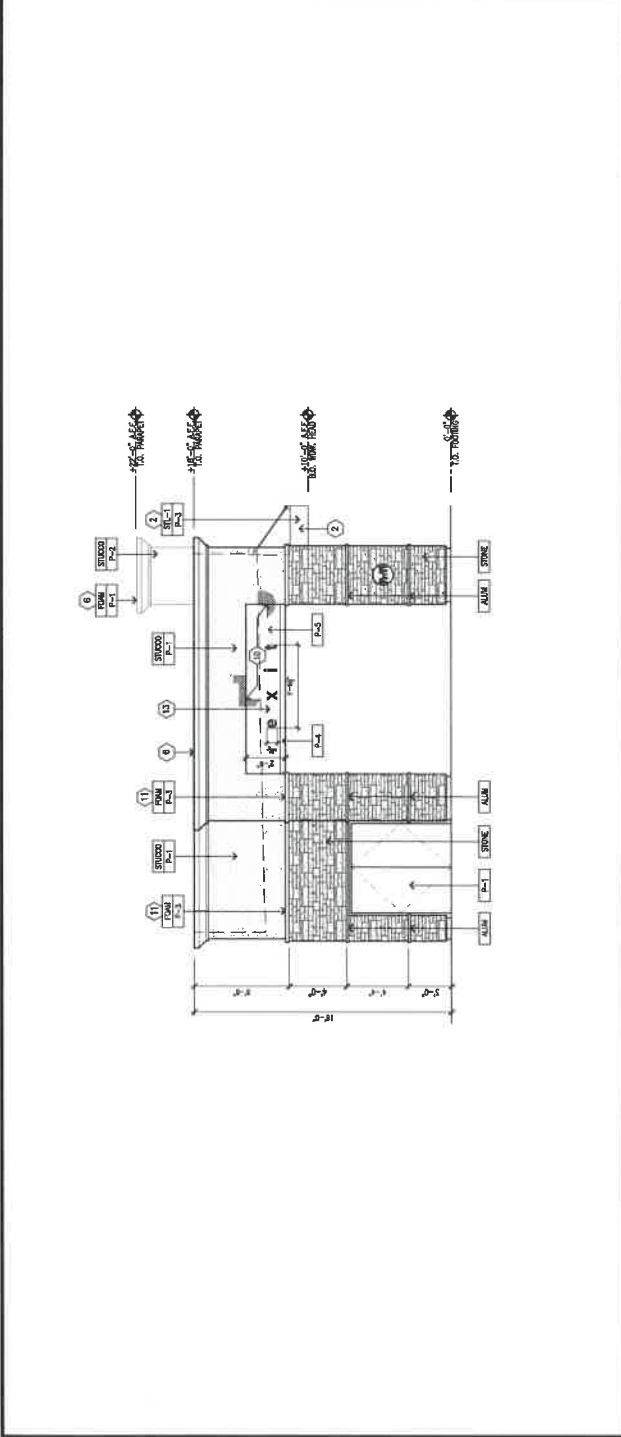
- 1 ALUMINUM REFERENCING SYSTEM REFER TO MANUFACTURER'S SPECIFICATION
- 2 STEEL CANOPY - PER STRUCTURAL DETAIL
- 3 OVERFLOW DRAIN, EXACT LOCATION SEE ROOF PLAN
- 4 POP-OUTS, DIMENSIONS REFER TO FLOOR PLAN
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN, NOT USED
- 6 WALL MOUNTED SIGN LIGHTING, SEE COLORED ELEVATIONS
- 7 APPROXIMATELY ROOF LINE
- 8 2" WIDE HORIZONTAL AND VERTICAL REVEAL
- 9 2" RECESSED WALL
- 10 FOAM CORNICE - STUCCO FINISH
- 11 1'-3" x 4" FOAM CORNICE - STUCCO FINISH
- 12 SIGNAGE BY SIGN CONTRACTOR

EXTERIOR FINISHED AND EXTERIOR PAINT COLOR

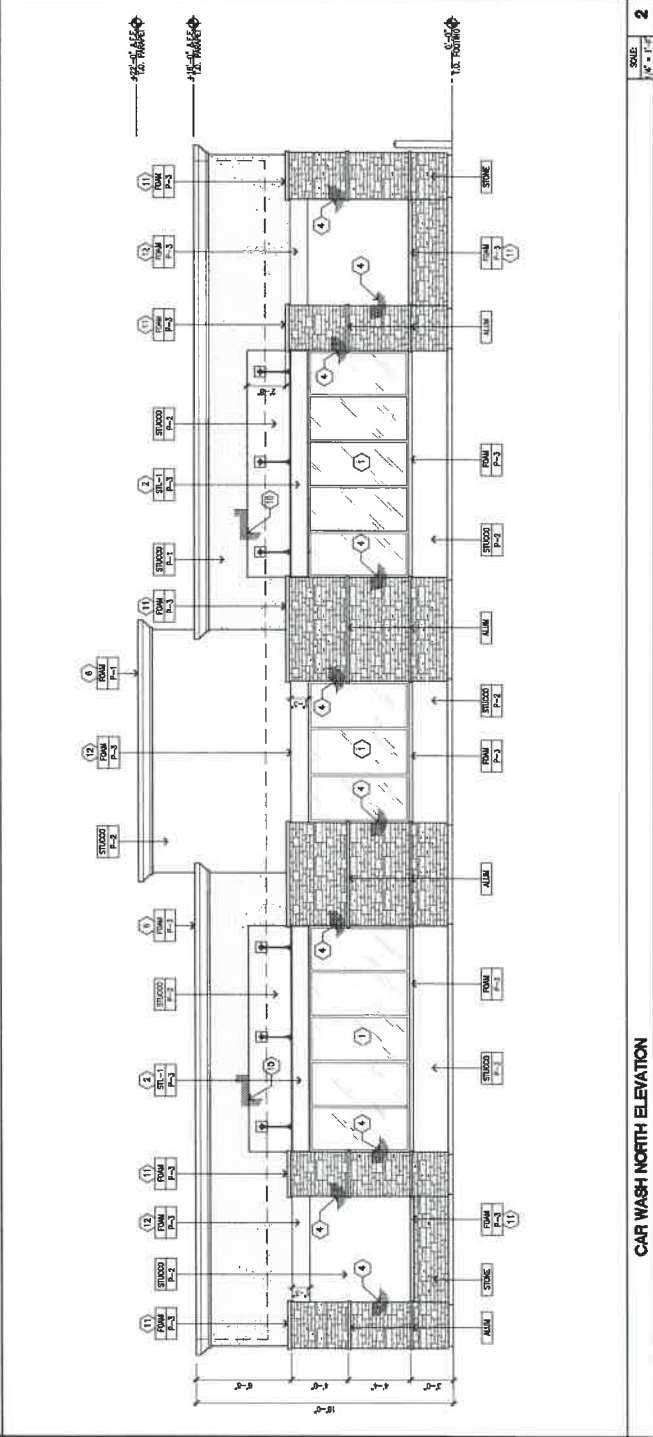
SEE MATERIAL BOARD:

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUC-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM (2"x2") EXTRUDED ALUM. BAND
- STL-1 STEEL ANNING - PER STRUCTURAL DETAIL
- STONE SEE MATERIAL BOARD
- P-1 COLOR: DUNN EDWARDS DEC6130 "WOODEN ACRE"
- P-2 COLOR: DUNN EDWARDS DEC6128 "SAND DUNE"
- P-3 COLOR: DUNN EDWARDS DEC766 "WEATHERED BROWN" (HIGH GLOSS)
- P-4 COLOR: ARCO URT BLUE "PMS 2033C"
- P-5 COLOR: ARCO BLUE "PMS 286C"(APPLIED W/INT. FLU)

SIGNAGE TO BE SUBMITTED SEPARATELY FOR PERMIT



CAR WASH WEST ELEVATION



CAR WASH NORTH ELEVATION

R & B CONSULTING
135 RADIO ROAD
CORONA, CA 92629
1 P.O. BOX 1928
CORONA, CA 92728-1928
DIRECT (951) 260-3833
FAX (951) 260-3832

CAR WASH
EXTERIOR ELEVATIONS
DOMENIGON PLAZA LP
5MC DOMENIGON PKWY + WINCHESTER RD
COUNTY OF RIVERSIDE, CA

REVISION

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DATE	JOB NO
05-09-18	000.000
SCALE	DRAWN BY
AS SHOWN	INC
CUP 3770	
DRAWING NO.	

CWA2-1



CAR WASH
EXTERIOR ELEVATIONS
DOMENIGON PLAZA LP
500 DOMENIGON PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

DATE	JOB NO.
SCALE	DRAWN BY
AS SHOWN	NO.

GENERAL NOTES
REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSE AS POSSIBLE TO ELEVATIONS.

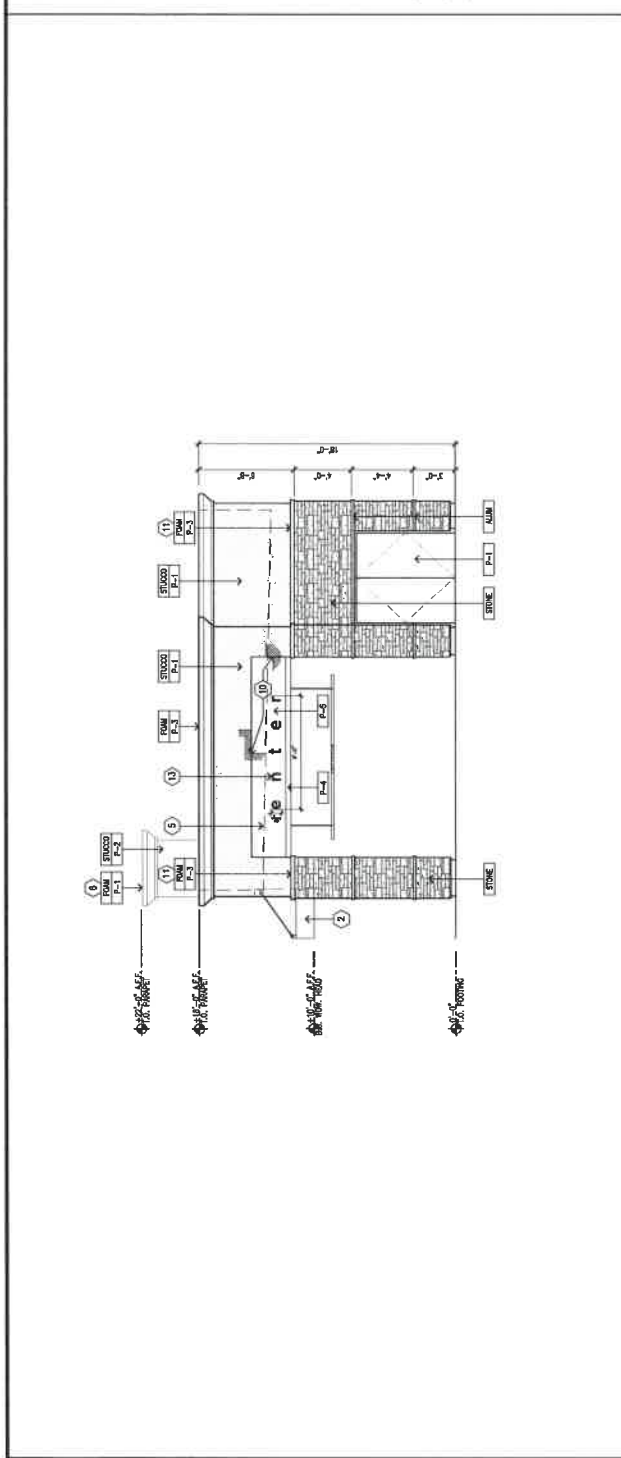
KEYNOTES:

- 1 ALUMINUM STOREFRONT SYSTEM, REFER TO MANUFACTURER SPECIFICATIONS.
- 2 STEEL CANTILEY - PER STRUCTURAL DETAIL
- 3 OVERFLOW DRAIN, EXACT LOCATION SEE ROOF PLAN.
- 4 POP-OUTS, DIMENSIONS REFER TO FLOOR PLAN
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN, NOT USED
- 6 WALL MOUNTED SIGN LIGHTING, SEE COLORED ELEVATIONS APPROXIMATELY ROOF LINE
- 7 2" WIDE HORIZONTAL AND VERTICAL REVEAL
- 8 RECESSED WALL
- 9 FOAM CORNICE - STUCCO FINISH
- 10 1'-3" x 4' FOAM CORNICE - STUCCO FINISH
- 11 SIGNAGE BY SIGN CONTRACTOR

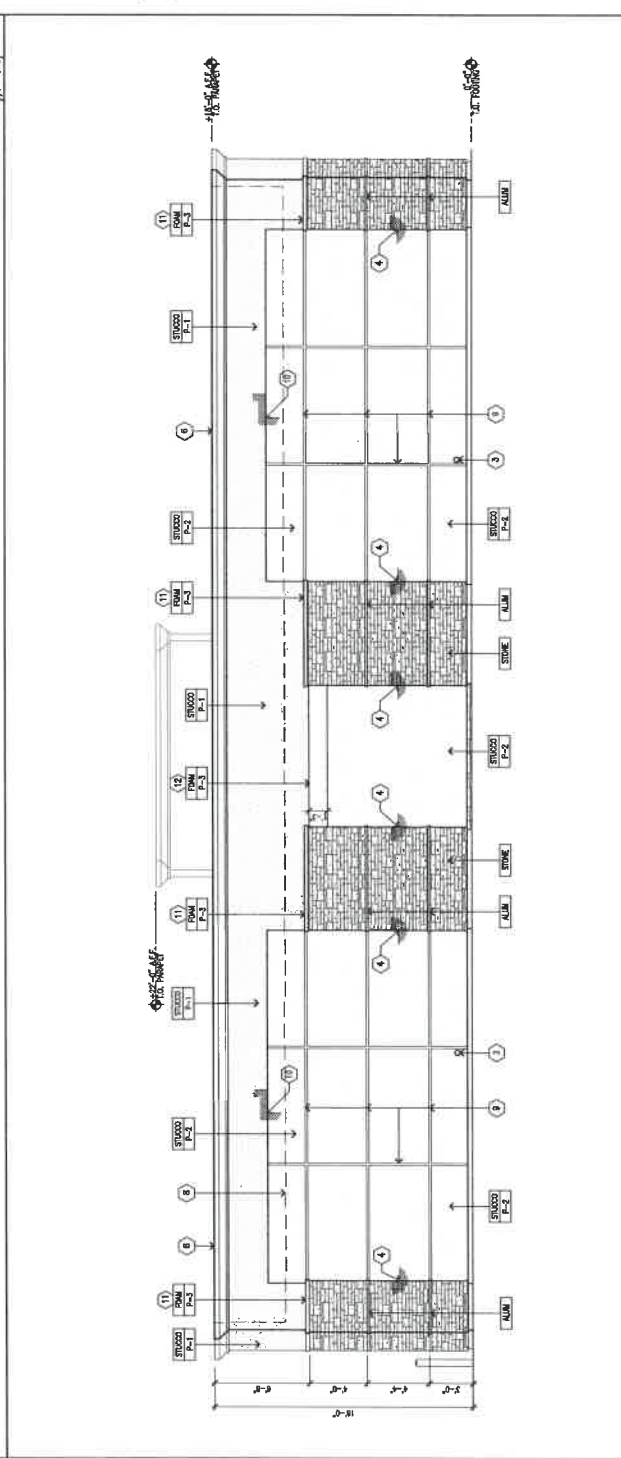
EXTERIOR FINISHED AND EXTERIOR PAINT COLOR SEE MATERIAL BOARD:

- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS, TEXTURE: FINE SAND FINISH
- S-FLEX STUCCO-3-FLEX, CUSTOMERS, ACRYLIC FINISH, OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS, TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM (2"x2" EXTRUDED ALUM. BAND)
- STL-1 STEEL FINISHING - PER STRUCTURAL DETAIL
- STONE SEE MATERIAL BOARD
- P-1 COLOR: DUINI EDWARDS DEC6130 "WOODEN ACRE"
- P-2 COLOR: DUINI EDWARDS DEC6128 "SAND DUNE"
- P-3 COLOR: DUINI EDWARDS DEC2766 "WEATHERED BROWN" (HIGH GLOSS)
- P-4 COLOR: ARCO LIGHT BLUE "PMS 2838C"
- P-5 COLOR: ARCO BLUE "PMS 2886C" (APPLIED VINYL FILM)

SIGNAGE TO BE SUBMITTED SEPARATELY FOR PERMIT



CAR WASH EAST ELEVATION
SCALE: 1/4" = 1'-0"



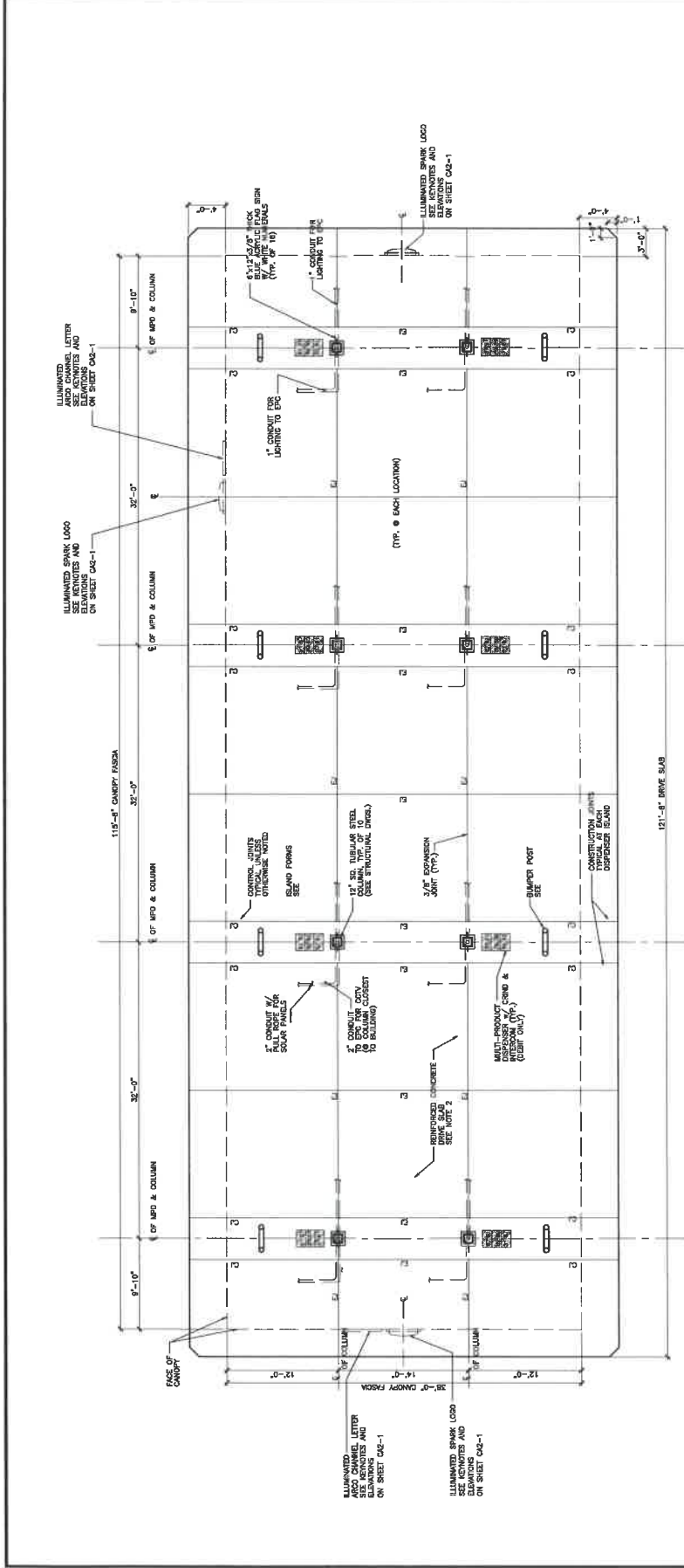
CAR WASH SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE	05-01-18
SCALE	AS SHOWN
DRAWN BY	CUP 3770
NO.	DRIVING NO.

- Notes:**
- CONCRETE IS TO BE TO BE REFINISHED TO THE SITES UNDERGROUND STORM DRAINAGE
 - DRIVE SLAB SHALL BE 4" THICK REINFORCED CONCRETE w/ #4 @ 18" c/c. EACH WAY OVER 4" CRUSHED ROCK OR AS SPECIFIED IN SOILS REPORT. FINISH SHALL BE A MEDIUM BROOM PERPENDICULAR TO ISLAND LAYOUT w/ EXPANSION AND CONTROL JOINTS AS SHOWN.
 - CANOPY CONTRACTOR SHALL PROVIDE DIMENSIONS AND COMMENTS FOR LIGHTING, SIGN, LOGO, AND ISLANDS TO THE ARCHITECTURAL CONTRACTOR FOR EACH LOCATION OF COMMENTS, AND HAND HOLES PRIOR TO FABRICATION.
 - EACH PART OF ISLANDS HEIGHTS SHALL BE THE SAME.
 - ISLAND FORMS SHALL BE PAINTED BLACK.
 - PANORAMIC ISLAND CASHERS (P.I.C.) UNITS ARE BASED ON 600 LB FRONT LOAD DOUBLE BEED UNITS. CASH ACCEPTING UNITS ONLY.
 - SEE SHEET CA1-2 AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND IN COLUMN ELECTRICAL CIRCUIT INFORMATION.
 - CRACK BLENDS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN DEPTH OF CANOPY.



