

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

303 B



REVIEWED BY EXECUTIVE OFFICE

DATE 7/15/13 mgj

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 26, 2013

SUBJECT: PUBLIC USE PERMIT NO. 919 – Applicant: Imperial Irrigation District – Fourth/Fourth Supervisorial District – Location: Northerly of State Highway 111 and 70th Avenue, southerly of 68th Avenue, westerly of Cleveland Street – **REQUEST:** The public use permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on June 19, 2013.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42559**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Frank Coyle
Deputy Planning Director

Initials: FC:jo
(Continued On Attached Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 30, 2013
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

Deputy

2013 JUL 12 6:43 PM
RECEIVED PLANNING COMMISSION

- Policy
- Consent
- Dep't Recomm.:
- Policy
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: 4/4

Agenda Number:

1-2

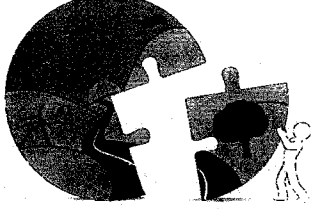
The Honorable Board of Supervisors

Re: PUBLIC USE PERMIT NO. 919

Page 2 of 2

APPROVED PUBLIC USE PERMIT NO. 919, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: On June 19, 2013, the Riverside County Planning Commission unanimously approved the project by a 5-0 vote. The Commission accepted staff's recommendations as indicated in the staff report with the recommended conditions. The project had been continued from the May 14, 2013 Planning Commission meeting due to an incorrect hearing notice that contained language from a previously approved project on the site. This issue was resolved with the language being removed and the public use permit being re-advertised for the June 19th hearing.



RIVERSIDE COUNTY PLANNING DEPARTMENT

rolyn Syms Luna
Director

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

UBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

A42559, PUBLIC USE PERMIT NO. 919
Project Title/Case Numbers

**Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.**

iv Olivas
County Contact Person

(951) 955-1195
Phone Number

8/8/13
Date

KB
Initial

A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Imperial Irrigation District
Project Applicant

1653 W. Main Street El Centro, CA 92243
Address

1950 70th Avenue, Mecca, CA.
Project Location

remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District 92 kV power transmission line and install approximately 13 utility poles varying in height from approximately 66 feet to 75 feet at the northeast property corner of a 482 acre site.
Project Description

is is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 19, 2013, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment.
- A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2156.25 + \$64)
- mitigation measures WERE made a condition of the approval of the project.
- A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- A statement of Overriding Considerations WAS NOT adopted for the project.

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

Karen Boyton
Signature

Board Assistant
Title

7/30/13
Date

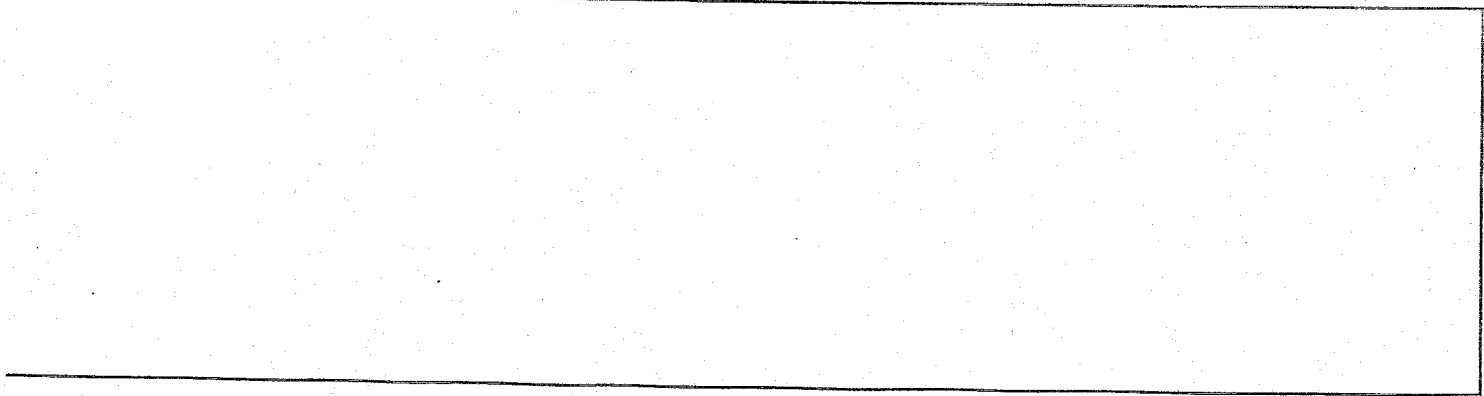
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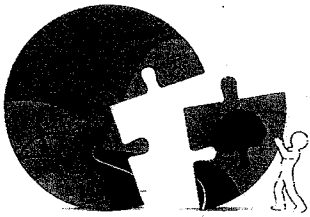
ri
vised 8/25/2009
Planning Case Files-Riverside office\PU00919\NOD Form.docx

Please charge deposit fee case#: ZEA42559 ZCFG05936

FOR COUNTY CLERK'S USE ONLY

JUL 30 2013 | -2





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PUBLIC USE PERMIT NO. 919

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: April 22, 2013

Applicant/Project Sponsor: Imperial Irrigation District Date Submitted: November 14, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: *Lauren Batten* Date: 7/30/13

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 Jay Olivas, Project Planner at 951-955-1195.

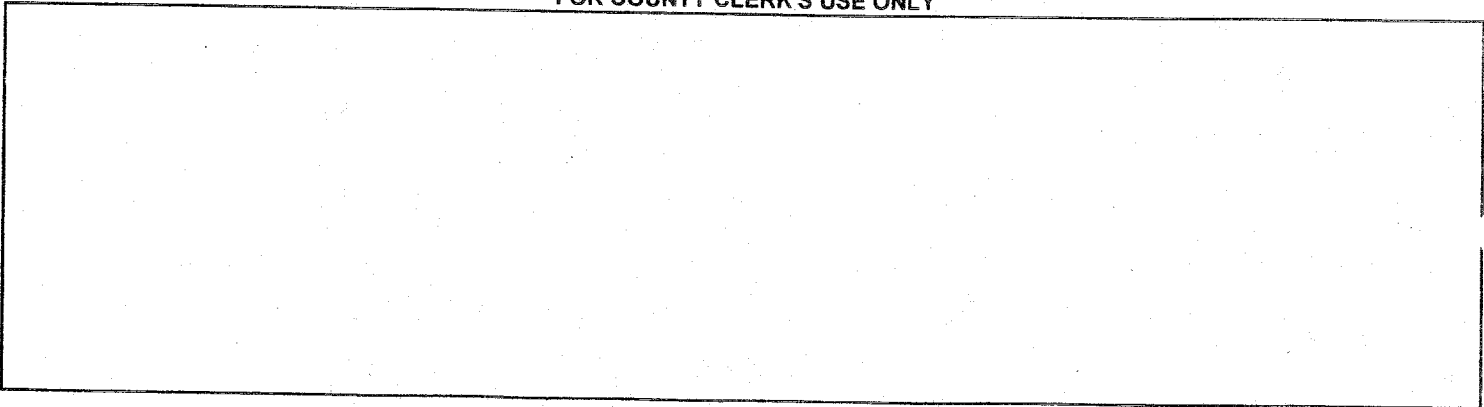
Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42559

ZCFG05936

JUL 30 2013 1-2

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1210405

1080 Lemon Street
econd Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: IMPERIAL IRRIGATION DISTRICT \$64.00
paid by: CK 1036
CA FISH & GAME FOR EA42559 (PUP00919)
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 14, 2012 15:46
MGARDNER posting date Nov 14, 2012

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1301104

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

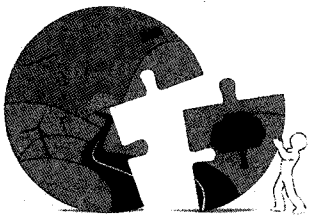
38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COL GREEN NORTH SHORE, LLC \$2,156.25
paid by: CK 1072
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FOR EA42559 (PUP00919)
at parcel #:
appl type: CFG3

By JCMITCHE Apr 29, 2013 10:54
posting date Apr 29, 2013

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,156.25 |

Overpayments of less than \$5.00 will not be refunded!
Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

303B

DATE: June 26, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PUBLIC USE PERMIT NO. 919

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG05936)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: **3.3**
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: June 19, 2013

PUBLIC USE PERMIT NO. 919
Environmental Assessment No. 42559
Applicant: Imperial Irrigation District
Engineer: WMB & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit (PUP) proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations.