01 CANOPY SLAB PLAN
SCALE: 3/16"=1'-0"



8 MPD CANOPY
DORNINGON PLAZA LP
SWM DORNINGON PKWY & WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

139 RADIO ROAD
COSTA MESA, CA 92629
P.O. BOX 1958
COSTA MESA, CA 92629-1958
DIRECT (951) 280-8833
FAX (951) 280-8832

DESIGN
CONSTRUCTION
ASSESSMENT

DATE	JOB NO
05-09-18	020.003
SCALE	DRAWN BY
AS SHOWN	MO
DRAWING NO.	
CUP 3770	

CA2-1

GENERAL NOTES

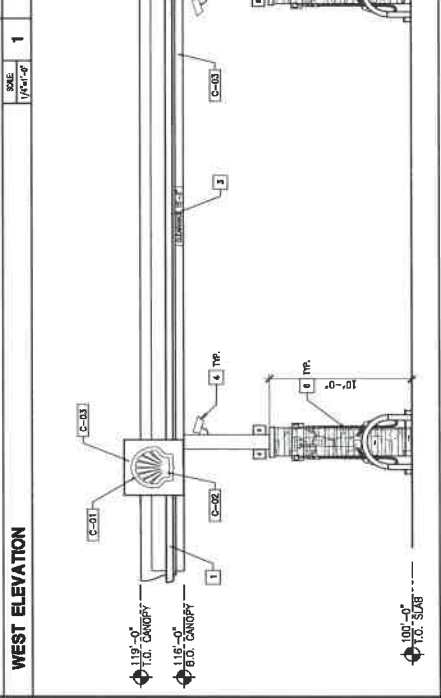
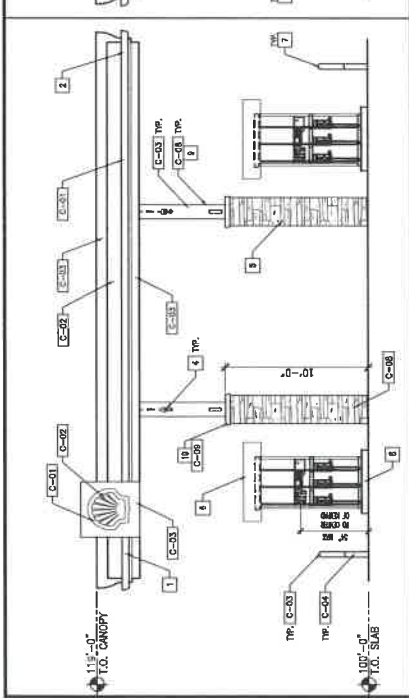
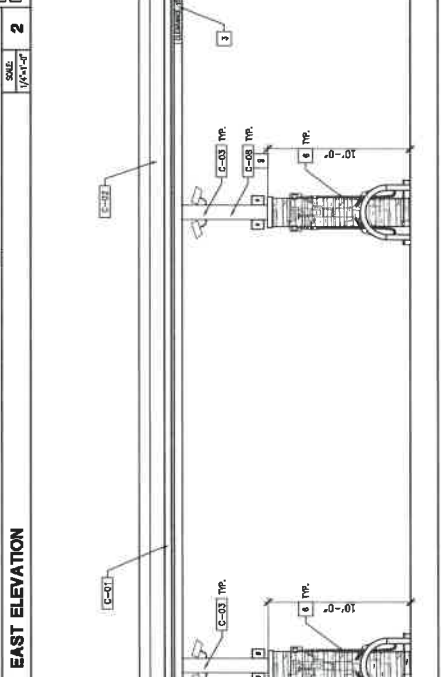
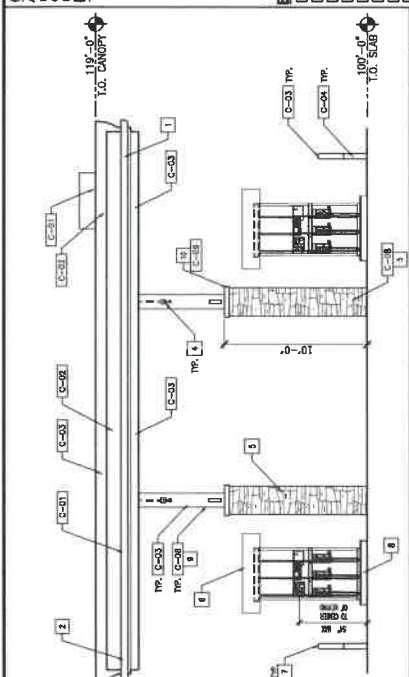
- ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES TO BE USED.
- THE CANOPY CEILING DECK SURFACE IS TO BE PAINTED WHITE.
- THE SHELL VECTOR SYMBOL LOAD IS NOT TO BE DISPLAYED ANYWHERE ON THE CANOPY.

KEY NOTES

- MAX-S LOGO WITH THE SHELL LOGO TYPE, MANUFACTURED RED LETTERS ARE BLACK-LIGHTED.
- MANUFACTURED RED LIGHTING THESE ARE PROVIDING REFLECTED ILLUMINATION TO PERIMETER OF CANOPY FABRIC.
- CANOPY SIGN TO PROVIDE 15"-2" CLEARANCE, CENTERED BETWEEN COLUMNS OF EACH OVERLAY.
- KEY VECTORS COLUMNS LOCATIONS TO BE DETERMINED BY SECURITY CONTRACTOR.
- TRUCK TOWER
- SECURITY DISPENSER OR MATED PUMP HOUSE.
- BOLLARD TO BE PAINTED WHITE WITH 12" DARK GRAY BAND.
- SHAWD FORM
- TYPED COLUMNS WITH LEAD STONE FINISH TO MATCH BUILDING
- FORM WORKING

EXTERIOR PAINTS

C-01	SHELL RED SATIN FINISH
C-02	SHELL YELLOW SATIN FINISH
C-03	SHELL WHITE SATIN FINISH
C-04	SHELL DARK GRAY SATIN FINISH
C-05	SHELL BLUE SATIN FINISH
C-06	SHELL GREEN SATIN FINISH
C-07	BLACK SATIN FINISH
C-08	SEE MATERIAL BOARD
C-09	COLORS: DARK CHERRY, DEPTON, "WASHED BROWN"



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA 43003

Project Case Type (s) and Number(s): Conditional Use Permit No. 3770, Tentative Parcel Map No. 37297

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Dave Alvarez

Telephone Number: 951-955-5719

Applicant's Name: Domenigoni Plaza, LP

Applicant's Address: 27710 Jefferson Ave, Suite 302, Temecula, CA 92590

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297- EA: 43003- Applicant: Domenigoni Plaza- Engineer/Representative: Domenigoni Plaza - Third Supervisorial District- Specific Plan Zoning Area- Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway -11.82 acres- Zoning: Specific Plan 288 (SP288)- **REQUEST: Conditional Use Permit No. 3770** proposes the construction of a commercial center consisting of the following: (1) a gas station service station with a 4,395 square-foot fuel canopy area that will house sixteen (16) fuel pumps; (2) an approximately 3,800 square-foot 24-hour convenience store that proposes to permit the sale of beer and wine for off-site consumption (ABC Type 20 license); (3) an attached 1,200 square-foot deli restaurant; (4) a 2,080 square-foot car wash facility; (5) a 3,200 square-foot drive-thru restaurant; (6) a 4,412 square-foot restaurant, and (7) a 50,000 square-foot retail building. The project site will also include a total of 448 parking stalls, and all other necessary and required improvements, including required landscaping. **Tentative Parcel Map No. 37297** proposes a Schedule E subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. APN-461-220-013.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 11.82	Lots: 4	Sq. Ft. of Bldg. Area: 64,682	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 461-220-013

Street References: south of Domenigoni Parkway, west of Winchester Road, east of Seta Street, and north of Newport Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
T5SR2W SEC 33

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently vacant and is relatively flat. Existing land uses in the vicinity include a retail and commercial center to the west, and a business park to the south. Additionally, there are several vacant properties immediately adjacent to the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Harvest Valley / Winchester Area Plan of the Riverside County General Plan. The Project site is designated for Commercial Retail (CR) land uses by the General Plan, which allows for local and regional serving retail and service uses. The Project would be fully consistent with the site's General Plan land use designation. The project is located within the Highway 79 Policy Area. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The proposed project will add overall trips to the area. The Transportation Department has reviewed the Traffic Study submitted for this project and determined that with the incorporation of mitigation measures, required levels of service can be maintained. The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located in a flood zone. The proposed project is in an area designated as having high and very high potential for liquefaction and susceptible to subsidence. The project is within an area designated as Moderate Fire Hazard. The project is not located within a Fault Zone. The proposed project allows for sufficient provision of emergency response service to the future users of the project. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a commercial development near two roads with a heavy amount of traffic and related noise and noise levels associated with the proposed project are not anticipated to be substantial. The proposed Project meets all applicable Noise Element policies.
6. **Housing:** The proposed project (non-residential use) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

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

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley/Winchester

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Community Development: Commercial Retail (CD:CR) to the North, Public Facilities to the East, Community Development: High Density Residential to the south, and Open Space: Recreation to the west.

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

5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The Crossroads in Winchester #288

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 9

I. Existing Zoning: Specific Plan, Planning Area 9

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, west, south, and Rural Residential (R-R) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

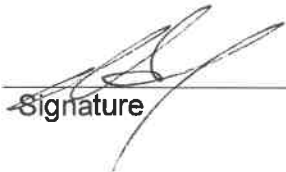
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Dave Alvarez

Printed Name

June 12, 2019

Date

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 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"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located west along Highway 79. Portions of Highway 79 are a County Eligible scenic highway, however, the portion of the highway located near the project site is not classified as such as indicated on Riverside County General Plan Figure C-8 “Scenic Highways.” The project will not have a substantial effect upon this highway, therefore the project will have a less than significant impact.

b) The project site is located within a currently rural setting and is surrounded by vacant property on all sides. The overall site has an elevation range of 1,468 to 1,472 feet but the area proposed for development lies in a relatively flat portion of the site. The project site is not situated within an area that has scenic resources or landmark features. In result, the project will not 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. The impact will be less than significant.

c) The project is located west along Highway 79 and within a currently rural setting and surrounded by vacant properties on all sides. The proposed project will not substantially degrade the existing visual

character or quality of public views because the site is surrounded by vacant land. The project is not located within an urbanized area, therefore would not conflict with applicable zoning and other regulations governing scenic quality.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 26.57 miles north of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance Nos. 655 and 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project would be subject to the provisions of Ord. Nos. 655 and 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements of Ordinance No. 915 (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applications. In compliance with Ord. No. 915, lighting elements that would be installed as part of the project would not result in the exposure of on- or off-site residential property to unacceptable levels. Therefore impacts are considered less than significant.

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"/>
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(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

- a) According to "Map My County," the project site is designated as "Farmland of Local Importance". Areas surrounding the Project site are designated as "Farmland of Local Importance," "Urban-Built Land," and "Other Lands." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." The project site is not being used for farming or agriculture use. The Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.
- b) According to "Map My County," there are no lands on the Project site, areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately 0.75 miles east of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves.

According to mapping information available from the California Department of Conservation (CDC), the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 1 mile north of the Project site along Simpson Road. However, the proposed Project has no potential to conflict with any Williamson Act Contract lands because there is development in between the nearest Williamson Act Contract and the project site. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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also located west along Highway 79 and within a currently rural setting and surrounded by vacant properties on all sides, therefore impacts would be less than significant

- c) The Project site is zoned Specific Plan (SP). According to "Map My County," zoning classifications surrounding the Project site include Specific Plan (SP) to the north, west, and south, and Rural Residential (R-R) to the east. Furthermore, the project is located approximately 0.75 miles from agricultural zoning to the southwest of the project site. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore there will be no impacts.
- d) Implementation of the proposed Project would replace the site's vacant land with a commercial development. The project has no potential to result in any other direct or indirect impacts to Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed Project would not involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would 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
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(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

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

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
AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality and Greenhouse Gas Assessment, prepared by Salem Engineering Group, Inc. dated August 28, 2017

Findings of Fact:

a) An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a City, County, or Region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with Federal and State air quality standards. The California Environmental Quality Act (CEQA) requires that certain proposed projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. However, if feasible, mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2016 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with commercial uses, which is consistent with the Riverside County General Plan land use designation of Commercial Retail which allows for retail, restaurant, and other similar uses. Thus, development of the project would not exceed the growth projections in the County of Riverside’s General Plan and thus would be considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would be consistent with the General Plan. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region by being consistent with growth projects and not further impacting CAAQS and NAAQS through adherence to daily emission thresholds, impacts associated with a conflict with applicable air quality plans would be less than significant.

b) The SCAQMD has adopted CEQA significance thresholds as of 2011 (SCAQMD 2011), which provide guidance on the requirements for evaluating potential air quality impacts and on thresholds of significance under CEQA. The SCAQMD has identified numerical emission thresholds for significance for construction and operation for a project. The project-level numerical thresholds are summarized in Table 1.

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

TABLE 1
SCAQMD Significance Thresholds

POLLUTANT	CONSTRUCTION	OPERATION
<i>Criteria Pollutants Mass Daily Thresholds</i>		
NO _x	100 lbs/day	55 lbs/day
ROG (VOC)	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
<i>TAC, AHM, and Odor Thresholds</i>		
Toxic Air Contaminants (TACs)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 (in areas ≥ 1 in a million) Chronic and Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
<i>Ambient Air Quality for Criteria Pollutants</i>		
NO ₂ 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM ₁₀ 24-hour average Annual geometric mean	10.4 µg/m ³ construction & 2.5 µg/m ³ operation 1.0 µg/m ³	
PM _{2.5} 24-hour average	10.4 µg/m ³ construction & 2.5 µg/m ³ operation	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99 th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m ³ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average Quarterly average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal) 1.5 µg/m ³ (federal)	

µg/m³ = microgram per cubic meter; ppm = parts per million; MT = Metric Ton

Construction Regional Impacts

Emissions of pollutants such as fugitive dust that are generated during construction are generally highest near the construction site. Emissions from the construction phase of the project were estimated through the use of the CalEEMod Model (ENVIRON 2016). It was assumed that the construction would vary in timeline as stated in the above table and that heavy construction equipment would be operating at the site for eight hours per day, five days per week during project construction. In addition, it was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumed that, in accordance with the requirements of the SCAQMD Rule 403, fugitive dust controls would be utilized during construction, including watering of active sites three times daily.

For the purpose of estimating emissions from the application of architectural coatings, it was assumed that water-based coatings that would be compliant with SCAQMD Regulations would be used for both exterior and interior surfaces. Within the CalEEMod Model, this assumption was included by assigning all architectural coating a VOC content of 50 grams per liter.

Tables 2 and 3 provide summaries of the emission estimates for construction and operation of all proposed site improvements. These projected emissions assume standard measures are implemented to reduce emissions, as calculated with the CalEEMod Model, and are compared to the regional thresholds.

Table 2 includes projected emissions for all steps of construction, averaged over the project's projected construction duration. These steps include: Grading Site, Site Preparation, Building Construction, Paving, and Architectural Coatings. Note that projected emissions for all pollutants during construction are below both the SCAQMD's Air Quality Significance Thresholds.

TABLE 2

**Estimated Construction Emissions
Annual LBS/Day (unless otherwise shown)**

EMISSION SOURCE	ROG	NOx	CO	SOx	PM10	PM2.5
Significance Criteria	75	100	550	150	150	55
Localized Significant Thresholds	-	780	22,530	-	207	105
Total Project Construction Emissions						
Retail Development Summer Peak	34.17	24.26	25.19	0.05	7.3	3.9
Retail Development Winter Peak	34.18	24.3	25.12	0.05	7.3	3.9
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Operational Regional Impacts

To address whether the Project would result in emissions that would violate any air quality standard or contribute substantially to an existing or proposed air quality violation, the emissions associated with Project-generated traffic and area sources were compared with the SCAQMD's quantitative significance criteria. The main operational impacts associated with the Project would be impacts associated with traffic. Minor impacts would be associated with energy use and area sources. Default trip generation rates in the CalEEMod Model were used to estimate emissions from vehicles for the large retail building. The Home to Commercial trips were modified to correctly capture the Winchester Population and distance that the major of the population would travel to use the gas station, retails with drive-thru and car wash. CalEEMod contains emission factors from the EMFAC2016 model, which is the latest version of the Caltrans emission factor model for on-road traffic. Project-related traffic was assumed to be comprised of a mixture of vehicles in accordance with the CalEEMod Model default outputs for traffic. This assumption includes light duty autos and light duty trucks (i.e., small trucks, SUVs, and vans) as well as medium- and heavy-duty vehicles that may be traveling to the facility to make deliveries. For conservative purposes, emission factors representing the vehicle mix for 2020 were used to estimate emissions as 2020 was assumed to be the first year of full operation; based on the results of the EMFAC2014 model for subsequent years, emissions would decrease on an annual basis from 2020

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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onward due to phase-out of higher polluting vehicles and implementation of more stringent emission standards that are taken into account in the EMFAC2014 model. Emissions associated with area sources (energy use and landscaping activities) were also estimated using the default assumptions in CalEEMod.

Table 3 below presents the results of the CalEEMod emission calculations in lbs/day for operations, along with a comparison with the SCAQMD Air Quality Significance Thresholds for Operations. The calculation assumed that the project would be constructed to current Title 24 buildings standards, and lighting reduction standards that exceed these standards by 10%. As shown in the table operational emissions would not exceed established daily thresholds and operational impacts would be less than significant.

TABLE 3

Estimated Operational Emissions Annual, LBS/Day (unless otherwise shown)

EMISSION SOURCE	ROG	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
Significance Criteria, Operations	55	55	550	150	150	55
Localized Significance Thresholds						
Gas Station	-	780	22,530	-	50	26
Total Project Construction Emissions						
Retail Development Summer Peak	14.9	52.5	56.4	0.11	3.9	1.1
Retail Development Winter Peak	14.1	51.4	64.1	0.10	3.9	1.1
Significant?	No	No	No	No	No	No

c) The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. Nearby existing sensitive receptors in the project vicinity include existing residential units approximately 450 meters to the south. To demonstrate a conservative approach, 200 meters to the nearest sensitive receptor was used for the lookup tables.

As shown in the analysis in response to 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. Impacts are considered less than significant.

Local Impacts

To further evaluate the potential for significant impacts associated with the project, the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2003) can be considered to evaluate whether a project's emissions could cause a localized exceedance of an ambient air quality standard. The Localized Significance Threshold (LST) Methodology provides a look-up table for construction and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operational emissions based on the emission rate, location, and distance from receptors, and provides a methodology for air dispersion modeling to evaluate whether a construction or operation could cause an exceedance of an ambient air quality standard. The LST lookup tables (SCAQMD 2009) are applicable only to sources that are five acres or less in size. Because this development has phased projects that range from 1 to over 5 acres each development will be reviewed at the LST level as well as the reviewed at the development based on the SCAQMD requirements for sites over 5 acres. Additional, the entire development will be a phased development. Each year a new phase will be constructed and put into operation the following year. In taking a more conservative approach each development emission output developed in CalEEMod will start construction in 2018 and show an operation date of 2019. Because the projects are phase in a year by year base the emissions of each project will be reviewed individually based on the LST method and the SCAQMD thresholds for sites over 5 acres.

The subject site in will be approximately 10.51 acres in size, the screening air dispersion modeling approach used to assess the significance of localized construction impacts on receptors in the project vicinity using the 5-acre disturbance values in all cases. The LST Methodology only applied to impacts to NO2, CO, PM2.5 and PM10 concentrations.

According to the LST Methodology, the project is in Source Receptor Area, 24 Perris Valley. LSTs for the Project are shown in Table 3, based on the disturbance per day and the distance to the nearest receptor.

Based on a review of the site location and aerial maps of the vicinity, the distance to the nearest receptor is estimated to be 500 meters. The LSTs for a 5-acre disturbance per day and 500-meter distance were used to evaluate the potential significance of impacts

TABLE 4

SCAQMD Localized Significance Thresholds for Construction and Operation, lb/day

PROJECT SITE	ACRE	DISTANCE TO NEAREST RECEPTOR, METERS	POLLUTANT					
			NOX*	CO*	PM10 CONST	PM10 OPERATION	PM2.5 CONST	P2.5 OPERATION
Retail Shopping Center	10.51	500	780	22,530	207	50	105	26

*Construction or Operation - The impacts associated with construction and operation of the project were evaluated for significance based on these significance criteria.

Based on the estimates of the emissions associated with project operations, the emissions are below the significance criteria. The large retail does exceed the LST threshold however when compared to the requirements of project over 5 acres the project is below the significance threshold criteria. It should be noted that the emissions from vehicles are projected to decrease with time due to phase-out of older, more polluting vehicles and increasingly stringent emissions standards.

Projects involving traffic impacts may result in the formation of locally high concentrations of CO, known as CO "hot spots." Based on the overall study finding of the specific plan air model, traffic study, and with recommended improvements to intersections, it is not anticipated that the project would have a significant impact on traffic in the area, and no intersections would degrade to unacceptable levels of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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service. The intersections in the project area would therefore operate at an acceptable LOS and would not experience CO "hot spots" because traffic congestion would not result.

Odors

The project will not require additional mitigation measures as the project's emissions are below the SCAQMD's significance thresholds. Therefore impacts are considered less than significant.

A fueling station is not considered a sensitive receptor. Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. Therefore, this issue is not applicable. Therefore, impacts are considered less than significant.

d) During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the distance of sensitive receptors to the project site and the temporary nature of construction, odors associated with project construction would not be significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses are not proposed for the retail project in Winchester CA. Odor impacts would not be significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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(s): Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), Domenigoni Plaza Project General Biological Resources Assessment prepared by Helix Environmental Planning, dated September 14, 2017, 2017 Burrowing Owl Survey Report for Domenigoni Plaza Project located in the Community of Winchester, Unincorporated Riverside County, California, prepared by Helix Environmental Planning, dated August 28, 2017.

Findings of Fact:

a) The purpose of the procedures described in this section is to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained.

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

Section 6.1.2 of the MSHCP focuses on protection of Riparian/ Riverine areas and Vernal Pool habitats capable of supporting MSHCP covered species, particularly within the identified Conservation Area.

Section 6.1.2 of the MSHCP states, as noted above:

"The purpose of the procedures described in this section is to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained."

The entire 11.50-acre project site and 4.73-acre off-site area are proposed for development, which would permanently impact agriculture, ruderal, disturbed, and developed vegetation. No Riparian/ Riverine Areas or Vernal Pools exist on the project site. The project site does support marginal habitat for Jacinto Valley crowscale (*Atriplex comnato* var. *notatior*) and smooth tar plant (*Centromadia pungens* ssp. *laevis*) due to the presence of alkaline soils. However, these species were not observed on the project site during the rare plant surveys. The project site does not support suitable habitat for any other Riparian/ Riverine Areas and Vernal Pool species. Therefore, no Riparian/ Riverine Area or Vernal Pools resources or species would be impacted and the proposed project is consistent with Section 6.1.2 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1.3 Protection of Narrow Endemic Plant Species

The project site is within NEPSSA 3 and supports marginal habitat for many -stemmed dudleya. However, this species was not observed on the project site during the rare plant surveys. The project site does not support suitable habitat for any other NEPSSA species and no NEPSSA species were observed during the rare plant surveys. Therefore, no NEPSSA species would be impacted and the proposed project is consistent with Section 6. 1. 3 of the MSHCP.

The project site does not occur adjacent to land targeted for conservation, or next to existing MSHCP Conservation Areas. The nearest MSHCP Conservation Areas are located approximately 0.20 mile to the north and 1. 00 mile to the southeast. Existing development and/ or active agricultural operations separate the project site from MSHCP Conservation Areas. Since the project site is separated from the conservation areas, many of the Urban Wildland Interface Guidelines do not apply. As discussed below, the project will comply with each applicable guideline to ensure consistency with MSHCP Section 6.1.4.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Proposed developments adjacent to MSHCP Conservation Areas may create edge effects than can impact conserved biological resources. The MSHCP provides several guidelines that address potential indirect effects from proposed developments that are in proximity to MSHCP Conservation Areas. These guidelines include measures addressing quantity and quality of runoff generated by the development (i.e., drainage and toxics), night lighting, noise, non- native invasive plant species, barriers to humans and animal predators, and grading/land development encroachment.

The project site does not occur adjacent to land targeted for conservation, or next to existing MSHCP Conservation Areas. The nearest MSHCP Conservation Areas are located approximately 0.20 mile to the north and 1.00 mile to the southeast. Existing development and/or active agricultural operations separate the project site from MSHCP Conservation Areas and the project is located west along Highway 79 and within a currently rural setting and surrounded by vacant properties on all sides. Since the project site is separated from the conservation areas, many of the Urban Wildland Interface Guidelines do not apply. As discussed below, the project will comply with each applicable guideline to ensure consistency with MSHCP Section 6.1.4.

Drainage

The project site does not support any drainages. However, the project will incorporate measures to avoid discharge of untreated surface runoff into downstream waters. Measures will include those required for construction pursuant to the State Water Resources Control Board General Construction Stormwater Permit and those required post -construction pursuant to the National Pollutant Discharge Elimination System and Municipal Storm Drain requirements. The project shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes downstream from the project site.

Toxics

Land uses that use chemicals or generate bio -products that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge into downstream waters. Measures such as those employed to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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address drainage issues would be implemented by the proposed project to avoid the potential impacts of toxics.