The project is located in the Eastern Coachella Valley Area Plan; more specifically, northerly of State Highway 111 and 70th Avenue, southerly of 68th Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca.

ISSUES OF POTENTIAL CONCERN:

Visual impacts will occur as the result of the relocation of an existing transmission line and utility poles. However, visual impacts would be less than significant since approximately 14 existing utility poles are being replaced with approximately 13 new utility poles that range from approximately 66 feet to 75 feet in height. Additionally, the transmission line and utility poles are being relocated further to the north (up to approximately 1,250 feet) in a remote desert area further from existing State Highway 111 located approximately ½ mile to the south.

The project is subject to potential biological, archaeological and paleontological impacts. While no significant resources have been located with either of these potential impacts based on submitted studies and field surveys, the project has been conditioned for mitigation and monitoring to address these impacts should any of these resources be discovered during project construction. Impacts would be less than significant with mitigation incorporated as indicated in the project's Initial Study (EA42559).

BACKGROUND:

The purpose of the PUP as proposed by IID is to remove a portion of its existing transmission line and utility poles that currently run diagonally along the northeast property corner of a 482 acre site, and instead, relocate this portion of existing transmission line and utility poles to run parallel, but still within the 482 acre site, along Cleveland Street and 68th Avenue, which will provide better access and ease of maintenance.

SUMMARY OF FINDINGS:

- | | |
|--|------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1): | Vacant Land & Utility Poles |

6. Surrounding Land Use (Ex. #1): Vacant Land; Crops; Scattered Dwellings
7. Project Data: Total Acreage: 482 Gross Acres
Transmission Line Relocation Area: Up to 3100'
Approximate Utility Pole Heights: 66' - 75'
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42559**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 919**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture (10 Acre Minimum) on the Eastern Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).
3. The proposed project would be conditionally consistent within the Agriculture land use designation in that compatible resource development, such as utilities, is allowed within this designation.
4. The project site is zoned Controlled Development Areas (W-2) with surrounding zones consisting of Controlled Development Areas (W-2), Light Agriculture (A-1-10) (A-1-20), and Heavy Agriculture (A-2-10).
5. The project would be compatible with existing and surrounding zones due to compliance with applicable utility codes, and since relocation of existing transmission line and utility poles will provide better access and ease of maintenance for the utility provider.
6. The 482 acre site consists of vacant land, except for existing utility poles. Surrounding land uses consist of vacant land, crops and scattered single family dwellings.
7. The project is conditionally consistent with surrounding land uses since the proposed project is conditioned with maximum utility pole heights up to 75 feet, and would be replacing approximately 14 existing utility poles with approximately 13 new utility poles of similar heights to run parallel along Cleveland Street and 68th Avenue.
8. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.

9. Access to this project site is along 70th Street (100' R/W), Cleveland Street (100' R/W) and 68th Street (100' R/W). The project will be in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately three miles from a fire station. The project will be in conformance with the fire services policies of the General Plan.
11. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Mecca Community Council which held a meeting with the applicant on January 9, 2013 and received unanimous support.
12. Environmental Assessment No. 42559 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Paleontological Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (5/28/13), no public comment letters have been received from the general public.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Agriculture Preserve;
 - c. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
 - d. A Redevelopment Area;
 - e. A Fault Zone;
 - f. An Airport Influence Area;
 - g. A high fire area; and,
 - h. A Conservation Area;

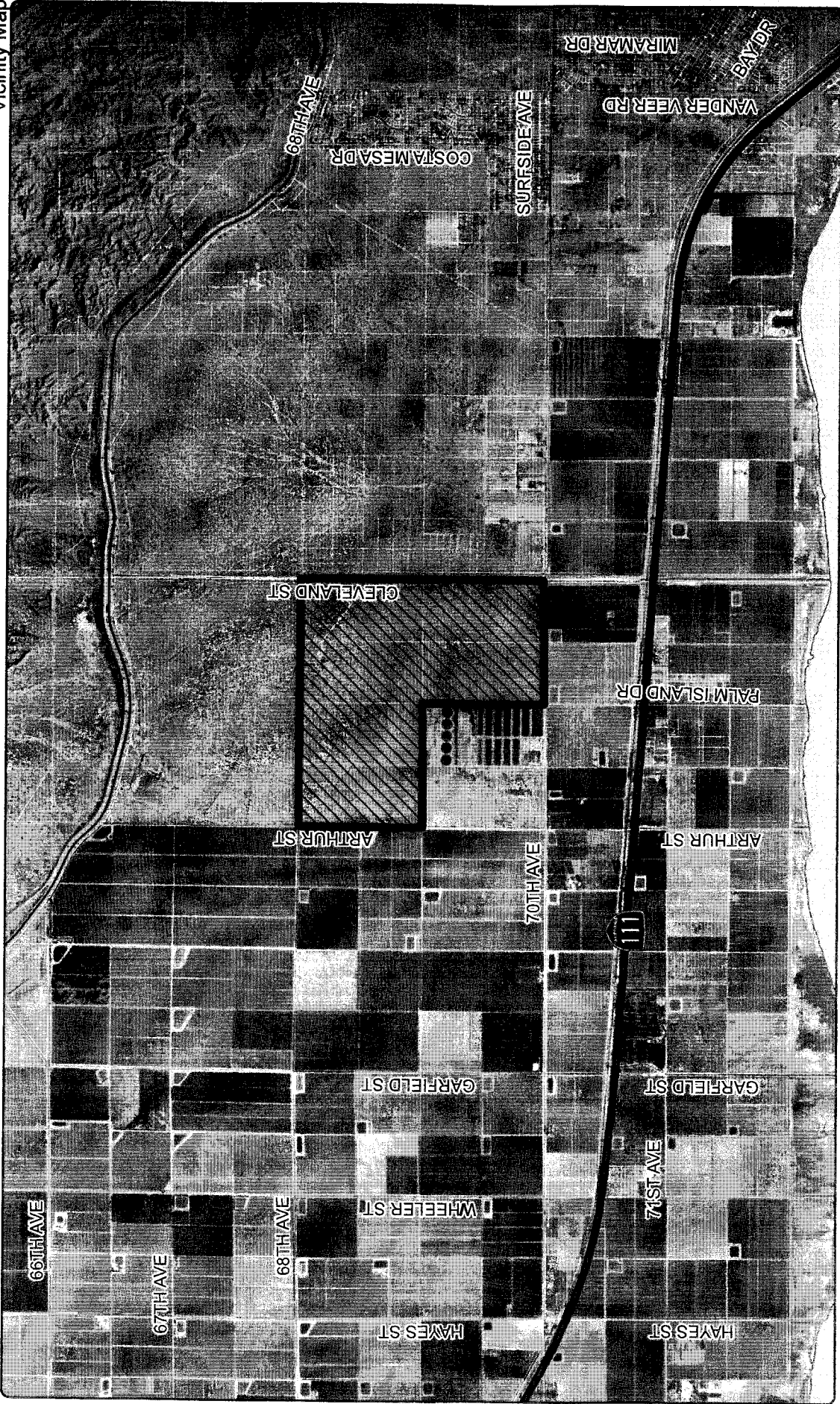
3. The project site is located within:
 - a. High to Moderate Liquefaction Area;
 - b. An Active Subsidence Area;
 - c. A High Paleontological Sensitivity Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 721-100-001, 721-100-002, 721-100-003, 721-100-004, 721-110-003, and 721-110-004

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP0919
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 04/15/2013
 Vicinity Map



Zoning District: Lower Coachella Valley
 Township/Range: T7SR10E
 Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.lara.ca.gov/pjs/pj.asp?item=7>



Assessors Bk. Pg. 721-10
 Thomas Bros. Pg. 5653 H2
 Edition 2009

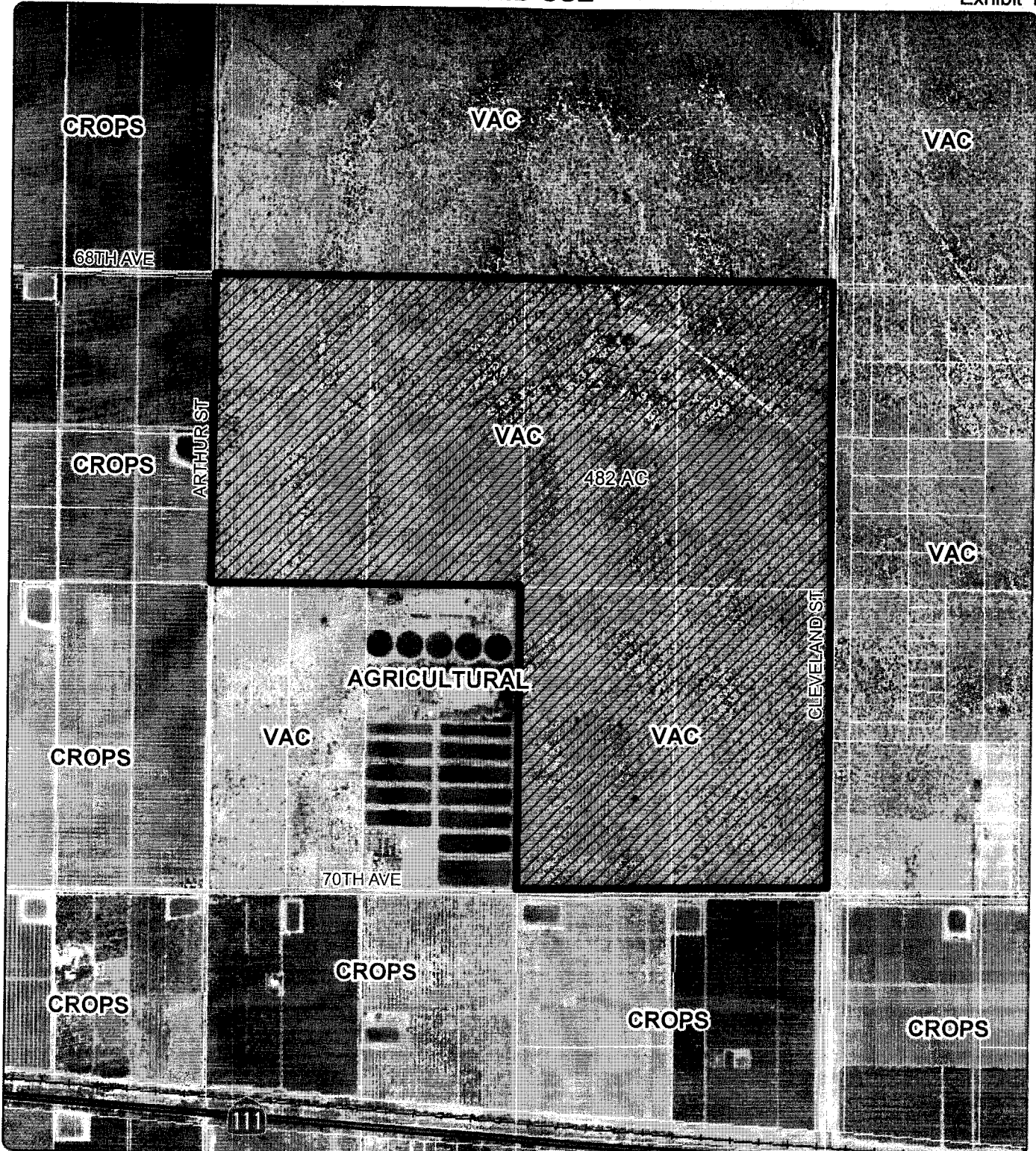
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

LAND USE

Supervisor Benoit
District 4

Date Drawn: 04/15/2013
Exhibit 1



Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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

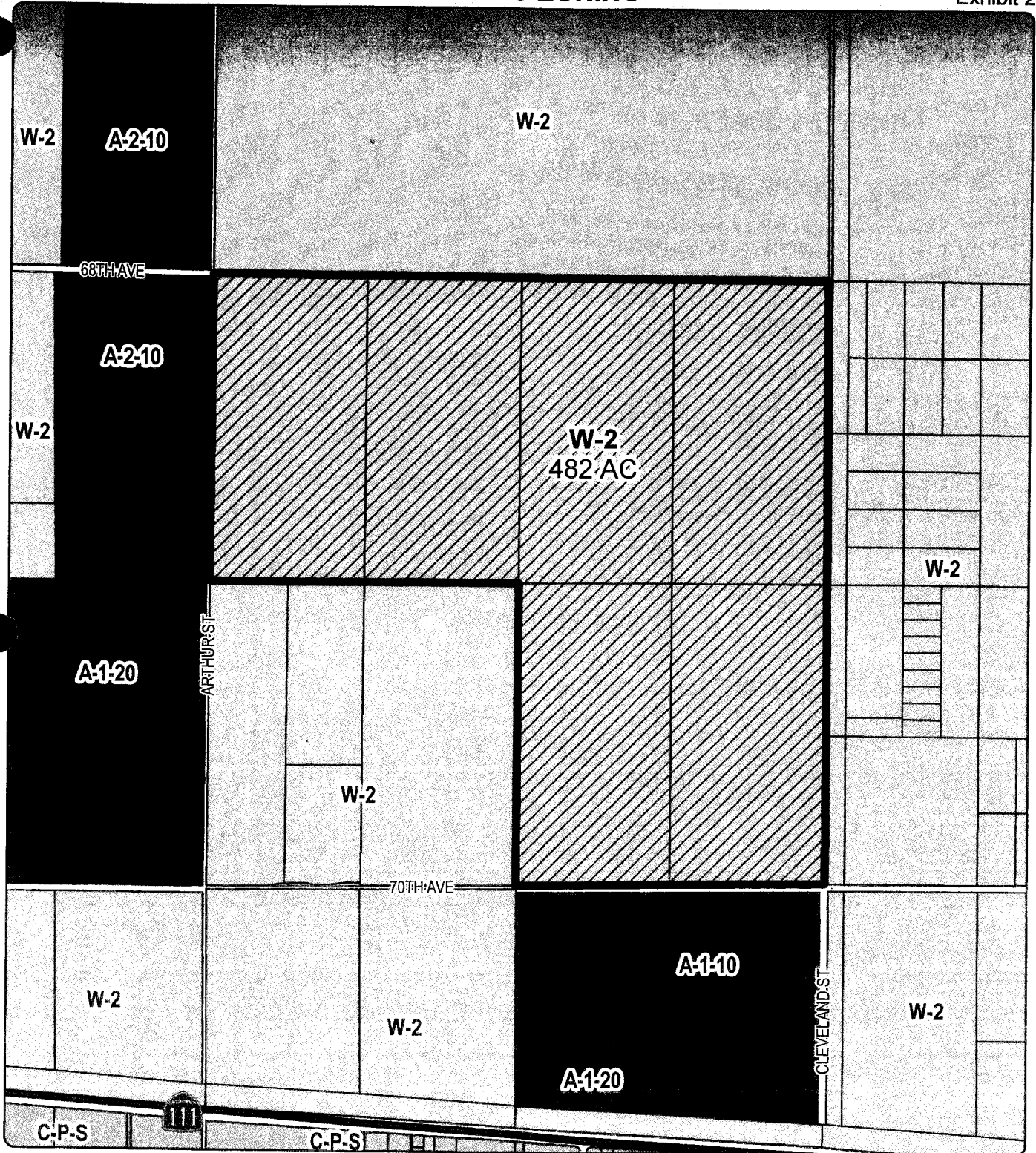
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