Lighting

Although the project site is not located within or directly adjacent to a MSHCP Conservation Area, two existing Conservation Areas are located within one mile of the project site. Temporary construction lighting and ambient lighting from the proposed development is required to be selectively placed, directed, and shielded away from the MSHCP Conservation Area. In addition, large spotlight –type lighting directed into conserved habitat will be prohibited.

Noise

The project does not occur directly adjacent to MSHCP Conservation Areas, which are separated by agricultural fields and/ or existing development. Therefore, the MSCHP Conservation Area noise standards are not applicable to the project site.

Invasive Plants

The project shall not use invasive plants for erosion control, landscaping, wind rows, or other purposes.

Barriers

Since the project site is not directly adjacent to the MSHCP Conservation Area, barriers or signage are not necessary.

Grading/Land Development

The project is not adjacent to an existing or proposed MSHCP Conservation Areas. Therefore, manufactured slopes associated with proposed site development will not extend into a MSHCP Conservation Area.

The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is not within a Criteria Area Species Survey Area (CASSA) or an amphibian or mammal survey area. No impacts to CASSA rare plant species or sensitive amphibian or mammal species are proposed.

The project site is within the MSHCP Burrowing Owl Survey Area and the project site supports suitable habitat. Focused surveys were conducted in accordance with the County's survey protocol. No burrowing owls or sign of burrowing owls were observed within the survey area. Due to the presence of suitable habitat, a pre-construction survey is required within 30 days of ground disturbance pursuant to the MSHCP. A mitigation measure requiring a pre-construction survey and avoidance of active nests and/or relocation of burrowing owl (if burrowing owls are observed) is included.

The proposed project is consistent with MSHCP Section 6.3.2. Therefore, the project is consistent with the MSHCP and less than significant impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) During site surveys, no endangered or threatened species were found on site, and additionally it was determined that the site did not provide suitable habitat for any endangered or threatened species which had been previously recorded in the vicinity of the project site. Therefore, no impacts to any endangered, or threatened species will occur.

c) Although western mastiff bat and southern grasshopper mouse are not MSHCP covered species, these species are listed as SSC by CDFW and do not carry a federal or state listing as threatened or endangered. The project site does not support suitable roosting habitat for western mastiff bat. There is some potential for foraging habitat, although the habitat is considered low quality based on the high level of existing disturbance. The nearest observation of this species on CN DDB was recorded in 1990, approximately 5.5 miles to the west of the project site in Sun City. Southern grasshopper mouse has a potential to occur on the project site based on the presence of sandy soils, although the habitat is considered low quality based on the high-level of existing disturbance. The nearest observation of this species on CNDDDB was recorded in 1932, approximately three miles to the northwest of the project site.

Based on the presence of low quality habitat, lack of recent observations, and absence of suitable roosting habitat for western mastiff bat, no significant impacts to these sensitive wildlife species are anticipated by the project.

Burrowing owl is considered a SSC and MSHCP conditionally covered species. Since the project site supports suitable habitat for burrowing owl, focused surveys were conducted in accordance with the County's survey protocol. No burrowing owls or sign of burrowing owls were observed within the survey area. Due to the presence of suitable habitat, a pre -construction survey is required within 30 days of ground disturbance pursuant to the MSHCP (60.PLANNING.1). If burrowing owls are found during the pre-construction survey, take of active nests would be avoided and burrowing owls would be relocated outside of the nesting season. A mitigation measure requiring a pre -construction survey and avoidance of active nests and/ or relocation of burrowing owl (if burrowing owls are observed) is included.

d) The project site is not part of a regional corridor and does not serve as a nursery site. The site is not identified by the MSHCP (Dudek 2003) or South Coast Missing Linkages (South Coast Wildlands 2008) as being part of a local or regional corridor or linkage. The site currently has no direct connectivity to large blocks of habitat and is constrained by existing agriculture to the immediate north, south, east, and west. The project site does not support any native vegetation communities, although some limited ruderal vegetation is present along the northern and eastern project boundaries. Smaller mammals that are adapted to human disturbance may use the existing culvert to access Salt Creek to the north of the project site. Bird species may fly over existing development and agricultural areas to access the project site for foraging. The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance. This would prevent take of any species covered by the Migratory Bird Treaty Act. Although the implementation of the project would result in some disturbance to local wildlife movement, the project would have a less than significant impact to wildlife movement with the incorporated mitigation measure for bird surveys to be performed during nesting season.

e) The project site (11.50 acres) does not support any native vegetation communities, but do support a combined total of 13.71 acres of agriculture, 1.39 acres of ruderal vegetation, 0.54 acre of disturbed areas, and 0.57 acre of developed areas. Permanent impacts are proposed to a total of 14.48 acres, including 11.99 acres of agriculture, 1.38 acres of ruderal vegetation, 0.54 acre of disturbed areas, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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0.57 acre of developed areas. Temporary impacts are proposed to 1.73 acres, including 1.72 acres of agriculture and 0.01 acre of ruderal vegetation.

The project site does not support any riparian habitat or streambed considered under CDFW jurisdiction.

Therefore, no impacts are anticipated by the project.

f) The project site does not support any drainage features, wetlands, or other special aquatic sites. Therefore, no impacts are anticipated by the project.

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:

MM 1- Burrowing Owl: In compliance with the MSHCP, a pre-construction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance to determine presence of burrowing owls.

If burrowing owls are observed on the project site during the pre -construction survey, active burrows shall be avoided by the project in accordance with the California Department of Fish and Wildlife's (CDFW) Staff Report on Burrowing Owl Mitigation (2012). If active burrows cannot be avoided, a Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist. The plan must be sent for approval by the County of Riverside Environmental Programs Department (EPD). The Burrowing Owl Exclusion Plan shall detail passive relocation methodology, which shall occur outside the nesting season (September 1 through January 31). To comply with MSHCP objectives for burrowing owl, translocation sites may be required to be created within the MSHCP Conservation Area for the establishment of new colonies. If required, the translocation sites must take into considered unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species in order to successfully create suitable habitat for burrowing owl. The translocation sites must be developed in consultation with EPD and/ or CDFW 0060-Planning-MAP/USE - BURROWING OWL SURVEY and 060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey – EPD.

MM 2- Nesting Birds: No grubbing, clearing, or grading shall occur during the general bird nesting season, which is generally February 1 through August 31 for songbirds and January 15 to August 31 for raptors. All grading permits, improvement plans, and the final map shall state the same 060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD.

If grubbing, clearing, or grading is proposed to occur during the general bird nesting season, a pre - construction survey within all suitable habitat shall be conducted by a qualified biologist to determine if active bird nests are present within the disturbance area. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within the disturbance area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the disturbance area, the biologist shall delineate a buffer of 300 feet (500 feet for raptors) around each nest. Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The biological monitor may modify the buffer or propose other recommendations In order to minimize disturbance to nesting birds.

Monitoring: Monitoring will be done during Building and Safety Plan Check process.

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

Source(s): On-site Inspection, Project Application Materials, Cultural Resource Constraints by Applied Earthworks Inc., dated November 8, 2016

Findings of Fact:

a-b) Based upon analysis of records and a survey of the property by Applied Earthworks, dated November 8, 2016, 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, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance with this standard condition of approval. Thus, all impacts associated with the project are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials,

Findings of Fact:

a-b) The project will not alter or destroy an archeological site, nor will it cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the developer/permit holder or any successor in interest shall comply with the following for the life of this project:

c) The project site will not disturb any human remains, including those interred outside of formal cemeteries. Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

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

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, as noted in conditions of approval 060 - Planning. 3 0060-Planning-USE - NATIVE AMERICAN MONITOR, 060 - Planning. 5 0060-Planning-USE -PROJECT ARCHAEOLOGIST, 070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a commercial retail site that would feature commercial and retail uses. This land use transition would increase the site’s demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. The proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

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

The project site is located within a high and very high liquefaction. Additionally, through mandatory compliance of the California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions and liquefaction. As noted in condition of approval, Planning-GEO. 1 GEO 180016, the potential for liquefaction at the site is high. Mitigation measures are recommended to minimize structural damage due to liquefaction. These measures include the use of geogrid, a structural slab system, stone columns, or deep foundation system.

Mitigation: GEO-1- Use of geogrid, a structural slab system, stone columns, or deep foundation system.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will reduce the potential impact to a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) 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, Southwest Area Plan Figure 14, *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 rockfalls. The proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is more than 40 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 1.5 miles southeast of Diamond Lake Valley and within a high dam hazard zone, as illustrated by the Riverside County General Plan, Harvest Valley/Winchester Area Plan, Figure 10, *Harvest Valley/Winchester Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *Harvest Valley/Winchester Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would 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
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minor grading to the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant.

b) All proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal: vertical). The project site is relatively flat and none of the proposed slopes would exceed a height of ten feet. Therefore, impacts are considered less than significant.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, the California Building Code (CBC), which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of the CBC, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the California Building Code. Therefore, there would be no risk to life or property and no impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- 19. Wind Erosion and Blowsand from project either on or off site.**
- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

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

a) Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project’s SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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

Source(s): Air Quality and Greenhouse Gas Assessment, prepared by Salem Engineering Group, Inc. dated August 28, 2017

Findings of Fact:

a-b) CalEEMod was used to estimate onsite and offsite greenhouse gas emissions for construction and operation of the project, results of which are shown in the below table titled Construction Greenhouse Gas Emissions. The total construction emissions are amortized over a period of 30 years representing the anticipated minimum lifespan of the proposed project.

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

SCAQMD Localized Significance Thresholds for Construction and Operation, lb/day

PROJECT SITE	ACRE	DISTANCE TO NEAREST RECEPTOR, METERS	POLLUTANT					
			NOX*	CO*	PM10 CONST	PM10 OPERATION	PM2.5 CONST	P2.5 OPERATION
Retail Shopping Center	10.51	500	780	22,530	207	50	105	26

*Construction or Operation - The impacts associated with construction and operation of the project were evaluated for significance based on these significance criteria.

On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for projects where the SCAQMD is lead agency. On September 28, 2010, the SCAQMD has recommended a threshold 3,000 project metric tons of CO2e (carbon dioxide equivalent) per Tier 3 threshold for commercial and residential land uses under CEQA. For the purpose of this evaluation, a threshold of 3,000 metric tons of CO2e is used to assess significance of greenhouse gas emissions.

The proposed project would generate an estimated total of 520 metric tons of CO2e emissions during construction. The SCAQMD recommends amortizing construction emissions over a period of 30 years to estimate the contribution of construction emissions to operational emissions over the project lifetime. Amortized over 30 years, the construction of the project will generate approximately 17.34 metric tons of CO2e on an annualized basis.

Based on the results of the CalEEMod Model, the project would generate a total of 2,963.18 metric tons of CO2e emissions annually from operations. By adding the amortized construction emissions results with the operational annual CO2e emissions the project will produce 2980.52 metric tons over a 30 year period. This cumulative level is below the SCAQMD's recommended Tier 3 threshold of 3,000 metric tons of CO2e emissions for residential and commercial land uses. Therefore the proposed project is not expected to have a significant cumulative impact on greenhouse gas emissions.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a) Development of the proposed project may increase the use and disposal of such gas station related substances such as gas, oils, etc. The proposed project (gas station and convenience store) is consistent with the Commercial Retail zone. The zoning classification allows for certain land uses which might use hazardous materials. The proposed gas station will involve handling and transporting gasoline to the site. Existing state and federal laws restrict and control the transport and storage of gasoline. The management of such hazardous materials is also subject to the Department of Environmental Health policies. The Environmental Health Department has incorporated conditions related to hazardous materials including reviews for the underground fuel storage tanks, the requirement for a business emergency plan for the storage of hazardous materials, as noted in condition of approval 080 - E Health. 3 Hazmat Clearance and Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS, and further review for any other additional environmental health issues that may arise. These are standard conditions for gas stations and, therefore, are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Environmental Health Department has incorporated conditions related to hazardous materials including reviews for the underground fuel storage tanks, the requirement for a business emergency plan for the storage of hazardous materials, and further review for any other additional environmental health issues that may arise. These are standard conditions for gas stations and, therefore, are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project, as designed, allows for adequate emergency access. The impact is considered less than significant.

d) Upon a brief review of the surrounding environment, staff has determined that the closest school is, Winchester Elementary School, located 0.5 miles to the north of the site. In result, the project is not located within ¼ mile of either an existing or proposed school and therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The project will have a less than significant impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. 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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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
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The nearest airport to the Project is Hemet-Ryan Airport, which is located approximately 4 miles northeast of the Project site. The Project site is not located in an airport land use plan covering the Hemet-Ryan Airport. The Project site is also located approximately 14.6 miles southeast of the March Air Reserve Base, which is located outside the Land Use Compatibility Plan. Therefore no impacts are anticipated.

b) As indicated under the analysis of above in 23.a, the Project site is not located within any Land Use Compatibility Plan. Therefore, the proposed Project would not require any review by the Airport Land Use Commission. Therefore no impacts are anticipated.

c) As discussed above in 23.a, the nearest public use airport is the Hemet-Ryan Airport, which is located approximately four (4) miles northeast of the Project site. There would be no safety hazard for people residing or working in the project area because of the distance to the airport. Therefore, there would be no impact.

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<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) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed water quality basin designed to filter the Project's stormwater would be strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMP's that could result in significant environmental effects, and no impact would occur. The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et. Seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the San Jacinto Valley Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project’s SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project’s proposed storm drain system is designed to route first flush runoff to one of the three on-site infiltration basins. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls (including the three infiltration basins) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

Grading planned by the Project generally would maintain the site’s existing topographic conditions. All runoff from the site would be collected within the various proposed infiltration basins throughout the project site, which would provide water quality treatment for flows and mitigate for any potential increased runoff. Because the Project has been designed to minimize changes to the site’s existing topography and incorporates BMP’s to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.

b) The Project site is located within the Metropolitan Water District (MWD) service area. MWD’s water district’s anticipated future demands for potable water resources and the plans for meeting those demands has sufficient supplies to meets its existing and projected demand. Thus, the Project’s demand for domestic water service would not substantially deplete groundwater supplies such that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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there would be a net aquifer volume or a lower of the local groundwater table level, and impacts would be less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the ornamental landscaped areas as well as the three proposed infiltration basins. The bottom of infiltration basins would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the infiltration basins and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the three proposed infiltration basins. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant.

d) The proposed project will not result in substantial erosion or siltation on-site or off-site. As indicated above in sub-section A, the basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and has been identified to address any impacts associated with their construction and operation. Therefore, impacts are considered less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, as indicated in sub-section A above, basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP. Therefore, impacts are considered less than significant.

f-g) The proposed project will not create or contribute runoff or Impede or redirect flood flows of water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed water quality basin designed to filter the Project's stormwater would be strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMP's that could result in significant environmental effects and the project will not impede or redirect flood flows, as noted above in section B and E. Therefore, impacts are considered less than significant.

h) As indicated in the Riverside County General Plan Figure S-10, *Dam Failure Inundation Zone*, the Project site is located within the Diamond Valley Lake Dam inundation zone. However, with compliance with existing laws and regulatory programs any potential impact would be reduced to less than significant. Additional regulations intended to reduce the impacts of potential flooding include the following: National Flood Insurance Act, which establishes flood-risk zones within floodplain areas and requires local compliance with flood proofing building standards; National Flood Insurance Reform Act, which reduces the risk of flood damage to properties by providing a means to rectify any flood-related damage; Cobey-Alquist Floodplain Management Act, which requires local governments to protect people and property from flooding hazards as a condition of the receipt of State funds; as well as various county ordinances. In particular, Riverside County Ordinance No. 458 implements the National Flood Insurance Program within Riverside County and places strict conditions on acceptable levels of development in floodplains. Through these policies, programs and ordinance standards, development within floodplain and development with the potential to be adversely affected by flooding hazards are highly regulated and potential impacts are reduced to less than significant. The project site is not located in an area subject to seiche or mudflow. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no steep hillsides subject to mudflow existing in the project vicinity. Therefore, impacts are considered less than significant.

i) The proposed project will not be in conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as indicated in the analysis above. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Under existing conditions, the Project site is an undeveloped parcel. With implementation of the proposed Project, the site would be converted from disturbed undeveloped land to commercial-retail uses. According to Table LU 4 of the General Plan, the proposed commercial/retail would be acceptable uses under the Community Development: Commercial Retail designation of the Project site. Although the change from disturbed undeveloped land to commercial/retail uses represents a change to the site's existing use, environmental impacts associated with such conversion are evaluated throughout this environmental assessment and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance. Furthermore, the project is consistent with all applicable policies of the General Plan and Zoning regulations, which includes any policies that have the purposed of avoiding or mitigating an environmental effect. Therefore, impacts are anticipated to be less than significant.

b) The proposed Project site is in unincorporated Riverside County and not within any Sphere of Influence. The proposed project would develop on a vacant property and would not alter the existing street pattern or other component of the existing surrounding environment that could disrupt or divide the existing surrounding community. Additionally, the location of the proposed project within what is primarily vacant land surrounding and scattered single family residential land uses does not present any immediate established community that could be divided or disrupted by the project. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially 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(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

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

Findings of Fact:

a) The nearest airport to the Project site is Hemet-Ryan Airport, which is located approximately 4 miles northeast of the Project site. The Project site is also located approximately 14.6 miles northwest of the March Air Reserve Base. The Project is located far enough from these airports to not be substantially affected by aircraft generated noise on a regular basis. Therefore, there would be no impact.

b) The Project is not located in the vicinity of a private airstrip therefore, people would not be exposed any excessive noise levels from private airports. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

a) The Project proposes commercial-retail land uses. Commercial-retail land uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Highway 79. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

The Project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project as a commercial use would not result in the generation of any measurable temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Overall, in addition to impacts from project operation and construction not being anticipated to exceed any threshold for noise, the Project will be required to comply with Riverside County Ordinance No. 847 that regulates noise generation. Therefore, based on the project anticipated not to substantially increase noise from existing conditions and compliance with existing regulations, there would be a less than significant impact.

b) The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. The nearest sensitive receptor is a residential home located approximately 1,600 feet south of the Project site. The Project has the potential to result in noise levels in excess of the County’s standard during Project construction activities and under long-term conditions due to the potential exposure of traffic-related noise. However, any potential exposure from traffic-related noise would not be expected to exceed the existing noise from Highway 79.

Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include 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. The project will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with County Ordinances as noted above therefore, project construction vibration-related impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of low paleontological sensitivity which suggests that the potential for unearthing paleontological resources is low, as noted in the conditions of approval, as noted in condition of approval 060 - Planning. 4 0060-Planning-USE - PALEO PRIMP/MONITOR. As a result, it is expected that the project will not destroy a unique paleontological resource. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned 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)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project proposes retail and industrial buildings that would generate permanent employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed restaurants would result in an affordable housing demand that exceeds the existing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

c) The proposed Project would develop the site with retail and commercial uses. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Riverside County Fire Station (Station No. 34), located approximately 0.5 mile north of the Project site at 32655 Haddock Street, Winchester CA 92596. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: The Riverside County Sherriff's Department provides protection services to the Project area. Riverside County Sheriff's Station is located approximately 9.5 miles northwest of the Project site at 137 N. Perris Blvd, CA 92570. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact: Implementation of the Project would result in the development of a gas station with a convenience store and car wash facility. No housing, which could increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: Implementation of the Project would result in the development of a gas station with a convenience store and car wash facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

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

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact: The Project simply proposes a gas station with a convenience store, car wash facility, drive-thru restaurants, and commercial retail uses. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase 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) Be 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(s): 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 gas station with a convenience store and car wash facility, drive-thru restaurants, and commercial retail uses and does not involve the construction or expansion of recreational facilities. Therefore, there would be a less than significant impact.

b) The Project proposes gas station with a convenience store and car wash facility, drive-thru restaurants, and commercial retail uses. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to "Map My County," the Project site is located within a County Service Area (CSA) Lakeview/Nuevo/Romoland/Homeland #146. The project will comply with County Service Area No. 146. The project is not subject to quimby fees. Accordingly, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact: According to the Harvest Valley/Winchester Area Plan Figure 8, *Harvest Valley/Winchester Area Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
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) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials, Traffic Impact Analysis prepared by RK Engineering Group, Inc., dated September 13, 2017

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) In order to assess the Project's potential to result in significant impacts to the surrounding circulation system, a Project-specific traffic impact analysis was conducted for the Project.

Existing Conditions

Project Trip Generation and Distribution

Trip generation represents the amount of traffic that is attracted and produced by a development. The trip generation for the project is based upon the specific land uses that have been planned for this development.

According to the Traffic Impact Analysis prepared by RK Engineering Group, Inc., the proposed development is projected to generate approximately 8,483 trip-ends per day with 420 total vehicles per hour during the AM peak hour and 386 total vehicles per hour during the PM peak hour.

For analysis purposes, all study area intersections were analyzed utilizing the net project trip generation, with the exception of the intersections of Seta Street at Domenigoni Parkway, Winchester Road at Domenigoni Parkway and the project driveways which the analysis utilizes the trip generation without any pass-by reduction.

Studies have shown that for some developments such as the one proposed, a portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic. These types of trips are known as pass-by trips. Passby trips are made by traffic already using the adjacent roadway and enter the site as an intermediate stop on the way from another destination. The trip may not necessarily be "generated" by the land use under study, and thus, no new trips are added to the roadway system.

For this project, a pass-by credit was applied to individual land uses as shown on Table 3-2 of the Traffic Impact Analysis. Pass-by rates are based on the ITE Trip Generation Manual 9th Edition, Users Guide and Handbook. Pass-by credits are not applied to project driveways or the intersections immediately adjacent to the site.

The proposed project is located on the southwest corner of the Winchester Road (Highway 79)/Domenigoni Parkway intersection in the Winchester area of the County of Riverside.

The study area was determined based on requirements from County of Riverside staff, and follows the County of Riverside Traffic Impact Analysis Preparation Guideline criteria.

The current technical guide to the evaluation of traffic operations is the *Highway Capacity Manual 2010*. The HCM defines level of service as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS (Level of Service) conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted.

The level of service is typically dependent on the quality of traffic flow at the intersections along a roadway. The HCM methodology expresses the level of service at an intersection in terms of delay time for the various intersection approaches. The HCM uses different procedures depending on the type of intersection control. The levels of service in this study are determined using the HCM methodology.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For signalized intersections, average control delay per vehicle is used to determine level of service. Levels of service at signalized study intersections have been evaluated using the HCM intersection analysis program.

Study area intersections which are stop sign controlled with stop control on the minor street have been analyzed using the unsignalized intersection methodology of the HCM. For these intersections, the calculation of level of service is dependent on the occurrence of gaps in the traffic flow of the main street. Using data collected describing the intersection configuration and traffic volumes at these locations; the level of service has been calculated. The level of service is determined based on worst individual movement or movements sharing a single lane. The relationship between level of service and delay is different than for signalized intersections.

The level of services are defined for the various analysis methodologies as follows:

LOS	Average Control Delay Per Vehicle (Seconds)	
	Signalized	Unsignalized
A	0.00 - 10.00	0.00 - 10.00
B	10.01 - 20.00	10.01 - 15.00
C	20.01 - 35.00	15.01 - 25.00
D	35.01 - 55.00	25.01 - 35.00
E	55.01 - 80.00	35.01 - 50.00
F	>80.01	>50.01

The LOS analysis for signalized intersections has been performed using optimized signal timing. This analysis has included an assumed lost time of four seconds per phase in accordance with County of Riverside Guidelines for the Preparation of Traffic Impact Analyses. Signal timing optimization has considered pedestrian safety and signal coordination requirements. Saturation flow rates of 1,900 vehicles per hour of green (vphg) have been assumed for all capacity analysis.