EXISTING ZONING

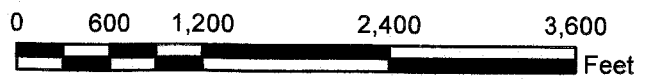
Supervisor Benoit
District 4

Date Drawn: 04/15/2013
Exhibit 2



Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

EXISTING GENERAL PLAN

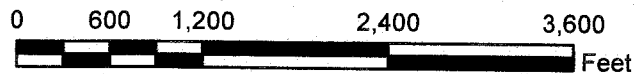
Supervisor Benoit
District: 4

Date Drawn: 04/15/2013
Exhibit 5



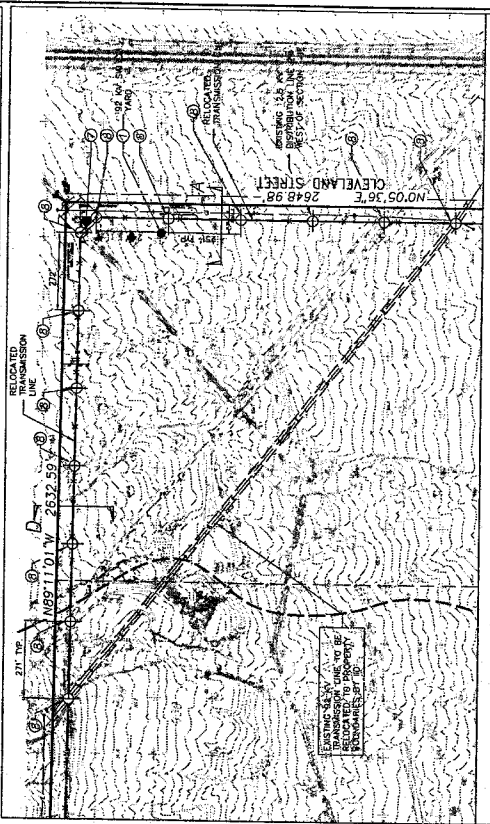
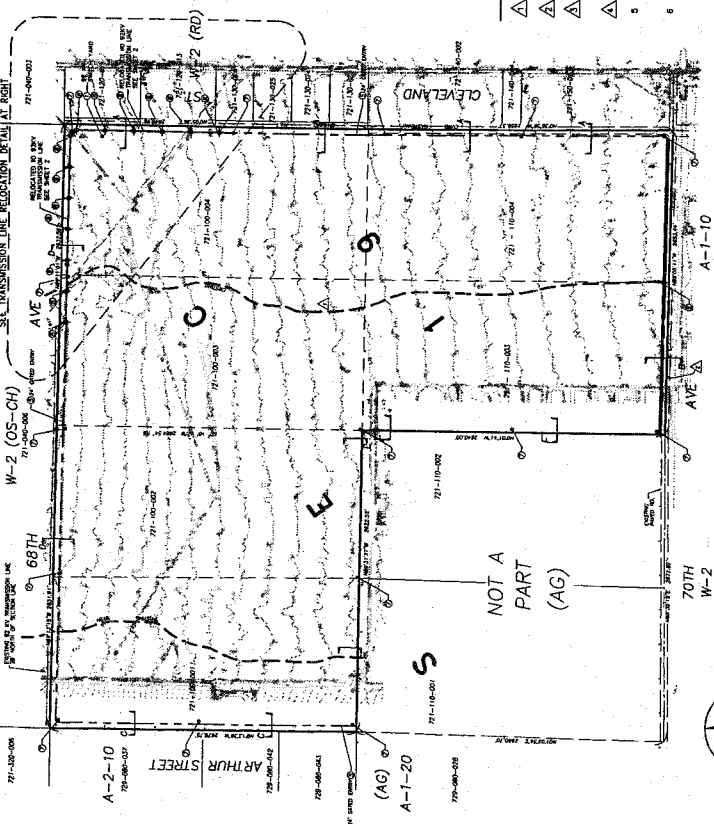
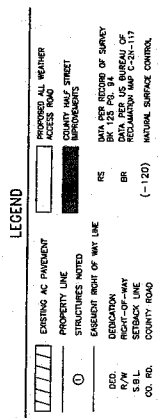
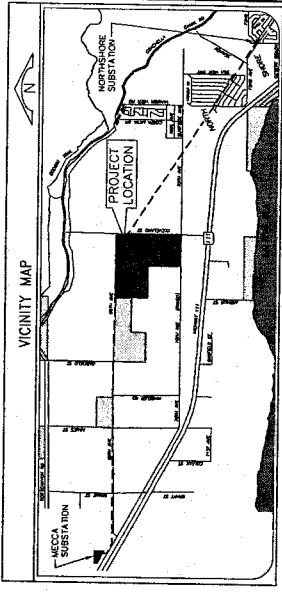
Zoning District: Lower Coachella Valley
Township/Range: T7SR10E
Section: 7

Assessors Bk. Pg. 721-10
Thomas Bros. Pg. 5653 H2
Edition 2009



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IID PUBLIC USE PERMIT FOR RELOCATION OF PORTION OF THE 92KV POWER TRANSMISSION LINE OVER THE 2010 PERRICONE L.P. PROPERTY IN SEC. 19, T7S, R10E, S.B.B.&M.



- KEY DESCRIPTION**
- ① 92 KV SWITCH WARD
 - ② SECURITY CAMERA ON 24' POLE
 - ③ PROPOSED POWER POLE

- SITE PLAN NOTES**
- 1 ELEVATION CONTOURS TAKEN FROM TOPOGRAPHIC QUADRANGLE SHEET OF MORTMARR
 - 2 1990 EASEMENT ACCORDING AM 7, 1992 BK 325, PAGE 578
 - 3 1990 EASEMENT ACCORDING AM 7, 1992 BK 325, PAGE 578
 - 4 1990 EASEMENT ACCORDING AM 7, 1992 BK 325, PAGE 578
 - 5 1990 EASEMENT ACCORDING AM 7, 1992 BK 325, PAGE 578
 - 6 1990 EASEMENT ACCORDING AM 7, 1992 BK 325, PAGE 578

TRANSMISSION LINE RELOCATION DETAIL SCALE: 1" = 200'

| | | |
|---|--|-------------|
| PROPOSED LAND USE: RELOCATE EX. TRANSMISSION LINE & UTILITY POLES | EXISTING LAND USE: VACANT | |
| ZONING: W2 | AREA: 1.4 AC± GROSS | 0.0 AC± NET |
| FLOOD ZONE: | NO FLOODING TO THIS PROJECT SITE. SEE LOCAL PANEL 80652979C, DATED SEPTEMBER 29, 2006 THIS SITE IS IN A "ZONE" WITH PANEL 80652979C, DATED SEPTEMBER 29, 2006. | |
| ASSESSORS PARCEL No.: | 721-100-001 | 721-100-004 |
| | 721-100-002 | 721-100-003 |
| | 721-100-003 | 721-100-004 |
| OWNER: | THE 2010 PERRICONE UNITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, 100 ENERGY DIVISION, 25451 BARTON ROAD, #125, IRVINE, CA 92613 | |
| SITE ADDRESS: | 96659 70TH AVENUE, MECCA, CA 92551 | |
| APPLICANT: | MATHIEW W. BUSCH, 25451 BARTON ROAD, #125, IRVINE, CA 92613 | |
| ENGINEER: | MATHIEW W. BUSCH, 25451 BARTON ROAD, #125, IRVINE, CA 92613 | |

AGENCY TELEPHONE NUMBERS

| | |
|--|----------------|
| DESERT OFFICE, 4950 LEWIN STREET, 8TH FLOOR, IRVINE, CA 92618 | (714) 842-8277 |
| 4950 LEWIN STREET, 8TH FLOOR, IRVINE, CA 92618 | (951) 856-5761 |
| 333 E. BURNING BULL, IRVINE, CA 92614 | (714) 358-8224 |
| ENGINEERING OFFICE | (909) 844-0442 |
| CONCELA VALLEY WATER DISTRICT, 10000 S. 10TH STREET, THERMAL, CA 92580 | (760) 398-2651 |
| P.O. BOX 847, 22274 THERMAL, CA 92581 | (760) 398-5137 |
| SOUTHERN CALIFORNIA GAS COMPANY, 45123 TOWNE STREET, IRVINE, CA 92621 | (909) 477-2500 |
| COMCAST | (909) 846-2618 |