The County of Riverside has adopted a Level of Service (LOS) D as the performance standards for its street and highway system in the Winchester Area.

The 215-Freeway ramps are within the County of Riverside, where the guidelines allow LOS E or better at freeway ramps and nearby intersections, including the study intersection of Antelope Road / Newport Road.

Therefore, LOS E or better is considered acceptable at the following three study intersections:

- I-215 Southbound Ramps / Newport Road;
- I-215 Northbound Ramps / Newport Road; and
- Antelope Road / Newport Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All remaining study intersections will be required to perform at LOS D or better.

For intersections not meeting the required LOS, mitigation measures are recommended to achieve the required LOS standard and performance criteria.

Trip Distribution and Assignment

Trip distribution represents the directional orientation of traffic to and from the project site. Trip distribution is heavily influenced by the geographical location of the site, the location of residential, employment and recreational opportunities and the proximity to the regional freeway system. The directional orientation of traffic was determined by evaluating existing and proposed land uses, and highways within the community and existing traffic volumes.

Trip distribution for this study has been based upon near-term conditions, based upon those highway facilities, which are either in place or will be implemented over the next few years, which represents the buildout occupancy for the proposed development. The trip distribution pattern for the project is graphically depicted on Exhibit 3-1 of the Traffic Impact Analysis. The project trip distribution pattern has been approved by the County of Riverside during the scoping agreement, provided in Appendix I of the Traffic Impact Analysis.

The assignment of traffic from the site to the adjoining roadway system has been based upon the site's trip generation, trip distributions, existing and proposed arterial highway and local street systems, which would be in place by the time of initial occupancy of the site.

Cumulative Projects Traffic

Table 3-4 of the Traffic Impact Analysis lists the proposed land uses for the nearby developments for Project Completion Year (2018) With Project and Cumulative Projects traffic conditions known by the County of Riverside, City of Menifee and RK Engineering at the time this study was prepared. Development that has been approved or is being processed concurrently in the study area includes the projects illustrated on the map in Exhibit 3-4 of the Traffic Impact Analysis.

The Cumulative Projects' AM and PM peak hour intersection turning movement volumes and average daily traffic are shown on Exhibit 3-5 of the Traffic Impact Analysis. The trip generation volumes shown in Table 3-4 of the Traffic Impact Analysis include applicable pass-by, internal capture, and retention rates.

Appendix E of the Traffic Impact Analysis contains the directional distribution and assignment of the Cumulative Projects traffic.

Background Traffic

The Project Completion Year (2018) area wide ambient growth rate was derived by applying a two percent (2%) annual growth rate over a two-year period to existing volumes. A total of four percent (4%) growth has been used to analyze Project Completion (2018) conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The background traffic growth rate is consistent with typical ambient growth rates used for traffic impact studies in the County of Riverside and was approved by the County of Riverside in the scoping agreement included in Appendix I of the Traffic Impact Analysis.

Project Completion with Traffic Volumes

Project Completion Year (2018) With Project traffic conditions include existing traffic volumes on surrounding roadways, area wide growth, and project traffic. The AM and PM peak hour intersection turning movement volumes and average daily traffic are shown on Exhibit 4-1 of the Traffic Impact Analysis for Project Completion Year (2018) With Project traffic conditions.

Level of Service for Project Completion with Project Conditions

Intersection levels of service for the existing network with background growth, and the proposed project are shown in Table 4-1 of the Traffic Impact Analysis. As shown in Table 4-1, HCM calculations are based on the existing intersection geometrics and the intersection geometrics necessary to achieve acceptable level of service.

For the Project Completion Year (2018) With Project traffic conditions, all study area intersections are expected to operate at acceptable Levels of Service during the peak hours, with the exception of the following intersections that are expected to operate at an unacceptable Level of Service during one or more of the peak hours:

- Seta Street at Domenigoni Parkway; and
- Winchester Road at Domenigoni Parkway.

With the intersection mitigation measures shown in Table 4-1 of the Traffic Impact Analysis, all study area intersections are projected to operate at acceptable levels of service for the Project Completion Year (2018) With Project peak hour conditions. The mitigation measures include the installation of a traffic signal at Seta Street and Domenigoni Parkway and modifications of the lanes at the intersection of Winchester Road and Domenigoni Parkway as detailed below in MM TRA-1 and MM TRA-2.

HCM calculation worksheets for Project Completion Year (2018) With Project conditions are provided in Appendix F.

Project Completion with Cumulative Traffic Volumes

Project Completion Year (2018) With Project and Cumulative Projects traffic conditions include existing traffic volumes on surrounding roadways, area wide growth, project traffic, and cumulative projects traffic. The AM and PM peak hour intersection turning movement volumes and average daily traffic are shown on Exhibit 4-2 of the Traffic Impact Analysis for Project Completion Year (2018) With Project and Cumulative Projects traffic conditions.

Level of Service for Project Completion with Cumulative Project Conditions

Intersection levels of service for the existing network with background growth, the proposed project, and cumulative projects are shown in Table 4-2 of the Traffic Impact Analysis. As shown in Table 4-2, HCM calculations are based on the existing intersection geometrics and the intersection geometrics necessary to return the intersection to acceptable level of service.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For the Project Completion Year (2018) With Project and Cumulative Projects traffic conditions, all study area intersections are expected to operate at acceptable Levels of during the peak hours, with the exception of the following intersections that are expected to operate at an unacceptable Level of Service during one or more of the peak hours:

- I-215 NB On/Off Ramps at Newport Road;
- Menifee Road at Newport Road;
- Seta Street at Domenigoni Parkway; and
- Winchester Road at Domenigoni Parkway.

With the MM TRA-1 and MM TRA-2, all study area intersections are projected to operate at acceptable Levels of Service in the Project Completion Year (2018) With Project and Cumulative Projects peak hour conditions.

HCM calculation worksheets for Project Completion Year (2018) With Project and Cumulative Projects conditions are provided in Appendix G.

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the study area identified by the Project's Traffic Impact Analysis, there are no CMP facilities, therefore impacts would be less than significant.

c) Any roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with commercial uses. As such, the Project's proposed commercial retail uses have no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

d) Implementation of the proposed Project would result in improvements to several existing roadways that would require maintenance. Maintenance of the roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this environmental assessment. Maintenance of these roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project resident's payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed by this environmental assessment, and impacts would therefore be less than significant.

e) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Street improvements along Domenigoni Parkway and Winchester Road are completed. Construction of the project site will not substantially impact the circulation of the project vicinity because the project has been conditioned for improvements to Domenigoni Parkway and Winchester Road and driveways.

f) The Project site is not identified as an emergency access route under any local or regional plans. As indicated under the discussion and analysis above, Project effects to the surrounding circulation system would be minimal during construction, and alternative access routes are available to ensure the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, impacts due to inadequate emergency access or access to nearby uses would be less than significant.

Mitigation:

MM TRA-1- Installation of Traffic Signal at Seta Street (NS)

MM TRA-2- Modify the northbound Winchester Road approach from one left-turn lane, two through lanes, and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane with a right-turn overlap.

Monitoring: Monitoring will be done during the Building and Safety plan check process.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: According to the Harvest Valley/Winchester Area Plan Figure 8, *Harvest Valley/Winchester Area Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

a) According to the Harvest Valley/Winchester Area Plan Figure 8, Harvest Valley/Winchester Area Trails and Bikeway System, there are no Bike Path/Regional trail planned in the immediate vicinity of the Project site. No component of the proposed Project would impact any planned routes. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, or 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:

39. Tribal Cultural Resources

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)?

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

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on April 6, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians on May 1, 2017. Consultation was held with Pechanga on May 11, 2017, June 28, 2017, and on August 15, 2017. The final conditions of approval for the project were provided to Pechanga and did not have any further comments and consultation was concluded on September 29, 2017. The other tribes did not have any comments and concluded consultation on May 6, 2017.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present. Each of the consulting tribes recommended that a Native American monitor be present during grading of the property. Because of the sensitivity of the area, the project has been conditioned for a Native American Monitor to be present during ground disturbing activities. Conditions of Approval are not mitigation measures. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project will receive potable water service from Metropolitan Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) The Project site is located within the Metropolitan Water District (MWD) service area. MWD's water district's anticipated future demands for potable water resources and the plans for meeting those demands has sufficient supplies to meets its existing and projected demand. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lower of the local groundwater table level, and impacts would 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
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) The Project will receive sewer service from Metropolitan Water District. Any connections from the Project site to existing sewer lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would 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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b) All sanitary sewer flows from the Project site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. The TVRWRF is located approximately 6.44 miles southwest of the Project site at 42565 Avenida Alvarado, Temecula, CA. The TVRWRF provides primary, secondary, and tertiary treatment for a rated capacity of 18 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the TVRWRF from 18 mgd to 28 mgd. With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not 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. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project, as noted above identifying the landfills around and the capacity for each. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are considered 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.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a vacant parcel that has a developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by vacant parcels with a Moderate Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a vacant parcel surrounded by a developed road system that will not be impacted. The project does not propose any new above ground utility lines or other infrastructure that may exacerbate fire risk. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d-e) According to "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located adjacent to the Project site south of the Project site. The proposed project is a commercial retail project will not house people. The site is relatively flat and located within a moderate Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area are vacant properties that are all relatively flat, which limits the risk of wildfires in the vicinity. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

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

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

Source(s): Staff Review, Project Application Materials

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

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, 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 proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/09/19, 8:40 am

CUP03770

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03770. 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 - Hold Harmless

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

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

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

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

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

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP 3770) 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. 3 AND - Project Description & Operational Limits

Conditional Use Permit No. 3770 proposes the construction of a commercial center consisting of the following: (1) a gas station service station with a 4,395 square-foot fuel canopy area that will house sixteen sixteen (16) fuel pumps; (2) an approximately 3,800 square-foot 24-hour convenience store that proposes to permit the sale of beer and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Project Description & Operational Limits (cont.)
 wine for off-site consumption (ABC Type 20 license); (3), with an attached 1,200 square-foot deli restaurant; (4) a, 2,080 square-foot car wash facility; (5) , and a 4,395 square-foot fuel canopy area that will house sixteen (16) fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 square-foot drive-thru restaurant; (6), a 4,412 square-foot restaurant, and (7) a 50,000 square-foot retail building. The project site will also include a total of 448 parking stalls, and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license).

Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. Specific Plan No. 288 (The Crossroads at Winchester)

Advisory Notification. 5 AND - Development Phasing

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping within a phase may not all be deferred until a later or final phase.

Advisory Notification. 6 AND - Exhibits

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

- Conditional Use Permit No. 3770
 Exhibit A (Site Plan), dated June 7, 2018
 Exhibit B (Elevations), dated June 7, 2018
 Exhibit C (Floor Plans), dated June 7, 2018
 Exhibit M (Colors and Materials), dated June 7, 2018
 Exhibit P (Phasing Plan) , dated June 7, 2018

Advisory Notification. 7 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. 7 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
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)
Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

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 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.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

efficient usage, reuse on the project, or salvage for future use or sales.

2.Determines if materials will be sorted on site or mixed.

3.Identifies diversion facilities where material collected will be taken.

4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

ACCESSIBLE PATH OF TRAVEL:

Please provide a site plan that will indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1.Accessible path construction type (Asphalt or concrete).

2.Accessible path width.

3.Accessible path directional slope % and cross slope %.

4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1.Connect to all building(s).

2.Connect to all accessible parking loading/unloading areas.

3.Connect to accessible sanitary facilities.

4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process.

Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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.

Fire

Fire. 1 0010-Fire-USE-#005-BUILDING MATERIAL

All buildings shall be constructed in accordance with Chapter 7A of the California Building Code.

Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 3 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

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.

Fire. 4 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 5 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining underground fuel storage tank permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE-#84-TANK PERMITS (cont.)
installation.

Fire. 6 0010-Fire-USE-#89-KNOX BOX

An emergency key storage(KNOX) box shall be installed on the outside of the buildings. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 7 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow must be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and Building(s) having a fire sprinkler system.

Flood

Flood. 1 Flood Hazard Report

Conditional Use Permit (CUP) 03770 is a proposal to construct a commercial center consisting of a retail stores, a fueling station, a convenience store, a carwash and 2 drive-thru restaurants on 11.82 acres in the Winchester area. The site is located on the southwest corner of Domenigoni Parkway and Winchester Road/Highway 79. The site is the remainder parcel of Parcel Map (PM) 28605 that was legalized with Certificate of Compliance 5210. Parcel Map (PM) 37297 proposes to subdivide the site further into four parcels to accommodate commercial development. CUP 3770 falls within The Crossroads in Winchester Specific Plan (SP 288).

TR 37079 (PM 36545) to the north proposes Line Q, which will serve as the main backbone facility for the Crossroads Specific Plan (SP 288). Line Q proposes to abandon the existing double 48-inch culvert under Domenigoni Parkway with an alignment along the future Seta Street. CUP 3770 has coordinated with TR 37079 and proposes to utilize Line Q as an outlet to Salt Creek Channel, Stage 5 (Project No. 4-0-00110/Drawing No. 4-0698). Cup 3770 shows a continuation of Line Q on the preliminary site plan, and shows the storm drain extending (along Seta Street) to the projects southern boundary where its alignment turns east for approximately 200 ft to an interim inlet intended to protect the site from and collect offsite runoff. A drainage area of approximately 220 acres is tributary to the site from the south and east via a culvert under Winchester Road. There is a proposed residential subdivision (Tract Map 37119) located south of this site which proposes high density residential in the northeast corner where the bulk of these flows (Q100=60CFS per SP 288) enter from a culvert under Winchester Road. In the interim condition (prior to development of TR 37119) these tributary flows will be conveyed via their natural drainage path to the interim storm drain inlet proposed by CUP 3770. Preliminary sizing and hydraulics for this proposed inlet were not provided for review, however the District finds the overall drainage study acceptable and therefore, a more refined study shall be submitted at the development stage.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

It should be noted that additional offsite facilities may be required to protect the site from offsite runoff should it develop prior to TR 37119. These facilities shall protect the project site from the 100-year storm event in the interim condition as well as facilitate the ultimate condition in accordance with SP 288. A hydrology study of the offsite flows tributary to the site as well as sizing of the proposed drainage improvements will be required prior to permits. Alternatively, this development can wait for the construction of TR 37119 and all of the associated improvements before obtaining permits.

CUP 3770 (located in Planning Area No. 9 in SP 288) is tabled to drain to salt creek via the proposed Line Q. The applicant has proposed to treat water quality in several small Drainage Management Areas and landscape BMPs before conveying runoff in onsite storm drains to the northern boundary of the project site. The preliminary site plan shows these onsite storm drains tying into to local catch basin laterals along Domenigoni Parkway. This is not acceptable to the District and all onsite storm drains shall be designed to outlet through Line Q. Additionally final grading of the project site shall provide positive drainage and emergency escape paths from the proposed landscape BMPs should they become blocked.

It should be noted that the site is located within the bounds of the Salt Creek Channel/Winchester/North Hemet 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 \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of buildings permits if grading permits are not issued.

Any questions regarding this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@rivco.org.

Planning

Planning. 1 0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the on-current sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - BEER & WINE RESTRICTIONS
(cont.)

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning. 2 0010-Planning-USE - BUSINESS LICENSING

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

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 4 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 5 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 6 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 7 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - NO OUTDOOR ADVERTISING (cont.)
directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 8 0010-Planning-USE - ORD 810 O S FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 9 0010-Planning-USE - RECLAIMED WATER

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

Planning. 10 0010-Planning-USE*- MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from ABC, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 11 0010-Planning-USE*- PERMIT SIGNS

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 12 0010-Planning-USE*- PHASES ALLOWED

Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning. 13 0020-Planning-USE - EXPIRATION DATE-CUP/PUP

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

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Planning

Planning. 13 0020-Planning-USE - EXPIRATION DATE-CUP/PUP (cont.)

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 9 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.

Planning. 14 0030-Planning-SP* - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning. 15 Causes for Revocation

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

Planning. 16 Ceased Operations

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

Planning. 17 Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 18 No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for

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Planning

Planning. 18 No Consumption (cont.)
consumption.

No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 and ABC-253.

Planning. 19 No Employee Consumption

No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.

Planning. 20 No Loitering

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on the ABC-257 and ABC-253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253.

Planning. 21 Ordinance No. 348, Section 18.48

No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning. 22 Peace Officers

Peace officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red on form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by the license on such premises.

Planning. 23 Post Sign

The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING NO DRINKING OF ALCOHOLIC BEVERAGES VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 24 Posting Requirements

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 Posting Requirements (cont.)
provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

Planning-All

Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning-GEO

Planning-GEO. 1 GEO 180016 ACCEPTED

County Geologic Report (GEO) No. 180016, submitted for this project (CUP03770) was prepared by Salem Engineering Group, Inc. and is entitled: "Geotechnical Engineering Investigation, Proposed Commercial Development, SWC Winchester Road & Domenigoni Parkway, Winchester, California", dated March 8, 2017.

GEO 180016 concluded:

1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site.
2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site.
3. The potential for liquefaction at the site is high. Mitigation measures are recommended to minimize structural damage due to liquefaction. These measures include the use of geogrid, a structural slab system, stone columns, or deep foundation system.
4. The seismic-induced total and differential settlements are expected to be on the order of 3.47 inches and 1.74 inches over 20 feet, respectively.
5. Due to relatively flat site topography, we judge the likelihood of lateral spreading to be low.
6. Based on the existence of medium dense to dense and very stiff soils starting at a depth of 2 feet below the existing grade, subsidence potential is considered minimal.
7. The subject site is on a gently sloping grade, over ¾ mile from the nearest significant topographic change. As such, landslide/slope instability/rock fall/debris flow issues pose a very low risk.

GEO 180016 recommended:

1. Surface vegetation should be stripped to a sufficient depth to remove organic-rich soils and roots.
2. The stripped vegetation will not be suitable for use as engineered fill or within 5 feet of building pads or within paving areas.

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Planning-GEO

Planning-GEO. 1 GEO 180016 ACCEPTED (cont.)

- 3. Any buried utilities or structures, as well as surficial debris, should be properly removed and the resulting excavations backfilled with engineered fill.
- 4. Overexcavation and recompaction within the proposed building areas should be performed to a minimum depth of 4 feet below existing grade or 3 feet below proposed footing bottom, whichever is deeper. The overexcavation should extend a minimum of 5 feet beyond the outer edges of the proposed footings.
- 5. The site is suitable for use of conventional shallow foundations consisting of continuous strip footings in combination with isolated spread footings bearing on a 3-layer geogrid reinforced Engineered Fill Mat.
- 6. As an alternative to the geogrid method, the buildings may be supported on a reinforced structural slab foundation system (e.g. mat foundation, post-tension slab or stiffened footings with rigid grade beam) to resist damage due to seismic-induced differential settlement.
- 7. In lieu of the geogrid reinforcement method or the structural slab system, the buildings may be supported on deep foundations or by utilizing stone columns. Recommendations for a deep foundation system or the stone column method may be provided to the client upon request.

GEO No. 180016 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180016 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 LANDSCAPE RQMTS (LS)

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE LANDSCAPE RQMTS (LS) (cont.)
using low water use plant species that are drought
tolerant;

2) Ensure all landscape and irrigation plans are in
conformance with the approved conceptual landscape
exhibit;

3) Ensure all landscaping is provided with a weather-based
irrigation controller(s) as defined by County Ordinance
No. 859; and,

4) Ensure that irrigation plans which may use reclaimed
water conform with the requirements of the local water
purveyor; and,

The developer/permit holder is responsible for the
maintenance, viability and upkeep of all slopes, landscaped
areas, and irrigation systems until the successful
completion of the installation inspection or those
operations become the responsibility of the individual
property owner(s), a property owner's association, or any
other successor-in-interest, whichever occurs later.

Comments:

DRAFT NCULLEN 20170417

Transportation. 2 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. 3 CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project
proponent shall contact the Transportation Department and enter into an agreement for
fee credit or reimbursement prior to advertising. All work shall be pre approved by and
shall comply with the requirements of the Transportation Department and the public
contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951)
955-1667.

For more information regarding the public work bidding requirements please visit the
following link: [http://rctlma.org/tran s/Land-Development/Funding-Programs/
Road-and-Bridge-Benefit-District-RBBD/Public-Works- Bidding-Requirements](http://rctlma.org/tran s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

Transportation. 4 STD INTRO (ORD 461)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 STD INTRO (ORD 461) (cont.)

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.

Transportation. 5 T/S - Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 southbound Ramp (NS) at:

 Newport Road (EW)

I-215 Northbound Ramp (NS) at:

 Newport Road (EW)

Antelope Road (NS) at:

 Newport Road (EW)

Menifee Road (NS) at:

 Domenigoni Parkway

Leon Road (NS) at:

 Domenigoni Parkway

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 T/S - Conditions (cont.)
Seta Street (NS) at:

Domenigoni Parkway

Winchester Road (SH-79) (NS) at:

Domenigoni Parkway

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 6 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

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.

Comments:
DRAFT JMERLAN 20170418

Waste Resources. 2 0010-Waste Resources-USE - AB 341

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

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

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#mandatory

Comments:
DRAFT JMERLAN 20170418

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

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.

Comments:

DRAFT JMERLAN 20170418

Plan: CUP03770

Parcel: 461220013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE-EASEMENTS/PERMISSIONS 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 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 3 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 4 Phasing Not Satisfied

If CUP 3770 is developed in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 5 Submit Plans Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 Submit Plans (cont.) Not Satisfied

060 - Flood. 6 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 0060-Planning-MAP/USE - BURROWING OWL SURVEY Not Satisfied

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

060 - Planning. 2 0060-Planning-USE - CULTURAL SENSITIVITY Not Satisfied

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-USE - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe.(MORONGO and/or SOBOBA and/or PECHANGA). The Native American Monitor 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

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Planning

060 - Planning. 3 0060-Planning-USE - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract 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. 4 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4

0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)

Not Satisfied

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 5 0060-Planning-USE -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.

060 - Planning. 6 0060-Planning-USE*- FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3770, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 7 0060-Planning-USE*- SKR FEE CONDITION Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-USE*- SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.53 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD 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 and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 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 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

Transportation

060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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, for required annexation per Trans 80 and 90 condition of approval.

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 REVISE STREET IMP PLAN Not Satisfied

Prior to the submittal of the required street improvement plan along Domenigoni Parkway per 90. Trans. condition of approval obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at :
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

060 - Transportation. 5 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 6 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.

060 - Transportation. 7 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION (cont.) Not Satisfied
cultural resources at the Western Science Center.

070 - Planning. 2 0070-Planning-USE - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

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

070 - Planning. 3 0070-Planning-USE - PHASE IV CULTURAL REPORT Not Satisfied

Upon completion of the implementation phase, 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 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.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-USE* -#51-WATER CERTIFICATION (cont.) Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of existing fire hydrants and that the existing water system is capable of delivering required fire flow at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 3 Submit Plans Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. All wall and fence locations shall be in compliance with site plan exhibit as shown.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 4 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 5 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-USE*- CONFORM TO ELEVATIONS (cont.) Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 6 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 7 0080-Planning-USE*- FEE STATUS Not Satisfied
Prior to issuance of building permits for Conditional Use Permit No. 3770, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9 Electric Vehicle Parking Not Satisfied
Per Section 18.12 A.2.C, parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

Survey

080 - Survey. 1 ACCESS RESTRICTION Not Satisfied
By the project' s design, access on SH-79 (Winchester Road) shall be restricted.