LEGAL DESCRIPTION

PARCEL 1: CORNER OF LOTS 1 AND 2, IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

COUNTY OF RIVERSIDE
IMPERIAL IRRIGATION DISTRICT PARTIAL RELOCATION OF 92KV TRANSMISSION LINE

SHEET NO. **1** OF **2** SHEETS

DRAWN BY: JMB
DATE: JANUARY 2013
PROJECT NO. 13-001
BY: MATHIEW W. BUSCH

SHEET TITLE: SITE PLAN FOR PUBLIC USE PERMIT 00919
LOCATION: PORTION SECTION 19, T7S - R10E, SBM, RIVERSIDE COUNTY
CLIENT: IMPERIAL IRRIGATION DISTRICT

AGENCY TELEPHONE NUMBERS

| | |
|---------------------------------|----------------|
| RIVERSIDE COUNTY PLANNING | (760) 842-8277 |
| RIVERSIDE TRANSPORTATION DEPT. | (951) 856-5761 |
| AT (TELEPHONE) | (714) 358-8224 |
| CONCELA VALLEY WATER DISTRICT | (760) 398-2651 |
| CONCELA VALLEY WATER DISTRICT | (760) 398-5137 |
| SOUTHERN CALIFORNIA GAS COMPANY | (909) 477-2500 |
| COMCAST | (909) 846-2618 |

BENCHMARK:
RIVERSIDE COUNTY B.M. 1254 (CORNER), 2.5' BENCH MARK IN A PORTION OF THE EXISTING IMPERIAL IRRIGATION DISTRICT RELOCATION OF 92KV TRANSMISSION LINE, LOCATED SOUTH OF 70TH AVENUE NEAR SECTION 19 AND EAST OF CLEVELAND STREET.
ADJUSTED ELEVATION = 806.122
UNADJUSTED ELEVATION = 806.122
ELEVATION = 806.122
SCALE: AS SHOWN, V.S. SHOWN

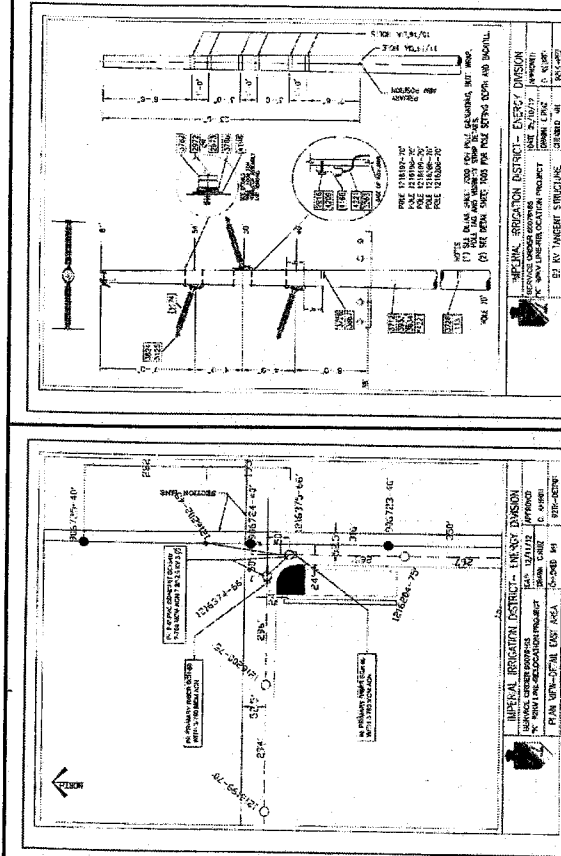
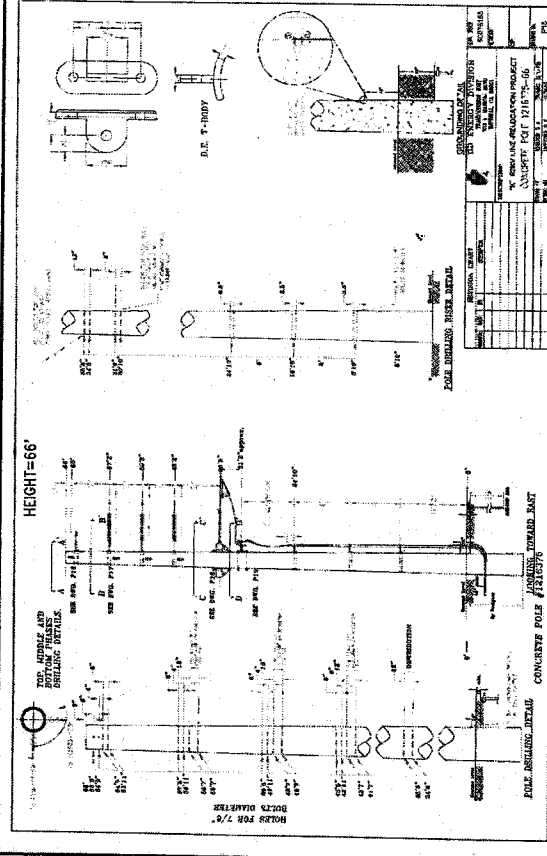
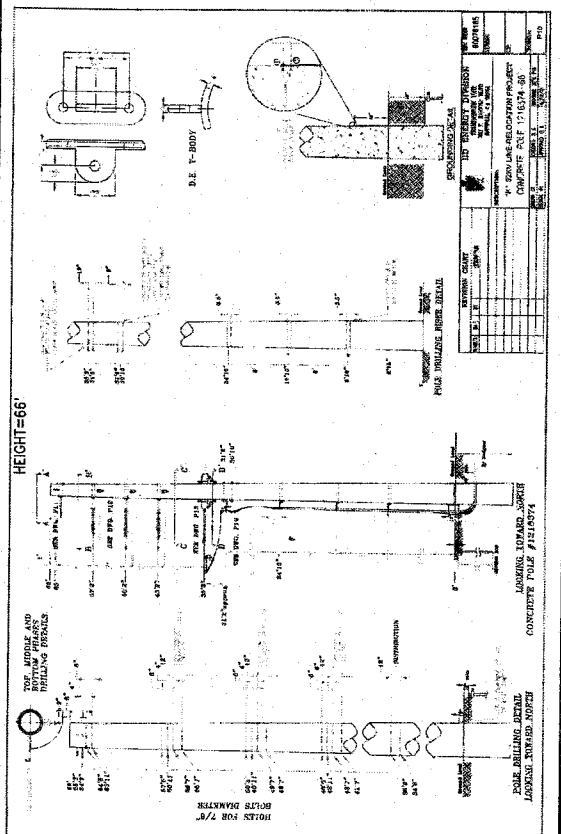
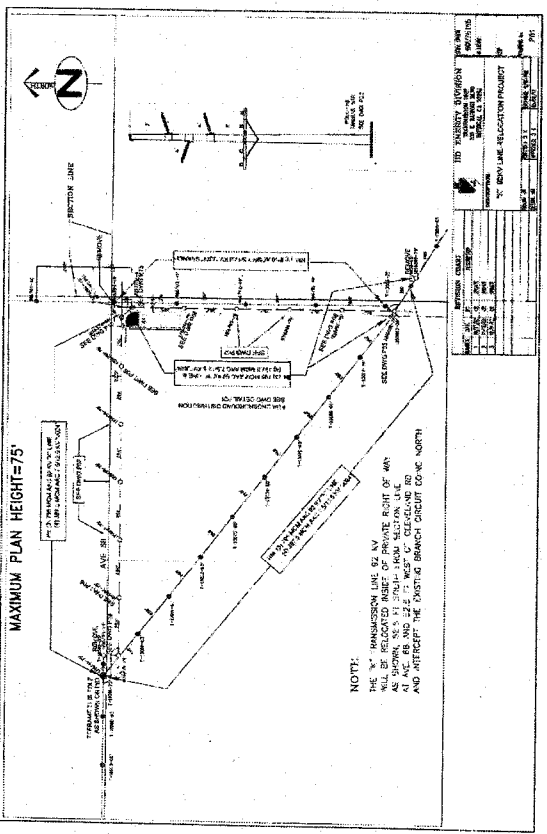
PROJECT DESCRIPTION:
RELOCATE EXISTING 92KV TRANSMISSION LINE AND UTILITY POLES IN PART OF THE 2010 PERRICONE L.P. PROPERTY IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING RECORDED IN THE COUNTY OF IRVINE, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SEAL-ENGINEER

PREPARED BY: WMB & ASSOCIATES, INC.
22421 BARTON ROAD, #125
IRVINE, CA 92613
MATHIEW W. BUSCH

DATE: JAN 14, 2013
DATE: _____

NAME: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____



SHEET NO. **2**
OF **2**
DATE: JANUARY 2013
EXHIBIT A
BY: [Signature]

COUNTY OF RIVERSIDE
IMPERIAL IRRIGATION DISTRICT PARTIAL RELOCATION OF 69KV TRANSMISSION LINE

SHEET TITLE: SITE PLAN FOR PUBLIC USE PERMIT 00919
LOCATION: PORTION SECTION 19, 17S - R10E, S8M, RIVERSIDE COUNTY
OWNER: IMPERIAL IRRIGATION DISTRICT

BENCHMARK:
RIVERSIDE COUNTY B.M. 12-A (UBERM), 2.0' BRASS DISK IN
CONCRETE FOUNDATION, ELEVATION 100.00' U.S. BENCH MARK
ADJUSTED ELEVATION = 100.122
ACTUAL ELEVATION = 100.122
N.T.S. AS SHOWN (AS SHOWN)

PROJECT DESCRIPTION:
THE PUBLIC USE PERMIT (PUP) PROPOSES TO REMOVE AND RELOCATE
PORTION TRANSMISSION LINE AND JUNCTION POLES WITHIN THE RIGHT-OF-WAY
OF THE IMPERIAL IRRIGATION DISTRICT. THE PROPOSED RELOCATION OF THE
LINE IS APPROXIMATELY 100' TO 150' FROM THE EXISTING LINE. THE
EXISTING LINE IS TO BE MAINTAINED AT ALL TIMES TO THE RIGHT OF THE
ADJACENT 20' WIDE STRIP FROM THE CENTERLINE OF THE ROAD AND TO
THE LEFT OF THE CENTERLINE OF THE ROAD. THE CENTERLINE OF THE
ROAD IS TO BE MAINTAINED AT ALL TIMES TO THE RIGHT OF THE
ADJACENT 20' WIDE STRIP FROM THE CENTERLINE OF THE ROAD AND TO
THE LEFT OF THE CENTERLINE OF THE ROAD.

SEAL - ENGINEER

 PREPARED BY: ASSOCIATES INC.
 22421 BRADTON ROAD, #104
 GRAND TERRACE, CA 92728
 TEL: (714) 991-1000
 FAX: (714) 991-1001
 ATTN: MATTHEW W. BISCHOFF

DATE: JAN. 14, 2013
COUNTY: RIVERSIDE
PROJECT: [Blank]

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42559
Project Case Type (s) and Number(s): Public Use Permit No. 919
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Imperial Irrigation District
Applicant's Address: 1653 W, Main Street El Centro, CA 92243
Engineer's Name: WMB & Associates
Engineer's Address: 22421 Barton Road #125 Grand Terrace, CA 92626

I. PROJECT INFORMATION

A. Project Description: The Public Use Permit proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations.

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

C. Total Project Area: 482 Gross Acres

| | | | |
|-----------------------|---------|-----------------------------|-----------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 482 | Lots: 6 | Sq. Ft. of Bldg. Area: 4800 | Est. No. of Employees: 14 |
| Other: | | | |

D. Assessor's Parcel No(s): 721-100-001; 721-100-002; 721-100-003; 721-100-004; 721-110-003; 721-110-004

E. Street References: North of State Highway 111 and 70th Avenue, south of 68th Avenue, east of Garfield Street, and west of Cleveland Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 18, 19 and 20, Range 10E, Township 7S, San Bernardino Meridian, in County of Riverside, California.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of six parcels encompassing approximately 482 acres. The project site consists of vacant desert land with scrub type vegetation. There is no indication that it has ever been cultivated. The site is relatively flat, including surrounding areas out to one mile or more. The site is within the boundaries of the Riverside County Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within any Conservation Areas. Surrounding land consists of vacant land, crops, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

Land Use Policy 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.

Land Use Policy 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading within Designated and Eligible State and County Scenic Highways corridors are compatible with the surrounding scenic setting or environment.

The project does not conflict with the above land use policies since the project proposes to relocate existing utility poles in a remote rural area and replace with similar utility poles up to 75 feet in height, with adjacent land in the immediate vicinity being vacant, and approximate distance of ½ mile from State Highway 111.

2. **Circulation:** The project has adequate circulation to the site from 70th Avenue and Cleveland Street. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not located within any areas of flooding sensitivity. The proposed project has allowed for sufficient provision of emergency response services to the tenants of this project through the project design. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project is not subject to Housing Element Policies.
 7. **Air Quality:** Air quality impacts would be less than significant due to the project requirements for PM10 dust control plan during construction of the proposed utility poles.
- B. **General Plan Area Plan(s):** Eastern Coachella Valley
- C. **Foundation Component(s):** Agriculture
- D. **Land Use Designation(s):** Agriculture (10 Acre Minimum)
- E. **Overlay(s), if any:** Not Applicable
- F. **Policy Area(s), if any:** Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The properties located directly north and east of the site are zoned W-2 and are vacant and unused. The property located south of 70th Avenue is zoned W-2/A-1-10 and currently contains crops. The property south and west of the site and north of 70th Avenue is zoned W-2 and was a former fish farm, but is now vacant. The property to the west is presently agriculture and is zoned A-1-20/A-2-10/W-2.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

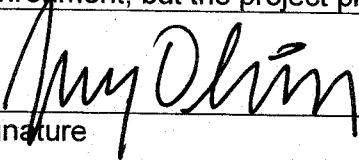
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

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

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

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

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


Signature

May 23, 2013
Date

Jay Olivas, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The proposed Project site is located approximately ½ mile north of SR-111, which runs between Palm Springs and the Mexican border near El Centro. According to the Riverside County General Plan and Eastern Coachella Valley Area Plan, the section of SR-111 between SR-195 and the southern border of Riverside County is listed as an "Eligible State Scenic Highway – Not Officially Designated." The Eastern Coachella Valley Area Plan includes policies to conserve significant scenic resources along highways classified as scenic, as well as policies to manage development along these highways so that it will not detract from the area's natural characteristics.

A portion of an existing Imperial Irrigation District (IID) 92 kV transmission line currently runs NW-SE through the northeast corner of the project site passing within approximately 1,600 ft. of SR-111 at its closest approach. This portion of the transmission line would be relocated to run parallel along 68th Avenue and Cleveland Street with approximately 13 new utility poles up to 75 feet in height. There are existing crops between the project site and SR-111 on land to the south which reduces view impacts to the SR-111 scenic corridor. With the replacement of approximately 14 existing utility poles with approximately 13 new utility poles of similar height not to exceed 75 feet in height, visual impacts would be less than significant.

- b) The Project site is located within the vicinity of desert lands, crops, mountains and the Salton Sea which could be an area of scenic resources. However, the project only involves the replacement of existing utility poles with new poles of similar height and design that would not substantially increase visual impacts. Therefore, impacts would be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located approximately 52 miles east of the Mt. Palomar Observatory, which exceeds the distance to the Observatory's areas of sensitivity (Zone A at a 15-mile radius and Zone B at a 45-mile radius from the Observatory) (See Figure 7 of Eastern Coachella Valley Area Plan). The Project is expected to use restricted nighttime lighting during construction and operation; however, such uses would be limited, and based on the Project site's distance to the Observatory, would result in no impact on astronomical observation and research at the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of a proposal to relocate existing utility lines could create a new source of light with new utility poles, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant in accordance with Condition of Approval (COA) 10.PLANNING.3—LIGHTING HOODED/DIRECTED.