The project proponent shall apply under a separate application with the County Surveyor to restrict access on SH-79 (Winchester Road).

Transportation

080 - Transportation. 1 0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL Not Satisfied
Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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Transportation

080 - Transportation. 1 0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL Not Satisfied

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the project is located within a special district such as CSA/ LMD/CFD/ VALLEYWIDE, the developer/ permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

080 - Transportation. 2 0080-Transportation-USE - LANDSCAPE SECURITY (LS) Not Satisfied

Plan: CUP03770

Parcel: 461220013

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LANDSCAPE SECURITY (LS) (c) Not Satisfied

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

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

080 - Transportation. 3 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 No. 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 SH-79 (Winchester Road), Domenogoni Parkway, and Seta Street.
- (2) Street-lights
- (3) Traffic signals per Trans 80 and 90 conditions of approval.
- (4) 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.

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Parcel: 461220013

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 4 CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 5 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance No. 461.

080 - Transportation. 6 ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 7 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 8 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within SH-79 (Winchester Road), Domenogoni Parkway, and Seta Street 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. 9 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461. For projects within SCE boundaries use County of Riverside Ordinance No. 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along SH-79 (Winchester Road) shall be conveyed for public use

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 R-0-W DEDICATION 1 (cont.) Not Satisfied
to provide for a 110 foot half-width right-of-way per County Standard No. 82, Ordinance No. 461.

080 - Transportation. 11 T/S - Design Not Satisfied

The applicant shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Seta Street (NS) at Domenigoni Parkway (EW)

Winchester Road (SH-79) (NS) at Domenigoni Parkway (Modification)

- Add right-turn overlap to Northbound (NB) traffic turning Eastbound (EB)

With no fee credit eligibility.

or as approved by the Transportation Department.

080 - Transportation. 12 T/S - Geometrics Not Satisfied

Seta Street (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics;

Northbound: One left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: three through lanes, one right-turn lane

Westbound: one left-turn lane, three through-lanes

NOTE: The northbound left-turn storage shall be a minimum of 275-feet.

The intersection of Seta Street (NS) at project entrance (north) (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right lane.

Southbound: one through lane (restricted left-in)

Eastbound: N/A

Westbound: one right lane (restricted left out, stop controlled)

NOTE: This driveway will be restricted to right-in/right-out turning movements. Left-turns shall be prohibited. Appropriate channelization and/or signage shall be provided by the applicant.

The intersection of Seta Street (NS) at project entrance (south) (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane.

Southbound: one shared left-turn/through lane.

Eastbound: N/A

Westbound: One shared left-turn/right-turn lane. (Stop controlled)

The intersection of Domenigoni Parkway (EW) at project entrance (west) (NS) shall be improved to provide the following geometrics:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 T/S - Geometrics (cont.) Not Satisfied

Northbound: One right-out lane. (Stop controlled)

Southbound: N/A

Eastbound: Three through lanes, one right-in lane.

Westbound: N/A

The intersection of Domenigoni Parkway (EW) at project entrance (east) (NS) shall be improved to provide the following geometrics:

Northbound: One right-out lane. (Stop controlled)

Southbound: N/A

Eastbound: Three through lanes and, one right-in lane.

Westbound: N/A

Winchester Road (SH-79) at Domenigoni Parkway:

Northbound: One left-turn lane, two through lanes, one right-turn lane with a right-turn overlap.

Southbound: One left lane, two through lanes, one right-turn lane.

Eastbound: Two left-turn lanes, three through lanes, one right-turn lane

Westbound: Two left-turn lanes, three through lanes, one right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 13 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 14 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance No. 460 and No. 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.

Plan: CUP03770

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 14 UTILITY PLAN (cont.) Not Satisfied

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PL Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF 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

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE-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.

Plan: CUP03770

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE-PRECISE GRADE APPROVAL (cont. Not Satisfied

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install an approved fire sprinkler system per NFPA 13 in all buildings requiring 3600 sq. ft. or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

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90. Prior to Building Final Inspection

Fire

090 - Fire. 3 0090-Fire-USE-#36-HOOD DUCTS Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

090 - Fire. 4 0090-Fire-USE-#45-FIRE APPARATUS ACCESS Not Satisfied

Fire apparatus access roads shall be provided to within 150' of all exterior structure walls, shall be a minimum of 24' wide with a vertical clearance of 13'6". 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.

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 2 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 3 0090-Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont. Not Satisfied
Screening material shall be subject to Planning Department approval.

090 - Planning. 5 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 6 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No.3770 has been calculated to be 11.82 gross acres.

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

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied
Accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING (cont.) Not Satisfied

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 8 0090-Planning-USE*- EXTENDED TRUCK IDLING Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 10 0090-Planning-USE*- LOADING SPACES Not Satisfied

Loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 11 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

The Project Area for Conditional Use Permit No. 3770 is 11.82 gross acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 12 0090-Planning-USE*- SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.82 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be

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90. Prior to Building Final Inspection

Planning

090 - Planning. 12 0090-Planning-USE*- SKR FEE CONDITION (cont.) Not Satisfied
modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 13 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

Six (6) trash enclosures which are adequate to enclose a minimum of twelve (12) bin[s] shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits.

The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 0090-Transportation-USE*-LANDSCAPE INSPECTION RQM Not Satisfied

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

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 2 0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN Not Satisfied

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

090 - Transportation. 3 0090-Transportation-USE-LNDSCP INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 ANNEX L&LMD/OTHER DIST 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 No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance no. 859. Said annexation should include the following:

- (1) Landscaping along SH-79 (Winchester Road), Domenogoni Parkway, and Seta Street.
- (2) Street-lights
- (3) Traffic signals per Trans 80 and 90 conditions of approval.
- (4) Street sweeping.

090 - Transportation. 5 CONSTRUCT RAMP Not Satisfied

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 CONSTRUCT RAMP (cont.) Not Satisfied
Ordinance 461.

090 - Transportation. 6 Dedication/Improvement Not Satisfied

Seta Street along project boundary shall be improved with 44' full-width AC pavement (22' on the project side and 22' on the opposite side of the centerline), 6" concrete curb, gutter, and sidewalks (project side), within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Ordinance No. 461.

NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 15' parkway.
2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance No. 461.
3. The northerly driveway shall be right-in/right-out access only and channelization shall be constructed to restrict a left-in/left-out traffic movements.
4. Install "No left Turn Sign"
5. Improvement plan along Seta Street and Domenigoni Parkway shall be submitted to County Transportation Department for review and approval.
6. Align the southerly driveway with the centerline of Street "A" (TR37119), you may off-set by 3' plus or minus. The receiving lane of the driveway shall provide a 14-foot minimum lane width.

090 - Transportation. 7 Existing 'CALTRANS' Maintained Not Satisfied

SH-79 (Winchester Road) along project boundary is a paved CALTRANS MAINTAINED ROAD designated as Expressway and shall be improved with 8" concrete curb and gutter located 38-43' from centerline to curb line, landscape median, sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the 'Caltrans' within the 110' half-width dedicated right-of-way in accordance with modified County Standard No. 93, page (1 of 2) and (2 of 2), Ordinance No. 461.

NOTE:

1. An 5' concrete sidewalk shall be constructed within the 21' parkway or as directed by Caltrans.
2. No access shall be allowed on SH-79 (Winchester Road)
3. Construct transition AC tapering lane from the south project boundary southerly per the design speed limit of 65 m.p.h and/or as directed by Caltrans.
4. Street improvement plan (centerline to curb-line) along SH-79 (Winchester Road) shall be submitted to Caltrans for review and approval.
5. Parkway improvement plan along SH-79 (Winchester Road) shall be submitted to County of Riverside Transportation Department for review and approval.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 Existing 'CALTRANS' Maintained (cont.) Not Satisfied

090 - Transportation. 8 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, sidewalks, widen AC pavement for right turn lane at the westerly and easterly driveway approaches, and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance No. 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. A 6' sidewalk shall be constructed adjacent to the curb line within the parkway.
3. Driveways shall be right-in/right-out only.
4. A right-turn AC pavement lane at the westerly and easterly driveways approach shall be improved as directed by the Director of Transportation.

090 - Transportation. 9 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 10 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461 and shall require approval by the Transportation Department. Landscaping shall be improved within SH-79 (Winchester Road), Domenogoni Parkway, and Seta Street

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.

Plan: CUP03770

Parcel: 461220013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 LANDSCAPING COMM/IND (cont.) Not Satisfied
89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 11 LANDSCAPING Not Satisfied

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 No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859.

Landscaping will be improved within SH-79 (Winchester Road), Domenogoni Parkway, and Seta Street.

090 - Transportation. 12 R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

090 - Transportation. 13 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation

090 - Transportation. 14 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM37297 and TR37119.

090 - Transportation. 15 STREET LIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

090 - Transportation. 16 Street Lights Install Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance No. 460 and No. 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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 17 T/S - Installation Not Satisfied

Plan: CUP03770

Parcel: 461220013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 17 T/S - Installation (cont.) Not Satisfied

The applicant shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Seta Street (NS) at Domenigoni Parkway (EW)
- Winchester Road (SH-79) (NS) at Domenigoni Parkway (Modification)
- Add right-turn overlap to Northbound (NB) traffic turning Eastbound (EB)

or as approved by the Transportation Department.

090 - Transportation. 18 T/S - Interconnect Not Satisfied

The applicant shall be required to provide traffic signal interconnect between the traffic signal at Seta Street (NS) at Domenigoni Parkway (EW) to the signal at:

- Winchester Road (SH-79) (NS) and Domenigoni Parkway (EW).
- Rice Road (NS) and Domenigoni Parkway (EW).

The traffic signal at Winchester Road (SH-79) (NS) and Domenigoni Parkway (EW) and Rice Road (NS) and Domenigoni Parkway (EW) shall be ultimately interconnected with a signal at Seta Street (NS) at Domenigoni Parkway (EW).

The applicant shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Winchester Road (SH-79) and Rice Road including Seta Street.

or as approved by the Transportation Department.

090 - Transportation. 19 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance No. 460 and No. 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 20 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 21 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

Plan: CUP03770

Parcel: 461220013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 21 WQMP REGISTRATION (cont.) Not Satisfied

090 - Transportation. 22 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 0090-Waste Resources-USE - RECYCLNG COLLECTION AF Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/09/19, 8:37 am

PM37297

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37297. 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 (PM 37297) 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**

Tentative Parcel Map No. 37297 proposes a Schedule E a subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size.

Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Advisory Notification. 3 **AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. Specific Plan No. 288 (The Crossroads at Winchester)

Advisory Notification. 4 **AND - Development Phasing**

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping within a phase may not all be deferred until a later or final phase.

Advisory Notification. 5 **AND - Exhibits**

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

Conditional Use Permit No. 3770

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit A (Site Plan), dated June 7, 2018

Exhibit B (Elevations), dated June 7, 2018

Exhibit C (Floor Plans), dated June 7, 2018

Exhibit M (Colors and Materials), dated June 7, 2018

Exhibit P (Phasing Plan) , dated June 7, 2018

Advisory Notification. 6 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - 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) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.) based}

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 AND - Hold Harmless

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP* TEMPLATE (cont.)

Flood. 1 0010-Flood-MAP* TEMPLATE

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 CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 3 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 4 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 5 OFF-SITE . PHASE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 OFF-SITE . PHASE (cont.)

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 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.

Transportation. 7 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

Plan: PM37297

Parcel: 461220013

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 2 0050-Flood-XXM*ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the _____ Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

Planning

050 - Planning. 1 Valley-Wide Recreation and Park District Conditions Not Satisfied

- 1). Prior to map recordation, the applicant shall submit to Valley-Wide Recreation and Park District, a maintenance exhibit for our review and approval. The exhibit shall include all maintained areas including but not limited to, parkways, bioswales, detention basins, trails, and medians. Submittal requirements can be found on our website at www.GoRecreation.org
- 2). Prior to map recordation, the applicant shall have completed an annexation into Valley-Wide's Winchester Parks CFD. All application fees shall be incurred by the developer.
- 3). All landscaped areas shall represent what is shown in the approved Specific Plan.
- 4). Seta Drive shall have a Class 2 Bike Trail as described in the SP and shall be maintained by a public agency.

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on SH-79 (Winchester Road) and so noted on the final map.

Plan: PM37297

Parcel: 461220013

50. Prior To Map Recordation

Survey

050 - Survey. 2 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the map recordation, 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) Street lights

(2) 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) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE or other electric provider.

050 - Transportation. 2 CALTRANS 2 Not Satisfied

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernadino, California 92403; Attention: Project Development, for review and approval prior to recordation.

050 - Transportation. 3 CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 4 CORNER CUT BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 5 Dedication/Improvement Not Satisfied

Seta Street along project boundary shall be improved with 44' full-width AC pavement (22' on the project side and 22' on the opposite side of the centerline), 6" concrete curb, gutter, and sidewalks

Plan: PM37297

Parcel: 461220013

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 Dedication/Improvement (cont.) Not Satisfied
(project side), within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Ordinance 461.

NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 15' parkway.
2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. The northerly driveway shall be right-in/right-out access only and channelization shall be constructed to restrict a left-in/left-out traffic movements.
4. Install "No left Turn Sign"
5. Improvement plan along Seta Street and Domenigoni Parkway shall be submitted to County Transportation Department for review and approval.
6. Align the southerly driveway with the centerline of Street "A" (TR37119), you may off-set by 3' plus or minus. The receiving lane of the driveway shall provide a 14-foot minimum lane width.

050 - Transportation. 6 Existing 'CALTRANS' Maintained Not Satisfied

SH-79 (Winchester Road) along project boundary is a paved CALTRANS MAINTAINED ROAD designated as Expressway and shall be improved with 8" concrete curb and gutter located 38-43' from centerline to curb line, landscape median, sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the 'Caltrans' within the 110' half-width dedicated right-of-way in accordance with modified County Standard No. 93, page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. An 5' concrete sidewalk shall be constructed within the 21' parkway or as directed by Caltrans.
2. No access shall be allowed on SH-79 (Winchester Road)
3. Construct transition AC tapering lane from the south project boundary southerly per the design speed limit of 65 m.p.h and/or as directed by Caltrans.
4. Street improvement plan (centerline to curb-line) along SH-79 (Winchester Road) shall be submitted to Caltrans for review and approval.
5. Parkway improvement plan along SH-79 (Winchester Road) shall be submitted to County of Riverside Transportation Department for review and approval.

050 - Transportation. 7 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, sidewalks, widen AC pavement for right turn lane at the westerly and easterly driveway approaches, and/or drainage devices within County right-of-way, including sewer and water laterals, on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown

Plan: PM37297

Parcel: 461220013

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 EXISTING CURB & GUTTER (cont.) Not Satisfied
on existing street improvement plans and approved and permitted by the Transportation Department.
Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies
and Guidelines" available on the Internet at:

<http://rctlma.org/transportation/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. A 6' sidewalk shall be constructed adjacent to the curb line within the parkway.
3. Driveways shall be right-in/right-out only.
4. A right-turn AC pavement lane at the westerly and easterly driveways approach shall be improved as directed by the Director of Transportation.

050 - Transportation. 8 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/transportation/General-Information/Pamphlets-Brochures>

050 - Transportation. 9 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 10 LIGHTING PLAN Not Satisfied

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.

050 - Transportation. 11 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the

Plan: PM37297

Parcel: 461220013

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 SIGNING & STRIPING (cont.) Not Satisfied
Director of Transportation.

050 - Transportation. 12 SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 13 ST DESIGN/IMPRV CONCEPT Not Satisfied
The street design and improvement concept of this project shall be coordinated with CUP03770 and TR37119.

050 - Transportation. 14 SUBMIT FINAL WQMP Not Satisfied
This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

050 - Transportation. 15 TUMF CREDIT AGREEMENT Not Satisfied
If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955 6800 for additional information.

050 - Transportation. 16 UTILITY PLAN Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 17 WQMP ACCESS AND MAINT Not Satisfied
Prior to map recordation, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided for the WQMP. This requirement applies to both on-site and off-site property.

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP*ADP FEES Not Satisfied
_____ is located within the limits

Plan: PM37297

Parcel: 461220013

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP*ADP FEES (cont.) Not Satisfied
of the _____ Area Drainage Plan for
which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning-EPD

060 - Planning-EPD. 1 30-Day Precon Survey for Burrowing Owl - EPD 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 and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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.

060 - Planning-EPD. 2 MBTA Nesting 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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Plan: PM37297

Parcel: 461220013

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Survey - EPD (cont.) Not Satisfied

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 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 SUBMIT FINAL WQMP FOR GRADING Not Satisfied

This condition applies when the project is located in the Santa Ana watershed and grading occurs before map recordation.

Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2013-0024 (Santa Ana), et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions please contact (951) 712-5494.

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.

80. Prior To Building Permit Issuance

Flood

Plan: PM37297

Parcel: 461220013

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP*ADP FEES Not Satisfied

_____ is located within the limits of
the _____ Area Drainage Plan for
which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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) Street lights
- (2) Street sweeping.

080 - Transportation. 2 ESTABL WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization shall be established along with a funding source for the permanent maintenance. The WQMP maintenance plan shall require that all BMP facilities shall be inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

Transportation

Plan: PM37297

Parcel: 461220013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

090 - Transportation. 2 STREET LIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 3 STREET LIGHTS 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 (Occupancy).

090 - Transportation. 4 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. 5 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 6 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, if the project is proposing a business, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 7 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation

07/09/19
08:38

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 10

Plan: PM37297

Parcel: 461220013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 WRCOG TUMF (cont.) Not Satisfied
Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance,
pursuant to Ordinance No. 824.

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

DATE: March 29, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Dept.
Riv. Co. Flood Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety-Grading
Riv. Co. Building & Safety-Plan Check
Riv. Co. Regional Parks & Open Space

Riv. Co. Environmental Programs Division
Riv. Co. Geology Dept.
Riv. Co. Landscape Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
French Valley Airport
City of Temecula

Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.
3rd District Supervisor
3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3770- EA: 43003- Applicant: Domenigoni Plaza- Engineer/Representative: Domenigoni Plaza - Third Supervisorial District- Specific Plan Zoning Area- Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway -11.82 acres- Zoning: Specific Plan 288 (SP288)- **REQUEST: Conditional Use Permit No. 3770 proposes a commercial center that will include a 5,000 square-foot building for a 24-hour fueling services station with 16 pumps and with retail sales and deli, a 4,412 square-foot building for a drive-thru restaurant, a 3,200 square-foot building for a drive-thru restaurant, a 54,500 square-foot building for a 1,500 square-foot coffee shop, two (2) 1,500 square-foot retail units and a 50,000 retail unit, and a 2,080 square-foot drive-thru carwash. APN-461-220-013. **BBID: 777-986-947 UPROJ: CUP03770****

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 as an **LDC 'Meeting' item on April 20, 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. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Dave Alvarez, (951) 955-5719, Contract Planner**, or e-mail at daalvarez@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.

Winchester-Homeland Municipal Advisory Council

www.WinchesterMac.org

June 20, 2019

Mr. David Alvarez, Planner
Riverside Co. Planning Department
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: CUP 3770, TPM 37297 Domenigoni Plaza, LP.

Dear Mr. Alvarez,

This project proponent has met with the Winchester Land Use Committee (April 23, 2019) and has come to two Winchester-Homeland Municipal Advisory Council (WHMAC) meetings discussing his project on 11 acres at the south-west corner of Domenigoni Parkway and Winchester Road, the neighborhood center is currently referred to as Domenigoni Plaza.

There were meaningful discussions that came out of these meetings. The project proponent was asked to reconsider elevations. They were also asked to consider a more appealing architectural design that met with the Western theming in the community.

From these discussions the project proponent made changes enhancing both the elevations and the architectural features. The WHMAC board and community members present at the June 13th meeting are in support of the project and of project changes (see renderings attached).

Should you have any questions, please don't hesitate to contact us.

Sincerely,



Dirk Meredith
Vice Chairman
Winchester-Homeland MAC

CC: Supervisor Chuck Washington
Jack Kofdarali
Mainor Bojorquez, J & T Investments



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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 May 6, 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:

CONDITIONAL USE PERMIT NO. 3770- EA: 43003- Applicant: Domenigoni Plaza- Engineer/Representative: Domenigoni Plaza - Third Supervisorial District- Specific Plan Zoning Area- Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway -11.82 acres- Zoning: Specific Plan 288 (SP288)-

REQUEST: Conditional Use Permit No. 3770 proposes a commercial center that will include a 5,000 square-foot building for a 24-hour fueling services station with 16 pumps and with retail sales and deli, a 4,412 square-foot building for a drive-thru restaurant, a 3,200 square-foot building for a drive-thru restaurant, a 54,500 square-foot building for a 1,500 square-foot coffee shop, two (2) 1,500 square-foot retails units and a 50,000 retail unit, and a 2,080 square-foot drive-thru carwash. APN-461-220-013.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@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

April 6, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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 May 6, 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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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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 May 6, 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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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 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 (CUP03770, EA43003)

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 May 6, 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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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 6, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03770, EA43003)

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 May 6, 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:

CONDITIONAL USE PERMIT NO. 3770- EA: 43003- Applicant: Domenigoni Plaza- Engineer/Representative: Domenigoni Plaza - Third Supervisorial District- Specific Plan Zoning Area- Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway -11.82 acres- Zoning: Specific Plan 288 (SP288)-

REQUEST: Conditional Use Permit No. 3770 proposes a commercial center that will include a 5,000 square-foot building for a 24-hour fueling services station with 16 pumps and with retail sales and deli, a 4,412 square-foot building for a drive-thru restaurant, a 3,200 square-foot building for a drive-thru restaurant, a 54,500 square-foot building for a 1,500 square-foot coffee shop, two (2) 1,500 square-foot retails units and a 50,000 retail unit, and a 2,080 square-foot drive-thru carwash. APN-461-220-013.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@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

April 6, 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 (CUP03770, EA43003)

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 May 6, 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

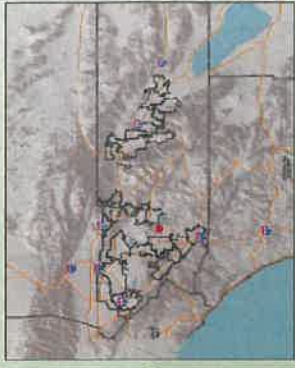
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CUP03770



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



0 535

1,070 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... 4/6/2017 11:19:03 AM

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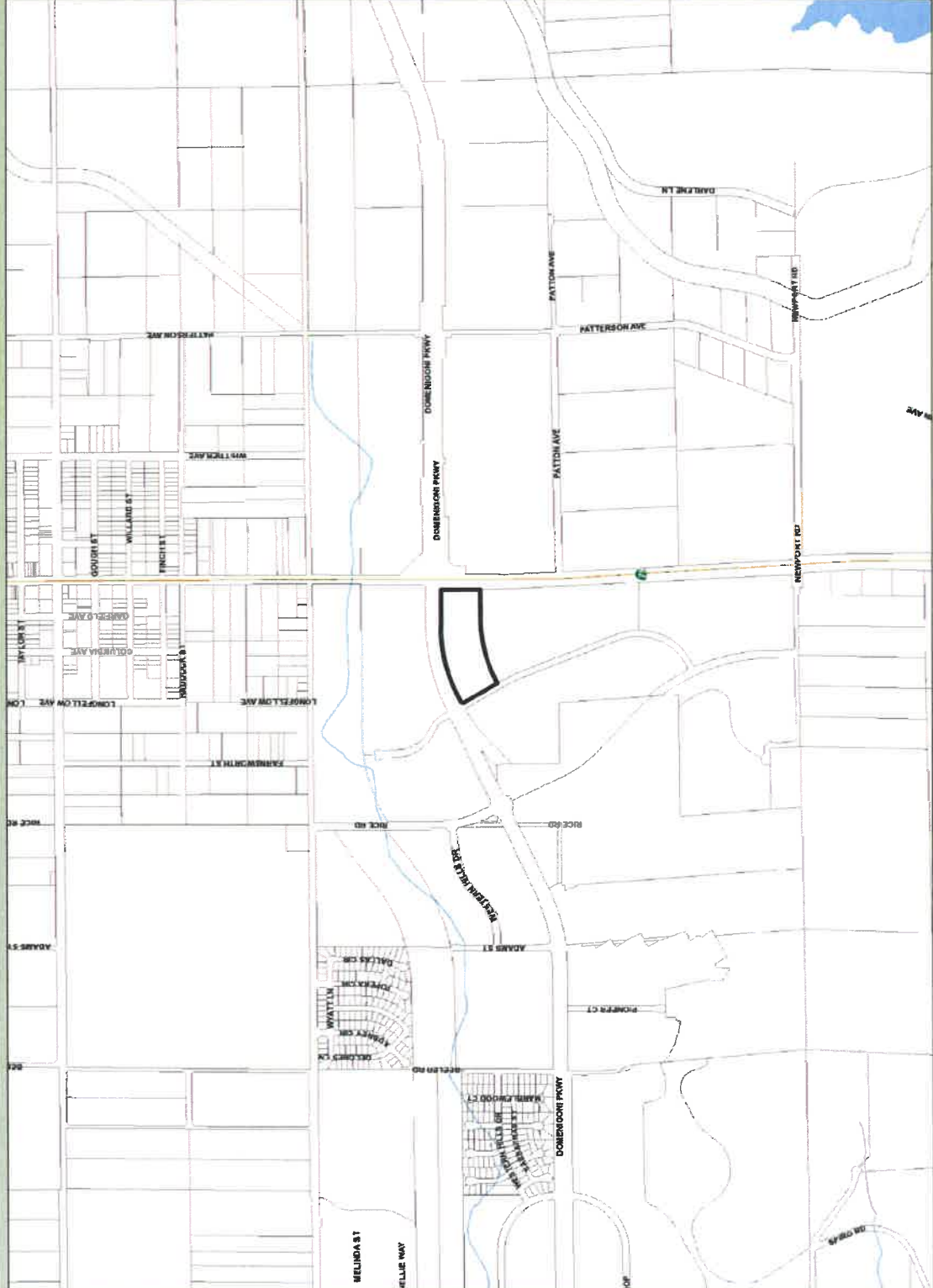
Notes

CUP03770



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0 2,000 4,000 Feet

REPORT PRINTED ON... 4/6/2017 11:19:46 AM

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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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Domenigoni Plaza, PL

Contact Person: Josie Molina, Project Manager E-Mail: josie@jntmgmt.com

Mailing Address: P.O. Box 1958

Corona CA 92878
City State ZIP

Daytime Phone No: (951) 280-3833, Ext. 3 Fax No: (951) 280-3832

Engineer/Representative Name: Same as above

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

Property Owner Name: Winchester 12 Partners, LP.