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

b) Surrounding land uses consist of vacant land, crops, and scattered dwellings. The amount of light that will be created is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact:

a) Based on the Riverside County Geographic Information System (GIS), the project is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. It is currently designated "Other Lands". The land is now unused, except for some existing utility poles, and there is no evidence that it has ever been used for agricultural purposes. The site is zoned W-2 Controlled Development Areas which allows for other uses of the land. Therefore, there would be no impact.

b) According to the Riverside County Geographic Information System, the project site is not located within an Agriculture Preserve. The Project site is not under a Williamson Act contract. The land is now unused, and there is no evidence that it has ever been used for agricultural purposes. As a result, the proposed Project would not result in a conflict with existing agricultural use or a Williamson Act. Therefore, there would be no impact.

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

- c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The property located north and east of the project site is zoned W-2, while the property located to the south and west is zoned A-1-10, A-1-20, and A-2-10. However, the nature of the project to relocate existing utility poles on a portion of the 482 acre site is unlikely to have any impacts on the adjoining agriculture land since the utility poles are stationary, and unlikely to interfere with existing crops, except for potential minor impacts during construction such as dust emissions which would be controlled by PM10 dust control plan. Impacts would be less than significant.
- d) There are currently no agricultural uses for the land. As a result, the project would result in no impacts to change the existing environment that could result in conversion of Farmland (Prime, Unique, or Farmland of Statewide Importance).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. Therefore, there is no impact.
- b) Minor air quality impacts would occur during construction of the utility poles. These impacts will be reduced below a level of significance by compliance with any building plan check requirements and/or PM10 Dust Control Measures (COA 10.BS PLNCK. 1; COA 60.PLANNING.2 - PM10 MITIGATION PLAN). Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include industrial buildings and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

| | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input 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 Game 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The entire project area contains creosote bush scrub, sparse Cholla, and occasional Palo Verde Trees. The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not in Conservation Area. Impacts to CVMSHCP would be less than significant subject to any required CVMSHCP fees in accordance with Ord. 875. Impacts are less than significant.

b-e) The site is subject to the Migratory Bird Treaty Act (MBTA). For all birds protected by the MBTA and not listed under the Endangered Species Act, "no take" is authorized under the MBTA. To comply with the MBTA, any clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the County Environmental Programs Division (EPD). If nesting activity is observed during the survey, the U.S. Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD. Impacts would be less than significant with mitigation incorporated.

f) The proposed Project site does not involve or effect federally-protected wetlands. There are two washes that flow from north to south across the property when it rains. These washes end at 70th Avenue where any water percolates into the ground. The flows do not drain to a water course and thus, are not classified as navigable waters. Therefore, there would be no impact.

g) The proposed project would not conflict with any policies or ordinances protecting biological resources such as protected trees. Therefore, there would be no impact.

Mitigation: Compliance with the conditions of approval on file in the LMS, including COA 60.EPD.1 - NESTING BIRD SURVEY and COA 60.EPD.2 - 30 DAY BURROWING OWL SURVEY, and, COA 80.EPD.1 - NESTING BIRD SURVEY and COA 80.EPD.2 - 30 DAY BURROWING OWL SURVEY.

Monitoring: Monitoring shall be provided by the Planning Department, Environmental Programs Division.

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

Source: On-site Inspection, Project Application Materials; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) The project site is currently vacant with mostly scrub type vegetation, except for existing transmission line near the northeast property corner. A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that none of the three sites were significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, that a Phase IV Cultural Resources Report be completed by a qualified archaeologist. Impacts would be less than significant with mitigation incorporated.
- b) The project is not expected to cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

9. Archaeological Resources

| | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Alter or destroy an archaeological site. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Project Application Materials; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that these sites are not significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, the applicant shall retain a qualified archaeologist to prepare a Phase IV Cultural Resources Report. Impacts would be less than significant with mitigation incorporated.
- b) The proposed project is not expected to impact any significant archaeological resources. If, however, during any building improvements or ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Impacts would be less than significant.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. Impacts would be less than significant.
- d) The project is not expected to restrict existing religious or sacred uses within the potential impact area. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

10. Paleontological Resources

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

Source: GIS database, County Geologist review; County Paleontological Report (PDP) NO. 1440 (conducted in October 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Paleontological Resources Assessment of the project site was prepared by Michael Brandman Associates, a company pre-approved by Riverside County. Results of this assessment are documented in a report that was provided to the County. The report concludes that there is a high probability of paleontological resources. A monitoring program to

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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mitigate impacts to paleontological resources shall be required. Impacts would be less than significant with mitigation incorporated.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.3 PALEO PRIMP & MONITOR and COA 70.PLANNING.2 – PALEO MONITORING REPORT where the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for mitigation and monitoring.

Monitoring: Monitoring shall be provided by the County Paleontologist.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Impacts would be less than significant.

b) The site is located within one-half mile from an earthquake fault zone. But potential for this site to be affected by surface fault rupture is considered low and less than significant impacts are expected due to the nature of the project as an unmanned utility line.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review; County Geologic Report No. 2182

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

a) According to the County Geologist, the potential for liquefaction is moderate to high at this site. Impacts would be less than significant due to compliance with geotechnical design measures such as deep soil mixing, compaction, and deep foundation systems for the proposed unmanned utility line.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Utility Code requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to the County Geologist, landslides are a low potential hazard to the site. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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15. Ground Subsidence

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

Source: GIS database, County Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement due to geotechnical design requirements. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review; County Geologic Report No. 2182

a) According to the County Geologist, seiching, mudflows, or volcanic hazards are considered very unlikely. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Building and Safety – Grading Review; County Geologic Report No. 2182

Findings of Fact:

a) The project proposes contains relatively flat topography. The proposed project will not substantially alter ground surface relief features as the result of additional utility poles. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the public use permit. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2182

- a) The project will not result in substantial soil erosion or loss of top soil due to future site improvements such as soil compaction and decomposed granite. Therefore, there is no impact.
- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The project to add utility poles will not affect any future septic system. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials; County Geologic Report No. 2182

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

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to small footprints of proposed utility pole foundations. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a wind erosion area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of proposed site improvements. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material. Therefore, no impacts are expected.

- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

g) Otherwise substantially degrade water quality?

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

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

- a) The topography of the area consists of flat desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site as the result of the installation of approximately 13 new utility poles. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project does not place structures within a FEMA 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing Water Quality Management Plan. Therefore, there is no impact.
- h) The site has planned drainage infrastructure. The proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

26. Floodplains

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

| NA - Not Applicable <input type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input checked="" type="checkbox"/> |
|--|---|--|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the 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 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to minimal disturbance and improvements required to relocate utility poles. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land on 482 gross acres proposes to replace approximately 14 existing utility poles from the northeast portion with approximately 13 new utility poles to run parallel along Cleveland Street and 68th Avenue. The new utility poles would remain on private land and would be similar in height to the existing utility poles with a maximum height of 75 feet. The project is consistent with the subject land since the land is designated Agriculture (10 Acre Minimum) which allows utility uses. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within a city Sphere of Influence (SOI), however, the project was reviewed by the Mecca Community Council whose transmittal of January 9, 2013 indicated unanimous support. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-b) The project will be consistent with the site's existing Controlled Development Areas (W-2) zone and surrounding zones such as Controlled Development Areas (W-2), Light Agriculture (A-1-10, A-1-20) and Heavy Agriculture (A-2-10) due to site improvements and compliance with utility codes. Impacts are less than significant.

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

c-d) The proposal to relocate existing transmission line with new utility poles will be compatible with existing and planned surrounding land uses, and Agriculture land use designation, due to compliance with any permitting requirements and utility codes. Impacts are less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resource

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific-plan or other land use plan. Therefore, there is no impact.
- c) There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

- a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts are expected.
- b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project would not be affected by any railroad noise since the project replaces existing utilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project would not be affected by any highway noise since the project replaces existing utilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

Findings of Fact:

a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development to relocate utility lines will not substantially increase ambient noise levels. Impacts are considered less than significant.

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

- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, such as during project construction. However, the project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the nature of the project to replace existing utility poles. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the nature of the project. Therefore, there is no impact.