Contact Person: Albert Anderson E-Mail: awacpa@aol.com

Mailing Address: 38680 Calle De Lobo

Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 730-4855 Fax No: (951) 600-9007

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

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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.)

ALBERT W. ANDERSON General Partner [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

CARLENE M. ANDERSON General Partner [Signature]
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): 461-220-013

Approximate Gross Acreage: 11.82 Acres

General location (nearby or cross streets): North of Newport Rd, South of Domenigoni Pkwy., East of Rice Rd., West of Winchester Hwy 79.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

New development to include a 24 Hour Service Station w/ Retail Sales & Gasoline, Food, Beverages, Beer, Wine, Grocery Items, Deli, & Car Wash Services; 2 Fast Foods w/ Drive Thru's, Retail Spaces & Coffee Shop

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): CR (Rural Commercial), Specific Plan 288, PA-9

Number of existing lots: 1

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				N/A	<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	3,800	28'-0"	1	CONVENIENCE STORE		
2	1,200	28'-0"	1	DELI		
3	4,412	28'-0"	1	FAST FOOD #1 WITH DRIVE-THRU		
4	3,200	28'-0"	1	FAST FOOD #2 WITH DRIVE-THRU		
5	1,500	21'-0"	1	COFFEE SHOP		
6	1,500	21'-0"	1	RETAIL #1		
7	1,500	21'-0"	1	RETAIL #2		
8	50,000	20'-0"	1	RETAIL #3		
9	2,080	18'-0"	1	DRIVE-THRU CARWASH		
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		N/A
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:

N/A

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Yes - See Phase 1 EIA EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): WQMP, TIA, Hydrology, Cultural, Geotech

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: Domenigoni Plaza, LP

Address: P.O Box. 1958, Corona, CA 92878

Phone number: (951) 280-3833

Address of site (street name and number if available, and ZIP Code): SWC Domenigoni-Winchester Rd.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 461-220-013-1

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

Regulatory Identification number: _____

Date of list: _____

Applicant: Josie Molina, Project Manger Date 03/10/2017

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) JOSIE MOLINA  Date 03/10/2017

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 Domenigoni Plaza, LP hereafter "Applicant" and Winchester 12 Partners, LP. " Property Owner".

Description of application/permit use:

New Construction to include a 24 Hour Service Station w/ Retail Sales & Gasoline, Food, Beverages; Beer, Wine,
Grocery Items, Deli, & Car Wash Services; 2 Fast Foods w/ Drive Thru's, Retail Spaces & Coffee Shop

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): 461-220-013-1

Property Location or Address:

SWC DOMENIGONI PARKWAY AND WINCHESTER RD.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Albert & Carlene Anderson Phone No.: (951) 730-4855

Firm Name: Winchester 12 Partners, LP Email: awacpa@aol.com

Address: 38680 Calle De Lobo
Murrieta, CA 92562

3. APPLICANT INFORMATION:

Applicant Name: Josie Molina, Project Manager Phone No.: (951) 280-3833, Ext. 3

Firm Name: Domenigoni Plaza, LP. Email: josie@jntjmgmt.com

Address (if different from property owner)
P.O. Box 1958
Corona, CA 92878

4. SIGNATURES:

Signature of Applicant:  Date: 03/10/17

Print Name and Title: Josie Molina, Project Manager

Signature of Property Owner:  Date: 03/10/17

Print Name and Title: Albert Anderson, General Partner, Winchester 12 Partners, LP

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: _____



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.

Hagop Kofmanli *4/21/19*

Property Owner(s) Signature(s) and Date

HAGOP KOFMANLI

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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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Palm Desert, California 92211
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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
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – REQUEST: The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule “E” subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 17, 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 David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 11, 2019,

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

APN (s) or case numbers CUP03770 PM37297 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

CUP03770 / PM37297 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

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... 4/11/2019 4:08:03 PM

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463130013
LOS ANGELES SMSA LTD PARTNERSHIP
GLORIA Y RAMIREZ
10 PRESIDENTIAL WAY
WOBURN MA 1801

463130012
GLORIA Y RAMIREZ
11853 E 164TH ST
NORWALK CA 90650

461220022
REGENT WINCHESTER
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

465190057
BRUCE ALLEN
13661 166TH ST
BONNER SPRINGS KS 66012

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

462120004
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

462120034
ATTALLAH ABDALLAH
NORMA ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

462120036
ROMAN PRECIADO
MARIA ELENA PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

463130001
BONAM INC
25945 BLASCOS
MISSION VIEJO CA 92691

462120026
ROBERTA J MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA. 92596

462120043
MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120037
JACQUELYNN C RIGNEY
32810 OLIVE AVE
WINCHESTER CA. 92596

462120028
PEDRO LOPEZ CORBERA
EDNA CORBERA
32816 OLIVE AVE
WINCHESTER CA. 92596

462120029
ROSA M CRUZ
BONIFACIO F CRUZ
JOSEPH J CRUZ

32826 OLIVE AVE
WINCHESTER CA. 92596

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA. 92596

462120069
MARGARET L GADBERRY
330 W HIGHWAY 246
BUELLTON CA 93427

461210035
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

462120055
TERRY L BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461220023
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
TEMECULA CA 92593

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA. 92596

463130006
MATTHEW SENTAK
33180 OLIVE AVE
WINCHESTER CA. 92596

463130008
STEVE GJORKOVSKI
JUDY M GJORKOVSKI
8695 LEISURE LN
ESCONDIDO CA 92026

461320001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

462120027
OSCAR MONROY
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120050
RUTILIO PEREZ
JOSE GUADALUPE PEREZ
P O BOX 436
WINCHESTER CA 92596

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

462120030
ROBERT LARA
PATRICIA LARA
P O BOX 763
WINCHESTER CA 92596

461341003
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SANJACINTO CA 92581

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

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

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

Hemet Unified School District
1791 W. Acadia Ave
Hemet, CA 92545

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

JNT Management
Jack Kofdarali
139 Radio Road
Corona, CA 92879

JNT Management
Ino Cruz
139 Radio Road
Corona, CA 92879

Crossroads at Winchester
27710 Jefferson Ave, Ste. 302
Temecula, CA 92590

INVOICE (PLAN-CFG06372)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Plaza Domenigoni

P O Box 1958
Corona, Ca 92878

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06372	03/13/2017	03/13/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06372	0452 - CF&G TRUST: RECORD FEES	\$50.00
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.

4.2

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s): CUP03213R02 **Applicant:** Sun City Palm Desert

EA No.: Exempt from CEQA

Area Plan: Western Coachella Valley Plan **Representative:** Dorene Schiavone

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 748-010-009, etc.


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under the approved Certificate of Parcel Merger No. 180040.

The project is located north of 38th Avenue, east of Adams Street, and west of Dune Palms Road within the Sun City Palm Desert Specific Plan No. 281.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 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:	Sun City Palm Desert Specific Plan No. 281, Area 17
Specific Plan Land Use:	Public Facilities (PF)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities (PF)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open-Space Recreation (OS-R)
South:	City of Indio
West:	MDR; Medium High Density Residential (MHDR)
Existing Zoning Classification(s):	Specific Plan (S-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	S-P
East:	S-P
South:	City of Indio
West:	S-P
Existing Use:	Existing outdoor RV storage
Surrounding Uses	
North:	Single-Family Dwellings; Golf Course
South:	Single-Family Dwellings; Vacant
East:	Single-Family Dwellings; Substation, Lake
West:	CVWD Well Site; Single-Family Dwellings; Golf Course

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.21	N/A
Existing Building Area (SQFT)	N/A	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV Storage	N/A	1-space per RV	354	354
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Palm Desert
County Service Area ("CSA"):	Yes – Bermuda Dunes #121 Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Zone E, Bermuda Dunes

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Conditional Use Permit No. 3213 (CUP03213) was originally approved on April 20, 1995 for outdoor RV storage facility within a 6-acre site with life of permit until July 1, 2015.

Conditional Use Permit No. 3213, Revised Permit No. 1 (CUP03213R1) was approved on January 30, 2002 to expand the outdoor RV storage facility from 6-acres containing 240 existing RV spaces to 9.2 acres for a total of 360 RV storage spaces with life of permit to July 1, 2020.

On January 31, 2019, the Sun City Palm Desert Community Association applied for Conditional Use Permit No. 3213, Revised Permit No. 2 (CUP03213R02) to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RVs expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project has been determined to be categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Section 15301 exempts existing facilities involving negligible or no expansion of use. The project is to allow an existing 9.21 acre outdoor Recreational Vehicle Storage yard to remain in place with approximately 354 spaces with no expansion or physical changes with existing site improvements in an existing urban area. The site contains fully improved streets, landscaping, drainage features, and decomposed granite for surfacing. Additionally environmental impacts were previously reviewed and analyzed under EIR No. 367 prepared for the Sun City Palm Desert Specific Plan No. 281.

Based upon the available information, there does not appear to be any facts to support a finding that the existing RV storage yard would have a significant effect on the environment. Absent such information or evidence.

Additionally, no exception to the CEQA 15061, 15303, 15311 Exemption applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, and the project is not a hazardous waste site.

FINDINGS AND CONCLUSIONS

In order for the County to approve a 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 Community Development: Public Facilities (PF) within Planning Area 17 of the Sun City Palm Desert Specific Plan No. 281. The project

complies with the PF designation in that Planning Area 17 states specifically that the planning area shall be made available for land uses such as RV storage.

2. The proposed use, existing Recreational Vehicle (RV) storage yard, is also consistent with the PF land use designation in that the 9.21 acre property is bordered by existing circulation facilities, such as improved streets including Adams Street and 38th Avenue (LU 29.7), along with existing landscaping on the overall project site (WCVAP 11.1).
3. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) to the north, Medium High Density Residential (MHDR) to the west, Open-Space Recreation (OS-R) to the east, and Public Facilities (PF) to the south.
4. The zoning for the subject site is Specific Plan (S-P) within Planning Area 17. The text of the specific plan's SP zone provides for RV storage facilities by conditional use permit.
5. The project site is surrounded by properties which are zoned S-P to the north, east, and west; land to the south is located within City of Indio with city zoning.
6. The project contains existing outdoor RV storage yard with approximately 354 spaces. Surrounding land uses consist of, single-family dwellings with golf course, CVWD well site, lake, utility substation and vacant land.
7. The existing project contains perimeter treatment such as existing desert landscaping, masonry wall along 38th Avenue and Adams Street, with chain link fencing along the other boundaries to reduce visual impacts and act as buffers to surrounding land uses. The site is not paved except for access driveway along 38th Avenue.
8. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire access as indicated by the Advisory Notification Document (AND) (FIRE General Conditions).
9. The project conforms to the logical development of the land as is compatible with the present and future logical development of surrounding property due to existing site improvements such as existing improved public roads and existing access driveway.
10. Pursuant to the Transportation Department, no transportation conditions are necessary for continuation of the existing permitted RV storage yard that has existing full street improvements, landscaping, street lights, and storm drain facilities.
11. The project is served by domestic water and sewer from the Coachella Valley Water District, however, no RV dump station or office is located on the subject site that would require domestic water or sewer, excepting for desert landscape irrigation.
12. 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 constructions 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 entitle an existing RV storage yard, and does not include a proposed property subdivision.

Entitlement Findings:

1. As stated in the General Plan and Zoning findings, the proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land is designed for the protection of the public health, safety and general welfare which includes gated entry, decomposed gravel and dust suppressants for the RV storage area, and perimeter fencing and walls.
3. The proposed use is compatible with the present and future logical development of the area.

Development Standards Findings:

The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the S-P zone (Planning Area 17); to be consistent with the same standards of Article IX, Section 9.4 of Ordinance No. 348, with exceptions, as stated in the S-P Zoning Ordinance, in that:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

The project site is 9.21 acres and the S-P zone classification states no minimum lot size for Planning Area 17, therefore project is in compliance with the development standard.

- 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.

There are no buildings associated with the existing 9.21 acre RV storage yard, or specific setbacks for RV storage, and therefore complies with the development standard. Additionally the RVs are screened from view by existing block wall and desert landscaping.

- 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.

There are no buildings associated with the project for the RV storage project; therefore the project would be in compliance with the development standard.

- D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

There is no specific automobile storage space standard for RV storage; no RV sales occur and the site contains approximately 354 15-foot by 30-foot RV storage spaces and is not intended for automobile parking; therefore the project complies with the standard.

- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

There are no buildings associated with the RV storage project with roof mounted equipment; therefore the project would be in compliance with the development standard.

Other Findings:

1. The project site is located within the City of Palm Desert Sphere of Influence. This project was provided to City of Palm Desert for review on June 27, 2019. No comments from City of Palm Desert have been received as of this writing.
2. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that any additional security lighting shall be hooded, low pressure sodium lighting, 4080 lumens or below.
3. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located within a conservation area of that plan. The project shall not be required pay CV-MSHCP fees in accordance with Ordinance No. 875 since the existing RV storage was constructed prior to adoption of that plan.
4. The project site is located within an Airport Influence Area ("AIA") boundary, however, is not subject to the Airport Land Use Commission ("ALUC") review since the land use has existing RV land uses since 1995 and no expansion of the existing RV storage yard is proposed; confirmed by email communication with ALUC staff on February 4, 2019. Additionally airport related issues were previously addressed in EIR No. 367.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.
2. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

Conclusion:

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 / Desert Sun. Additionally, public hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has received no written communication or phone calls from the public indicating support or 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
CUP03213R02
VICINITY/POLICY AREAS

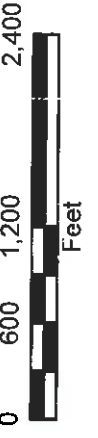
Supervisor: Perez
 District 4

Date Drawn: 06/27/2019
 Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided herein. The Planning Department office in Riverside, at (951) 955-3000 (Riverside County's main phone number) or (951) 955-3077 (Eastern County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

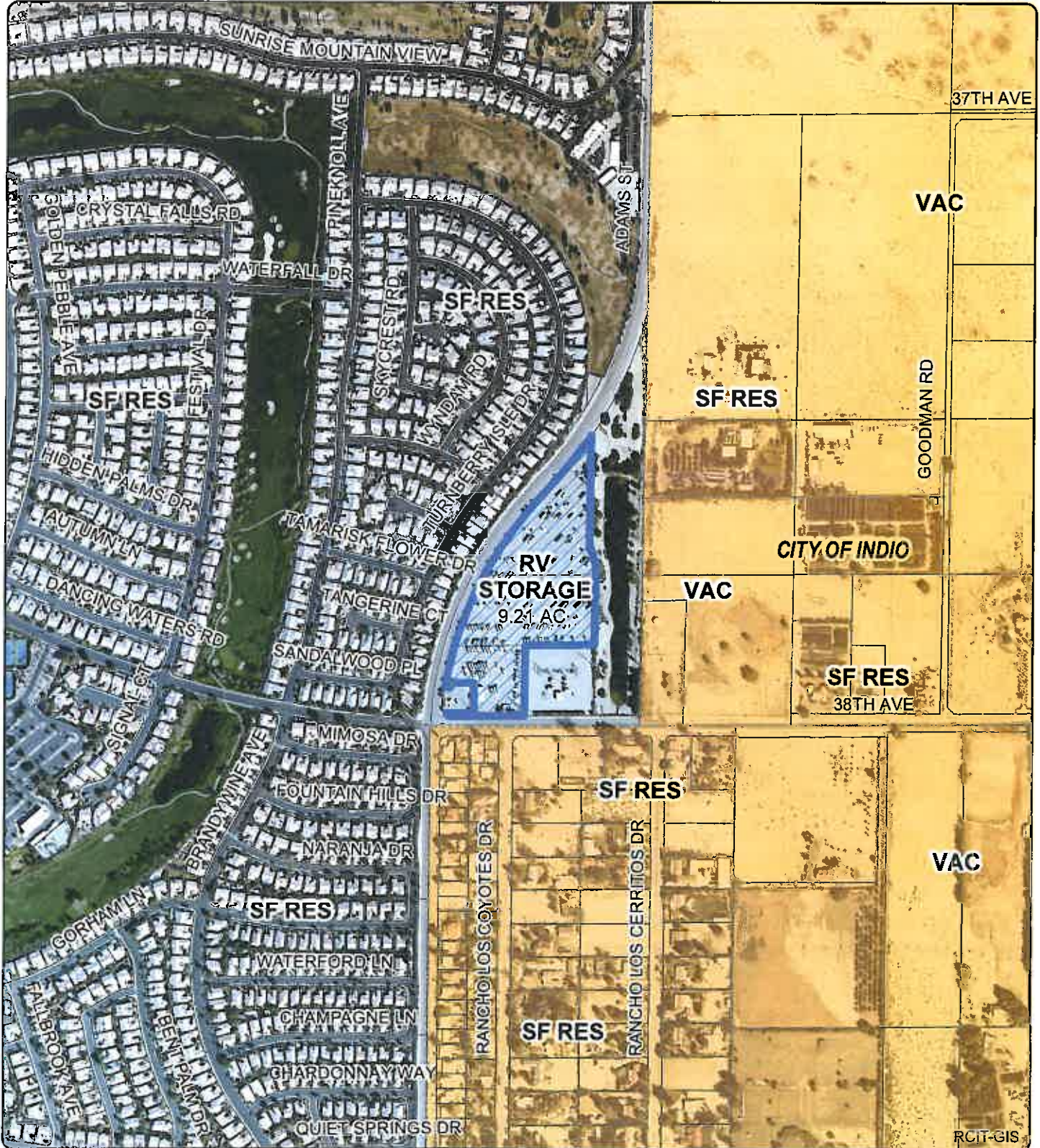
CUP03213R02

Supervisor: Perez
District 4

Date Drawn: 06/27/2019

LAND USE

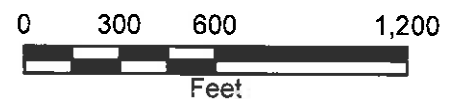
Exhibit 1



Zoning Area: Chuckawalla

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.rctlms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

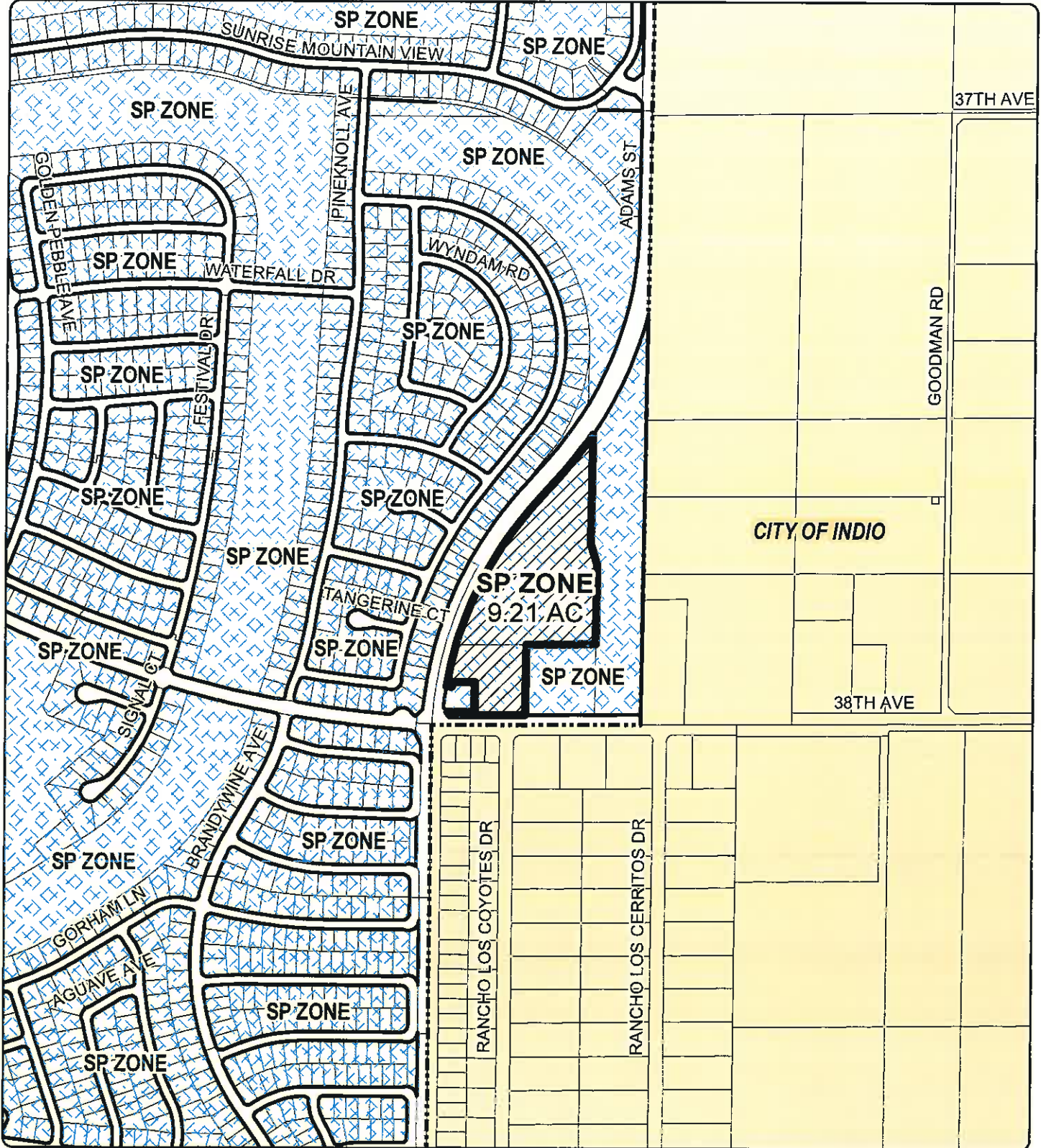
CUP03213R02

EXISTING ZONING

Supervisor: Perez
District 4

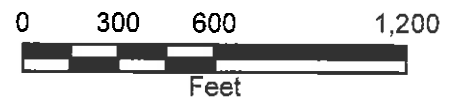
Date Drawn: 06/27/2019

Exhibit 2



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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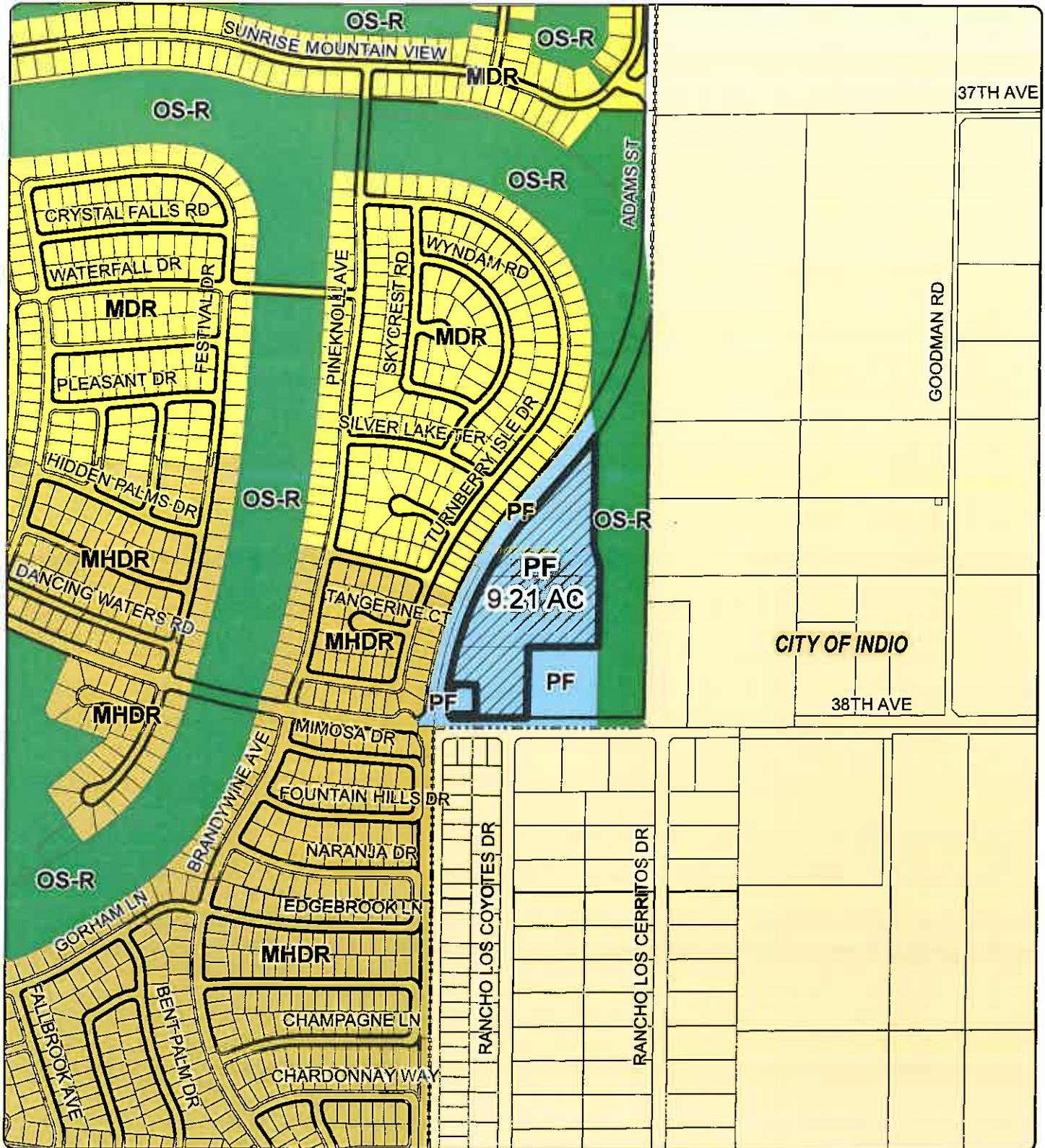
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03213R02

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 06/27/2019
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



06/28/19, 4:45 pm

CUP03213R02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03213R02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for Conditional Use Permit No. 3213, Revised Permit No. 2 to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040.

Advisory Notification. 2 AND - Exhibits

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

Exhibit A (Site Plan) by Feiro Engineering dated January 7, 2019

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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- 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) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1

Gen - Proposed on site well

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 Gen - Proposed on site well (cont.)

The proposed well may be used for irrigation only. Domestic water supply must be provided by Coachella Valley Water District. Obtain well construction permit from Riverside County Department of Environmental Health in the Indio office. Contact Shantel Bacon at 760-863-7570 for additional information regarding well permit.

E Health. 2 Gen - Solid Waste Removal

Approved provisions for the storage, collection, and removal of any solid wastes and materials generated at the site shall be provided by the applicant in accordance with applicable county ordinances and franchise agreements.

E Health. 3 Gen -Water and Sewer Service

Domestic water and sanitary sewer service shall come from Coachella Valley Water District.

Fire

Fire. 1 GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

Planning. 1 Gen - 90 Days to Protest

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 Gen - Caretaker's Dwelling

Should a caretaker's dwelling be requested, a Section 18.30 plot plan (Planning Department review only) shall be submitted to and approved by the Planning Department prior to installation of any such quarters. Such a caretaker's dwelling may

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Gen - Hold Harmless (cont.)
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

Planning. 8 Gen - Max. RV Spaces

A maximum of 354 RV storage spaces for the entire approximately 9.2 acre property are approved by this permit; RV storage spaces may be reconfigured from time to time provided the total number of RVs in storage do not exceed the numbers established by this condition.

Planning. 9 Gen - Mt. Palomar Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 10 Gen - No Occupancy of RVs

No occupancy shall be permitted within the RV storage facility allowing housekeeping, sleeping or overnight use of the RVs stored on the property. No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence (except a caretaker's dwelling as may be approved by separate plot plan). No person (other than a caretaker and related family of an approved caretaker's dwelling) shall use the property or any RV unit as a permanent mailing address nor be entitled to vote using an address within the property as a place of residence

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Gen - No Signs Approved (cont.)

Planning. 11 Gen - No Signs Approved

No Signs for this project are approved by this revised permit. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348. Advertising signs shall be minimized for this facility and shall conform to the requirements of Specific Plan 281, as amended.

Planning. 12 Gen - No Wrecked Vehicles

No approval is given for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles, trailers or their parts, outside of an enclosed building.

Planning. 12 Gen - No Wrecked Vehicles

No approval is given for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles, trailers or their parts, outside of an enclosed building.

Planning. 13 Gen - Permit Used

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

Planning. 14 Gen - Prevent Dust & Blowsand

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 15 Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found (cont.)
in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 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.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 11, 2019

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit 3213 Revised Permit No. 2, RV Storage,
APN 748-010-009, 748-010-010 and APN 748-010-012

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

Jay Olivas
Riverside County Planning Department
March 11, 2019
Page 2

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

Sewers shall be designed and constructed so as to readily facilitate connection with the potential future installation of a regional trunk sewer. Dry or wet sewers shall be installed as determined by CVWD. Plans and designs for installation of the facilities required by CVWD shall be submitted to and approved by CVWD prior to issuance of a building permit.

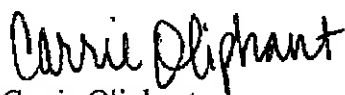
The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Director of Engineering



Jay Olivas
Riverside County Planning Department
March 11, 2019
Page 3

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Doreen Schiavone
Sun City Palm Desert Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211

RM: ms\Eng\Dev Srvs\2019\March\DRL PZ 2019-9671 CUP RV Storage.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 40731-4
PZ 19-9671



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.

Property Owner(s) Signature(s) and Date

MICHAEL JOYCE, PRESIDENT - BOARD OF DIRECTORS

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.

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) 863-7040

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Transportation Department

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and
Development

May 1, 2019

Sun City Palm Desert Community Assoc.
Attn: Dorene Schiavone
38180 Del Webb Blvd.,
Palm Desert, CA 92211

RE: Certificate of Parcel Merger No. 180040
APNs: 748-010-009, 748-010-010 & 748-010-012
CEQA EXEMPT

Dear Applicant:

On April 22, 2019, the County Surveyor approved the application for the above referenced application. Please note the enclosed recorded Parcel Merger. This information has also been added into our Public Land Use System (PLUS). You should be able to proceed with any development applications you may be processing with other County Departments.

This letter is your authorization to have a new deed prepared and recorded with the County Recorder's Office reflecting this Certificate of Parcel Merger. The new deed shall contain the following language: "This document is being recorded pursuant to Certificate of Parcel Merger No. 180040, recorded April 30, 2019 as Document #2019-0148437."

Please consult with a Title Company to help assist you with any new deed preparation or recording with the County Recorder.

Sincerely,

RIVERSIDE COUNTY DIVISION

David L. McMillan, County Surveyor

CC: File


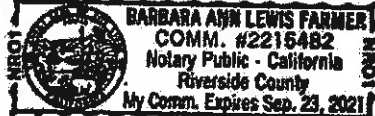
RECORDING REQUESTED BY
RIVERSIDE COUNTY
When recorded, return to:

Riverside County Transportation Department
8th Floor County Administrative Center
4080 Lemon Street, Riverside, CA 92502-1409
Mail Stop # 1080

THIS AREA FOR RECORDER'S USE ONLY
DOC # 2019-0148437
04/30/2019 03:46 PM Fees: \$0.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

No Fee, 6103 Government Code
Benefit of Riverside County Transportation Dept.

This document was electronically submitted to the County of Riverside for recording
Received by: ELVIA #527

CERTIFICATE OF PARCEL MERGER NO. 186040	
RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
<i>SUN CITY PALM DESERT COMMUNITY ASSOC.</i>	<i>748-010-009</i>
	<i>748-010-010</i>
	<i>748-010-012</i>
LEGAL DESCRIPTION OF MERGED PARCELS See attached - Exhibit "A"	
SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)	
Print Name/Title: <i>Michael P. Joyce, Pres</i>	Signature: <i>Michael P. Joyce</i>
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
RIVERSIDE COUNTY SURVEYOR'S APPROVAL This document reviewed and approved by Riverside County Surveyor.	
	
BY: <i>[Signature]</i>	Date: <i>4-30-2019</i>
NOTARY ACKNOWLEDGEMENT	
STATE OF CALIFORNIA)	
COUNTY OF <i>Riverside</i>)	
On <i>December 18, 2018</i> before me, <i>Barbara Ann Lewis Farmer, Notary Public</i>	
<i>(Date)</i> <i>(Name and Title of Officer)</i>	
personally appeared <i>Michael P. Joyce</i>	
<i>(Name(s) of Signer(s))</i>	
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	
<i>Barbara Ann Lewis Farmer</i>	
Notary Public	



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Transportation Department

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and
Development

Case Number: CPM180040

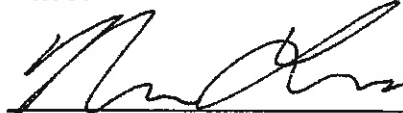
Date: 04/22/2019

Riverside County Surveyor's Office

Riverside County Surveyor's Office

Attest:


SIGNATURE


SIGNATURE

Dennis Odenbaugh
PRINTED NAME

Noah Lewis
PRINTED NAME

Senior Land Surveyor
TITLE

Engineering Technician II
TITLE

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL MERGER NO. 180040

PARCEL A

LOTS 252, 253 AND 254 OF TRACT NO. 28243, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 267, PAGES 55 THROUGH 63, INCLUSIVE OF MAPS, AS AMENDED BY CERTIFICATES OF CORRECTION RECORDED FEBRUARY 2, 1999 AS INSTRUMENT NO. 041437 OF OFFICIAL RECORDS AND RECORDED NOVEMBER 17, 2000 AS INSTRUMENT NO. 2000-460677 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN AND TO ALL MINERAL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES LOCATED IN, UNDER AND UPON THE PREMISES AND LYING FIVE HUNDRED (500) FEET OR MORE BELOW THE SURFACE, WITHOUT RIGHT OF ENTRY BY THE GRANTORS ON THE SURFACE FOR THE EXPLORATION, DEVELOPMENT OR PRODUCTION THEREOF, AS RESERVED IN THE DEED FROM GERALDINE KING COWGILL, ET AL., RECORDED MAY 24, 1972 AS INSTRUMENT NO. 67508 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 400,711 SQ. FT. (9.20 AC) MORE OR LESS

Record Owners:

Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

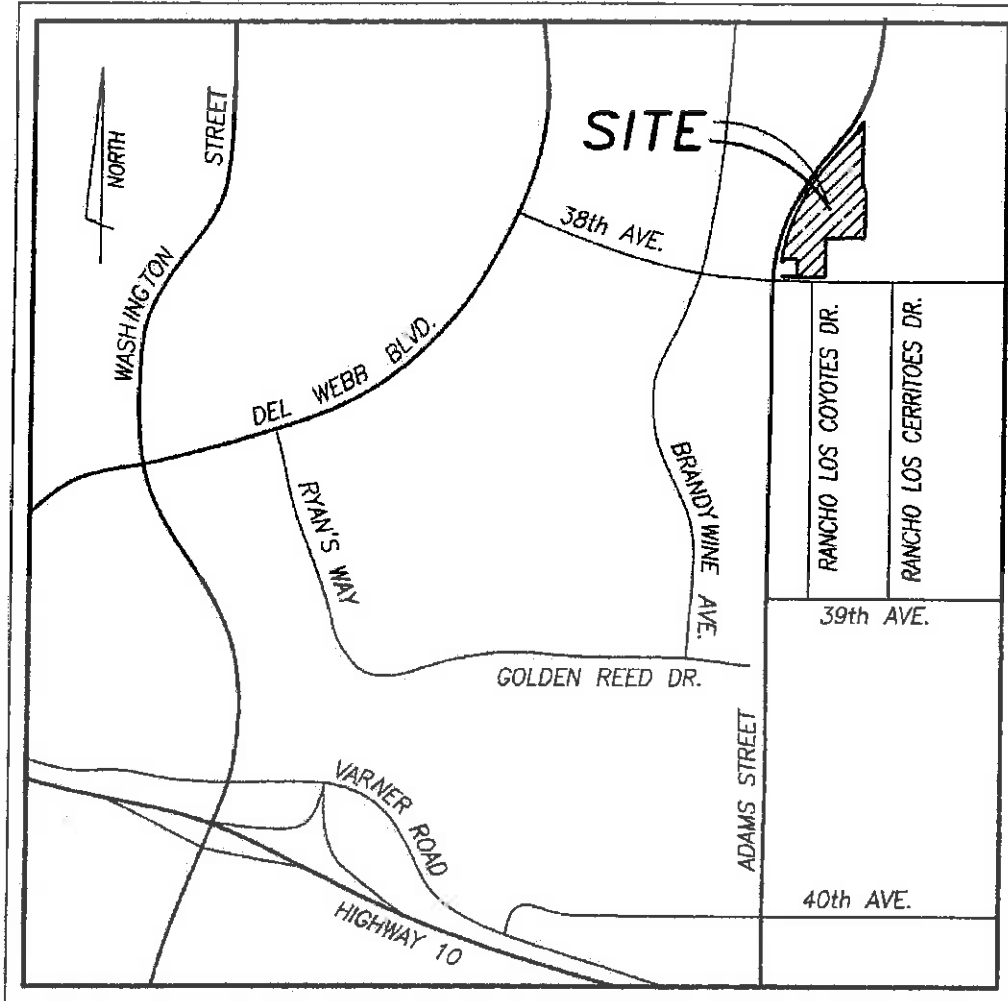
Map Prepared By: Fairo Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018



EXHIBIT "B" - VICINITY MAP PARCEL MERGER NO. 180040



VICINITY MAP

NOT TO SCALE

Record Owners:
 Sun City Palm Desert
 Community Association
 38180 Del Webb Blvd.
 Palm Desert, CA 92211
 Phone: 760-200-2226

Map Prepared By: Feiro Engineering, Inc.
 Address: P. O. Box 12980
 Palm Desert, CA 92255
 Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
 S.B.M. Date Exhibit Prepared 11/13/2018

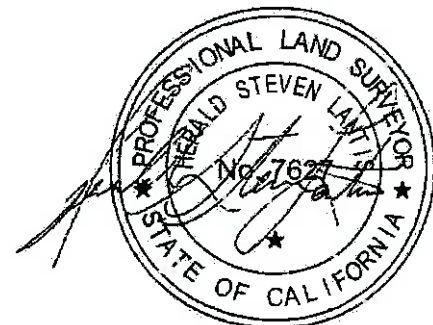


EXHIBIT "B" – EASEMENT DETAIL PARCEL MERGER NO. 180040

TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 09208576-920-CMM-CM8 DATED NOVEMBER 16, 2018.

- 2 FLOOD AND DRAINAGE EASEMENT AGREEMENT, INSTR. 069061 OF O.R. EASEMENT IS IN BLANKET OF NATURE, NO EASEMENT TO PLOT
- 3 INDICATES EASEMENTS SHOWN ON THAT CERTAIN TRACT NO. 27090, BOOK 267 PAGE 55-63 OF O.R. NO EASEMENT AFFECT SUBJECT LOTS.
- ⑥ INDICATES A 12' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION & INCIDENTAL PURPOSES, INSTR. 378807 OF O.R.
- ⑦ INDICATES A 5' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION & INCIDENTAL PURPOSES, INSTR. 378809 OF O.R.
- ⑧ INDICATES A 7' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION & INCIDENTAL PURPOSES, INSTR. 378808 OF O.R.
- ⑨ INDICATES A 5' EASEMENT GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR PIPELINE & INCIDENTAL PURPOSES, INSTR. 401129 OF O.R.
- ⑩ INDICATES A 5' EASEMENT GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR ROAD & INCIDENTAL PURPOSES, INSTR. 401130 OF O.R.
- ⑬ INDICATES 10' EASEMENTS SHOWN ON THAT CERTAIN TRACT NO. 27090 FOR ELECTRICAL UTILITIES & INCIDENTAL PURPOSES, BOOK 267 PAGE 55-63 OF O.R.
- ⑭ INDICATES 3' EASEMENTS GRANTED TO GTE CALIFORNIA INCORPORATION FOR PUBLIC UTILITIES, INSTR. 068613 OF O.R.

Record Owners:

Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

Map Prepared By: Feiro Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018

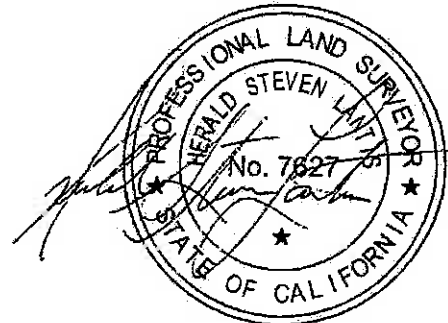
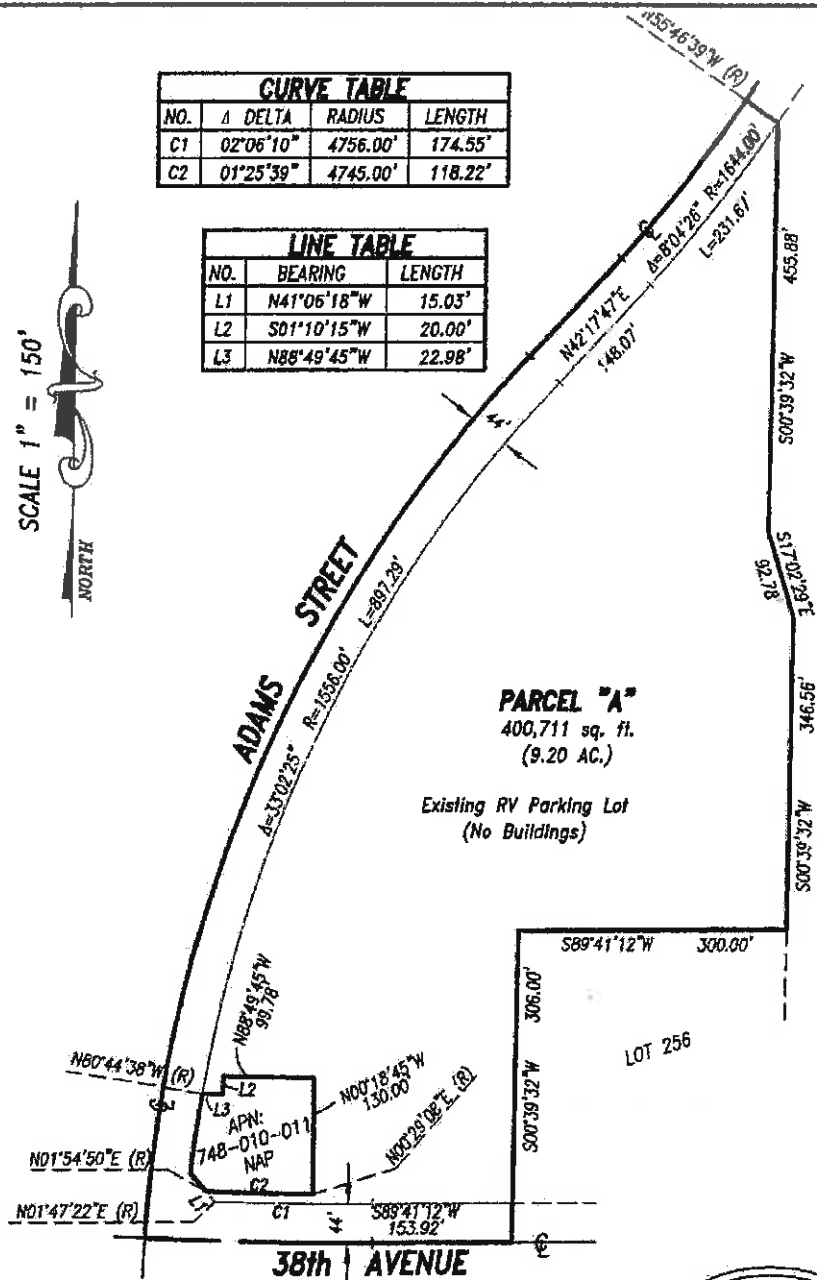


EXHIBIT "C" - SITE PLAN PARCEL MERGER NO. 180040

CURVE TABLE			
NO.	Δ DELTA	RADIUS	LENGTH
C1	02°06'10"	4756.00'	174.55'
C2	01°25'39"	4745.00'	118.22'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°06'18"W	15.03'
L2	S01°10'15"W	20.00'
L3	N88°49'45"W	22.98'

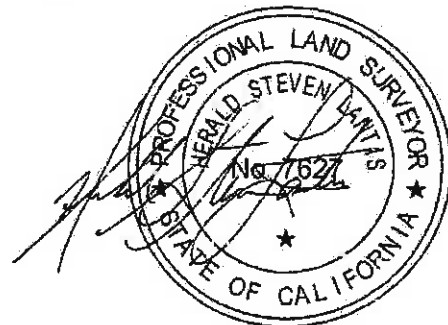


Record Owners:
Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

Map Prepared By: Feiro Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 27, 2019,

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

APN (s) or case numbers CUP03213R02 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

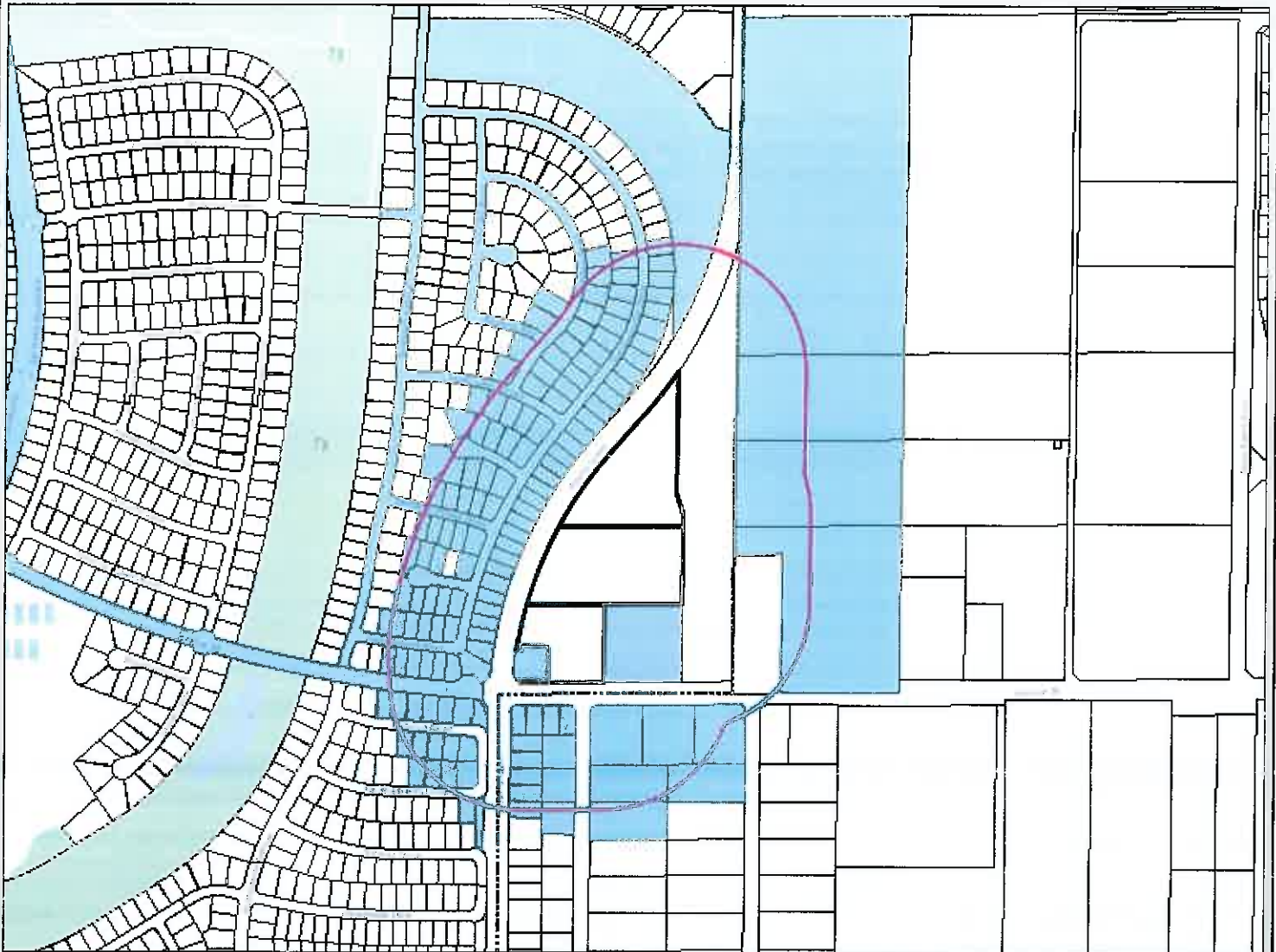
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP03213R02 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/27/2019 12:37:08 PM

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748040028
LEONARD KAPLAN
10016 ROSSBURY PL
LOS ANGELES CA 90064

748040018
BYRON BURRIER
1038 CHARLES CT
NEENAH WI 54956

748040064
OLIVER W FRIEDAUER
ANGELA G FRIEDAUER
1041 IRWIN ST
BELMONT CA 94002

748030037
JEAN HARDY
LAURA OWENS
1710 ESPLANADE NO C
REDONDO BEACH CA 90277

748040048
RICHARD L SNYDER
BARBARA SNYDER
1730 COUNTRY CLUB DR
EAST WENACHEE WA 98802

748040052
ALAN T BORTLE
PATRICIA L BORTLE
17991 OAKFIELD DR
VILLA PARK CA 92861

748040025
BETTE LOUISE GREGORIO
2043 NOBLEVIEW DR
RCH PALOS VERDES CA 90275

748040063
LAWRENCE DAVID WASSERMAN
2058 SE ELLIOTT AVE
PORTLAND OR 97214

748040053
IRENE ROSA FIGI
2203 TARLETON CT
COLLEYVILLE TX 76034

748390027
SUN CITY PALM SPRINGS COMMUNITY ASSN
2231 E CAMELBACK RD
PHOENIX AZ 85016

748030070
LARRY OBRIEN
LYNNE T OBRIEN
22622 SACEDON
MISSION VIEJO CA 92691

748020029
ANN EDGAR
29403 QUAIL RUN DR
AGOURA HILLS CA 91301

748170026
ROBERT D HAMMAN
3030 LBJ FWY
DALLAS TX 75234

748030040
DAVID PROSCIA
SHARYL PROSCIA
3317 VERA ANZ DR
SAN RAMON CA 94583

691030039
TINA DONAHUE
34575 DOUBLE DIAMOND DR
THOUSAND PALMS CA 92276

748170006
ZINICA CLARK TAYLOR
35 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

748170017
OWEN W POLOUSKY
ELIZABETH W POLOUSKY
3585 W WILDWOOD DR
LAKE GENEVA WI 53147

748040060
ALLEN H SILBERMAN
RUTH OLDS TOWNSEND
3721 GLENRIDGE DR
SHERMAN OAKS CA 91423

748020067
ROBERT C GIBBS
JOYCE E GIBBS
37384 WYNDAM RD
PALM DESERT CA. 92211

748020028
EDWARD HENRY MARTIN
JANICE JOY MARTIN
37402 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748020089
CHARLOTTE ROTHMAN
37423 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748020066
MARILYN SCARBOROUGH
37426 WYNDAM RD
PALM DESERT CA. 92211

748020030
RHENE M JENKS
MARC O KAGAN
37434 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030050
ROBERT JONES
SANDY JONES
37450 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030049
ROBERT LLOYD BUCKLES
DOLORES DUNCAN BUCKLES
37453 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030034
BARBARA J FOSSE
37472 WYNDAM RD
PALM DESERT CA. 92211

748030048
ETHEL I COOPERMAN
GAIL L GEFFON
ROBIN T SOLOMON

37479 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030052
ROBERT EDWARD KISTLER
JULIA AREINE KISTLER
37482 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030035
JOSEPH M SHELDEN
LILA SHELDEN
37496 WYNDAM RD
PALM DESERT CA. 92211

748030053
MICHAEL D MURPHY
DOLLIE B MURPHY
37498 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030033
ROBERT I KREISLER
EVELYN F KREISLER
37503 WYNDAM RD
PALM DESERT CA. 92211

748030046
GERALD C BEINGESSER
RITA BEINGESSER
37511 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030054
JOHN E BUNGE
CONNIE W BUNGE
37514 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030036
MURRAY SCHAFFER
EVELYN SCHAFFER
37518 WYNDAM RD
PALM DESERT CA. 92211

748030055
LELAND F WOODARD
37530 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030045
TRISHA ANN KURTH
37533 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030032
RONALD B GOLDEN
TAFFY L GOLDEN
37533 WYNDAM RD
PALM DESERT CA. 92211

748030056
JAMES J KAISER
RICHARD C CHUPREVICH
37546 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030044
JUDITH C RIDDELL
37549 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030038
STEPHEN L SAMSON
37560 WYNDAM RD
PALM DESERT CA. 92211

748030057
JOLENE M GORTON
JOYCE GARFIELD
37562 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030039
MARCIA RACK BRODSKY
37576 WYNDAM RD
PALM DESERT CA. 92211

748030058
TAMMY MARIE RANDALL
37578 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030042
DAVID J BANNON
CONNIE M BANNON
37581 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030059
GERARD G BEAUREGARD
37594 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030041
BRUCE E BAKER
KAREN L BAKER
37597 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030060
CHARLES F TAVERNA
JULIE A TAVERNA
37610 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030061
CLARKE E SCHLABACH
37626 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030064
WARREN M FERGUSON
DENISE V FERGUSON
37674 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030066
JEANNE GEITNER
RICHARD C MILLER
JOANNE E MILLER
37706 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040022
HOWARD BURKHOLZ
CHARLOTTE BURKHOLZ
37738 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040026
ELIE AMAR
LORRAINE AMAR
37802 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040027
JERRYNN Y WEBSTER
37818 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040030
KEITH LEE PRICE
37866 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040031
RICHARD L MOBERLY
37882 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040032
THOMAS A SHROUT
JACQUELINE S SHROUT
37898 TURNBERRY ISLE DR
PALM DESERT CA. 92211

691010014
PATRICIA WHITE
38020 ADAMS
INDIO CA 92201

691010013
CAROLINE J WHITE
38020 ADAMS
INDIO CA 92203

691010017
STACY ASHWORTH JOHNSON
38070 ADAMS ST
INDIO CA. 92203

691010003
JESUS RODRIGUEZ
LAURA RODRIGUEZ
38105 RANCHO LOS COYOTES
INDIO CA 92203

691010004
JESUS R RODRIGUEZ
LAURA RODRIGUEZ
38105 RANCHO LOS COYOTES DR
INDIO CA. 92203

691010005
RAYMUNDO MONTES AGUILAR
JUDITH DIAZ DEMONTES
38145 RANCHO LOS COYOTES DR
INDIO CA. 92203

691030038
JACQUELINE DENTON WARRICK
38150 RANCHO LOS COYOTES
INDIO CA. 92203

748010006
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BL
PALM DESERT CA 92211

748010008
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BLV
PALM DESERT CA 92211

748030043
CHARLES R COUNTS
LESLIE L COUNTS
38180 DEL WEBB BLV NO 176
PALM DESERT CA 92211

748030063
JANIS CAIN DENISON
38180 DEL WEBB BLVD
PALM DESERT CA 92211

748170038
SUN CITY PALM SPRINGS COMMUNITY ASSN
39755 BERKEY DR
BERMUDA DUNES CA 92201

748170009
SUN CITY PALM SPRINGS COMMUNITY ASSN
39755 BERKEY DR
BERMUDA DUNES CA 92203

691010015
MAGDALENA MARTINEZ
40300 WASHINGTON ST APT Z2
BERMUDA DUNES CA 92203

691030020
JAVIER L GARCIA
DORA GARCIA
4227 E WINCHESTER RD
LAS CRUCES NM 88011

748040023
MOLLIE E SCHNUR
SCHNUR STEPHEN F ESTATE OF
4445 ALTA VISTA AVE
SANTA ROSA CA 95404

748040033
TIM G BLACK
RODNEY J BLACK
BETTY S BLACK

49295 VIA CONQUISTADOR
LA QUINTA CA 92253

748040021
DAVID FORBES MAYNARD
DOROTHY C CHEN MAYNARD
4951 MARIPOSA DR
SAN BERNARDINO CA 92404

748030047
RUBEN M MEZA
73450 COUNTRY CLUB NO 229
PALM DESERT CA 92260

750310006
DAMON DIGREGORIO
PATRICIA DIGREGORIO
7616 E LOCKMONT CIR
ANAHEIM CA 92808

748170007
MURIEL M STARK
76510 NEW YORK AVE
PALM DESERT CA 92111

748040050
DONALD G SILL
78206 VARNER RD NO D
PALM DESERT CA 92211

748020088
OWEN A KUBAL
SANDRA K KUBAL
78626 KENSINGTON AVE
PALM DESERT CA 92211

748030081
PAMELA SCHOTT
78669 ALLIANCE WAY
PALM DESERT CA 92211

748040043
MICHAEL G OMELIA
APRIL JEAN OGDEN
78778 SANDALWOOD PL
PALM DESERT CA. 92211

748040039
PATRICIA ANNE PETER
LORI LEE FLANAGAN
78785 SANDALWOOD PL
PALM DESERT CA. 92211

748040044
MARY JEAN ANDERSON
78792 SANDALWOOD PL
PALM DESERT CA. 92211

748040067
DAREN D GREIG
78797 TAMARISK FLOWER DR
PALM DESERT CA 92211

748040038
JOAN GREENIER
78799 SANDALWOOD PL
PALM DESERT CA. 92211

748040058
ROUX LAFLAME
CARMELIA LAFLAME
78802 TANGERINE CT
PALM DESERT CA. 92211

748040016
PHYLLIS E SIEGEL
78804 TAMARISK FLOWER
PALM DESERT CA. 92211

748030071
BERNARD A FROIO
MAXINE L FROIO
BRIAN B BRINKERHOFF

78805 TAMARIND POD CT
PALM DESERT CA. 92211

748040045
WILLIE WEINBERG
RUTH M WEINBERG
78806 SANDALWOOD PL
PALM DESERT CA. 92211

748030082
LARRY M LEVENSON
MARILYNN S LEVENSON
78807 SILVER LAKE TER
PALM DESERT CA. 92211

748040066
ROGER E GRACE
BONNIE J LOWENSTAM
78811 TAMARISK FLOWER
PALM DESERT CA. 92211

748030073
JUDY A DEARDORFF CARTER
78812 TAMARIND POD CT
PALM DESERT CA. 92211

748040037
DON R MURPHY
JULIA L MURPHY
78813 SANDALWOOD PL
PALM DESERT CA. 92211

748040059
PAUL GREGORY COLLINS
NANCY STILLWELL
78816 TANGERINE CT
PALM DESERT CA. 92211

748040017
J BRUCE SHERMAN
LENORE S SHERMAN
78818 TAMARISK FLOWER DR
PALM DESERT CA. 92211

748040046
BRUCE DALE MOODY
JOAN FRANCES MOODY
78820 SANDALWOOD PL
PALM DESERT CA. 92211

748040051
BARBARA MARSHALL HORST
BARBARA JEAN MARSHALL
78823 TANGERINE CT
PALM DESERT CA. 92211

748040065
BRIAN LEE MILLER
PATRICIA MARIA MILLER
78825 TAMARISK FLOWER
PALM DESERT CA. 92211

748030074
JANET C SOULE
78826 TAMARIND POD CT
PALM DESERT CA. 92211

748040036
BARBARA F RUBIN
78827 SANDALWOOD PL
PALM DESERT CA. 92211

748030021
H LES KORNBLATT
ROBIN J KORNBLATT
78828 SILVER LAKE TER
PALM DESERT CA. 92211

748030069
SMITH DAVID E & MAVIS L SMITH TRUST
DAVID E SMITH
MAVIS L SMITH

78833 TAMARIND POD CT
PALM DESERT CA. 92211

748040047
GERDA F CHASE
78834 SANDALWOOD PL
PALM DESERT CA. 92211

748030075
ALMA ELLEN JUSTICE
78840 TAMARIND POD CT
PALM DESERT CA. 92211

748040035
ANN LOUISE HARTMAN
78841 SANDALWOOD PL
PALM DESERT CA. 92211

748040019
ALEX SERGE KOVALEFF
GLADYS ROSE KOVALEFF
78846 TAMARISK FLOWER
PALM DESERT CA. 92211

748030068
RONALD J WOLKE
JUDY A WOLKE
78847 TAMARIND POD CT
PALM DESERT CA. 92211

748030079
JOAN E LEVY
78849 SILVER LAKE TER
PALM DESERT CA. 92211

748040062
PAUL MORRISON SMITH
PATRICIA MARIE SMITH
78850 TANGERINE CT
PALM DESERT CA. 92211

748040049
HOWARD ROGO
KATHRYN L ROGO
78851 TANGERINE CT
PALM DESERT CA. 92211

748030076
KENNETH N LINVILLE
78854 TAMARIND POD CT
PALM SPRINGS CA 92211

748040034
NORMAN BROWN
PEGGY M BROWN
78855 SANDALWOOD PL
PALM DESERT CA. 92211

748040020
VIOLET M BARE
78860 TAMARISK FLOWER
PALM DESERT CA. 92211

748030067
LOIS G KEYSER
78861 TAMARIND POD CT
PALM DESERT CA. 92211

748030077
JEFFREY G MACDONALD
RENITA A MACDONALD
78868 TAMARIND POD CT
PALM DESERT CA. 92211

748170003
ZELLA WAUNETTE ELIN
KEITH DOUGLAS GIBBONS
78920 MIMOSA DR
PALM DESERT CA. 92211

748170004
DORIS H KENIRY
78930 MIMOSA DR
PALM DESERT CA. 92211

748170014
DIANA EDELMAN
78935 MIMOSA DR
PALM DESERT CA. 92211

748170005
MARIA C GALVAN
ROBERTO GALVAN
78940 MIMOSA DR
PALM DESERT CA. 92211

748170024
ROBERT G BULOT
CAROLYN A BULOT
78942 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170015
NANCY BEDROSIAN
78945 MIMOSA DR
PALM DESERT CA. 92211

748170025
ARTHUR V JENKINS
78952 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170016
DANIEL J SPECK
BARBARA D SPECK
78955 MIMOSA DR
PALM DESERT CA. 92211

748170008
ALEX J LEWANDOWSKI
EUGENIA LEWANDOWSKI
78970 MIMOSA DR
PALM DESERT CA. 92211

748170027
PATRICIA J COCHRANE
78972 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170018
MARCY LIVRAN STOEHR
78975 MIMOSA DR
PALM DESERT CA. 92211

748170037
ROBERT C KNIGHT
LOUISE R KNIGHT
LINDA R LYON

78977 FOUNTAIN HILLS DR
PALM DESERT CA 92211

691010001
ELAINE E PIMENTEL
79045 AVENUE 38
INDIO CA 92201

750310005
TEUTLE INC
79068 AVENUE 38
INDIO CA. 92203

750310001
DAVID A KIMBERLIN
DONNA L KIMBERLIN
CHRISTINA L KIMBERLIN

79100 AVENUE 38
INDIO CA 92260

748030062
BARBARA WALKER
80366 AVE SANTA ALICIA
INDIO CA 92203

691010018
LEONEL OLMEDA
FAUSTINA BERNAL
80951 GRANBY AVE S
INDIO CA 92201

748030080
CAROLYN ROQUET
8345 SLAUSON AVE
PICO RIVERA CA 90660

691010012
RICARDO VALDEZ
VICKY VALDEZ
79025 AVENUE 38
INDIO CA. 92203

691010002
ELAINE E PIMENTEL
79045 AVENUE 38
INDIO CA. 92203

748040024
TONDA ROC FAMILY
79095 CINDY CT
LA QUINTA CA 92253

691030021
GARY C TERAN
79155 AVENUE 38
INDIO CA. 92203

750310011
JESSE CONTRERAS
LETICIA CONTRERAS
80807 SONGBIRD AVE
INDIO CA 92201

691030019
ANTONIO E PEREZ
ELVIRA S PEREZ
83064 ALBION DR
INDIO CA 92201

748030078
JOHN BIRNIE
MARY JO JENSEN BIRNIE
COBBLE HILL
BC CANADA V0R1L1 0

748030022
ALLAN GEORGE MARCOTTE
GREGORY JOSEPH MARCOTTE
GRANDE PRAIRIE AB
CANADA T8V8K1 0

748030065
JONATHAN C GROSSMAN
P O BOX 10123
PALM DESERT CA 92255

748030051
GORDON R CALVERT
P O BOX 10301
PALM DESERT CA 92255

748010011
COACHELLA VALLEY WATER DIST
P O BOX 1058
COACHELLA CA 92236

691010016
JESUS R RODRIGUEZ
LAURA RODRIGUEZ
P O BOX 230
INDIO CA 92202

691030022
JESSE A NICOL
P O BOX 670
FORT BRAGG CA 95437

748040029
JAMES DONALD SKARDA
P O BOX 86
DANA POINT CA 92629

748010013
IMPERIAL IRRIGATION DISTRICT
P O BOX 937
IMPERIAL CA 92251



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 77588 El Duna Ct.
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.: Conditional Use Permit No. 3213, Revised Permit No. 2 (CUP03213R02)
Project Location: In the unincorporated area of Riverside County, more specifically located north of 38th, east of Adams Street
Project Description: Existing Outdoor Recreational Vehicle (R-V) Storage Yard with approximately 354-spaces.
Name of Public Agency Approving Project: Riverside County Planning Department
Project Applicant & Address: Sun City Palm Desert Community Association

Exempt Status: (Check one)
 Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (153301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The Project has been determined to be categorially exempt from CEQA, under Section 15301 (Existing Facilities) of the State CEQA Guidelines.

Section 15301 exempts existing facilities involving negligible or no expansion of use. The project is to allow an existing 9.21 acre outdoor Recreational Vehicle Storage yard to remain in place with approximately 354 spaces with no expansion or physical changes with existing site improvements in an existing urban area. The site contains fully improved streets, landscaping, drainage features, and decomposed granite for surfacing. Additionally environmental impacts were previously reviewed and analyzed under EIR No. 367 prepared for the Sun City Palm Desert Specific Plan No. 281.

Additionally, no exception to the CEQA 15061, 15303, 15311 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Impacts were also previously analyzed under EIR No. 367.

Jay Olivas, Project Planner 760-863-7050

Project Planner 5/13/19

Date Received for Filing and Posting at OPR: _____

Revised: 06/27/2019: Y:\Planning Case Files-Riverside office\CUP03213R02\PC Documents\NOE.docx

Please Charge deposit fee case#: ZCUP03213R02 ZCFW No. 190012 _____

For County Clerk's Use Only



**INVOICE (INV-00073797)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Sun City Palm Desert Community
Assn
38180 Del Webb Blvd
Palm Desert, Ca 92211

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00073797	05/01/2019	05/01/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190012	0452 - CF&W Trust Record Fees	\$50.00
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