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

- c) The project site will not displace substantial numbers of people due to commercial nature of the project, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will require up to approximately 14 construction workers. This population increase will not exceed official regional or local population projections. Impacts are less than significant.
- f) The project will not induce substantial population growth in an area. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project to relocate transmission line will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 70th Avenue and Cleveland Street, and is conditioned to follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards and Electrical Utilities as indicated by COA 10.FIRE.1.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Therefore, these impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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

Source: GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services since the project is for an unmanned transmission line. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project is for an unmanned transmission line. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. Therefore, there is no impact.
- b) The project for an unmanned transmission line would not generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project site is not located within a Community Service Area (CSA). The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

42. Recreational Trails

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

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

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project to relocate portion of existing transmission line will slightly increase vehicular traffic along Cleveland Street (100' R/W) and 70th Street (100' R/W) due to project construction. However, the Transportation Department did not require a traffic study or street widening for this project to relocate existing transmission line. The project is required to comply with Transportation Department recommended conditions including COA 80.TRANS.16 – UTILITY PLAN and COA 80.TRANS.17 – POLES & TRANSMISSION LINES. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the existing street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." The project will not conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail, therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project does not result in the construction of new water treatment facilities or expansion of existing facilities since the project is limited to relocation of a transmission line. Therefore, there is no impact.
- b) The project does not require water supplies to serve the project due to the nature of the project to relocate an existing unmanned transmission line. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The project will not be affected by the sewer service programs and land use standards of the General Plan since the project involves an unmanned transmission line. Therefore, there is no impact

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Findings of Fact:

a-b) The project will not generate significant amounts of construction demolition waste. Some construction is planned due to the installation of transmission line and utility poles. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or substantial expansion of existing facilities that would cause significant

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

environmental effects. Impacts would be less than significant with approximately 14 electrical utility poles being removed and replaced with approximately 13 new electrical utility poles.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

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: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

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.

File: EA 42559

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Parcel: 721-110-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The public use permit proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

PUBLIC USE PERMIT Case #: PUP00919

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 919 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 919, Exhibit A (Sheets 1-2), Amended No. 2, dated May 28, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building

PUBLIC USE PERMIT Case #: PUP00919

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10. GENERAL CONDITIONS

10.BS GRADE. 4

USE - NPDES INSPECTIONS (cont.)

RECOMMND

and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data: A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

Where applicable (Riverside County Jurisdiction), the applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK

RECOMMND

Where in the Riverside County Jurisdiction, the applicant shall obtain the required building permit(s) from the building department complying with all current adopted California Building Codes.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP 919 - COMMENTS

RECOMMND

Public Use Permit 919 (PUP 919) is proposing to relocate an existing Imperial Irrigation District (IID) 92 kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the 482 acre site. No buildings or structures are proposed under PUP 919.

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS

RECOMMND

Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May (and from 10:00 a.m. - 6:00 p.m. on Sundays and Federal holidays). Exception to these standards shall be allowed only with the written consent of the building official. [Riverside County Ordinance 457.98 (G)]

EPD DEPARTMENT

10.EPD. 1 - BURROWING OWL SURVEY

RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the

PUBLIC USE PERMIT Case #: PUP00919

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10. GENERAL CONDITIONS

10.EPD. 1 - BURROWING OWL SURVEY (cont.)

RECOMMND

County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

10.EPD. 3 - NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@rctlma.org

FIRE DEPARTMENT

10.FIRE. 1 USE - GEN TIE ONLY

RECOMMND

Please follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards for Electrical Utilities. Apply regulations for "non-exempt" hardware. These guidelines will show minimum ground and minimum horizontal/ vertical clearance requirements. Please call the Fire Department, at 760-863-8886, with any questions regarding this condition.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 1/10/13

RECOMMND

Public Use Permit No. 919 proposes to relocate an existing 92kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the site connecting the IID's North Shore Substation and Mecca Substation in the Eastern Coachella Valley area, north of Avenue 70, south of Avenue 68, east of Arthur Street, and west of Cleveland Street.

The site lies within gently sloping areas with elevations ranging from 60 to 170 feet below sea level. Box Canyon Wash is north of the site with Coachella Canal located between the wash and site. Regional flood protection is provided to the site (and canal) by the east side dike located along the north side of Coachella Canal. However, approximately 475 acres to the south of the canal is tributary to the site.

Since the proposal is to construct approximately thirteen (13) poles with a disturbance area of approximately 1 square foot per poles, no increased runoff and/or impact to drainage pattern is anticipated. Minimal grading is anticipated. The District has no objections with the project as shown on the exhibit.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 5 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases. 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.

10.PLANNING. 6 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 8 USE - PREVENT DUST & BLOWSAND RECOMMND

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.

10.PLANNING. 9 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 10 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 11 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 12 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

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

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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 13

USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 14 USE - PDA04777

RECOMMND

County Archaeological Report (PDA) No. 4776 submitted for this project (PUP00919) was prepared by Michael Brandman Associates (MBA) and is entitled: "Public Use Permit No. 919, EA42559," dated January 15, 2013.

In addition, Michael Brandman Associates (MBA) submitted the following document (PDA-04615).

"Cultural Resources Assessment of APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004: Community of Desert Camp, Riverside County, California, " dated October 29, 2009.

These documents are herein incorporated as a part of PDA04776.

These documents have been accepted without comment.

10.PLANNING. 15 USE - GEO02182 UPDATE

RECOMMND

UPDATE TO GEO02182 (3/14/13):

The following additional documents were submitted as supplemental information under GEO02182 for PUP00919:

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.)

RECOMMND

"Addendum No. 1-Geotechnical Report", dated February 25, 2011.

"Addendum No. 5, K-Line Power Pole Relocation, County Geologic Report No. 2182", dated January 14, 2013.

These documents are herein incorporated as a part of GEO02182 as updated herein.

GEO02182 update concluded:

1.The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault.

2.The nearest fault to the site, the San Andreas Fault, is located approximately .5 mile to the northeast of the project site.

3.The potential for surface rupture occurring in the project site is considered low.

4.The risk of seismically induced liquefaction is moderate to high.

5.The potential for landsliding is low.

6.The threat of tsunami, seiches, or other seismically-induced flooding is considered unlikely.

7.The risk of volcanic hazards is considered very low.

8.The soil parameters outlined in the geotechnical report would be applicable to the design of the power line relocation.

GEO02182 Udate recommended:

1.A design level geotechnical investigation of areas within the project site for specific design-level mitigation recommendations.

2.Ground improvement methods for any confirmed geologic/geotechnical hazard, to limit potential settlements, including deep soil mixing, vibro-compaction,

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.) (cont.)

RECOMMND

vibro-replacement, geopiers, stone columns, compaction grouting, or deep dynamic compaction.

3.Other means to mitigate settlement damage include either deep foundation systems, rigid mat foundation or grade-beam reinforced foundations that can withstand some differential movement or tilting.

GEO02182 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02182 is hereby accepted for Planning purposes for PUP00919. 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.

10.PLANNING. 16 USE - PDP01440

RECOMM

County Paleontological Report (PDP) No. 1440 submitted for this case (PUP00919), was prepared by Michael Brandman Associates (MBA) and is entitled: "Paleontological Resources Assessment, APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004, Desert Camp, Unincorporated Riverside County, California" dated October 29, 2009. In addition, MBA provided an updated version of this report; revised January 6, 2010 and several e-mail communications in April 2013. This revised report and e-mail communications are herein incorporated as a part of PDP01440.

PDP01440 concluded:

1.The project has a high probability of containing paleontological resources at depth.

PDP01440 recommended:

1.A monitoring program to mitigate impacts to paleontologic resources (see Table 1 of the January 6, 2010 MBA report).

2.A paleontological resources mitigation monitoring program shall be developed by a qualified Project paleontologist.

3.Monitoring should be performed for the entire area to be

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - PDP01440 (cont.)

RECOMMND

disturbed starting at the ground surface level.

PDP01440 satisfies the requirement for a Paleontological Resources Assessment for this project (PUP00919). PDP01440 is hereby accepted for PUP00919. Pursuant to PDP01440 recommendations, a paleontological resources mitigation monitoring program shall be developed for this project (as described elsewhere in this conditions set).

10.PLANNING. 17 USE - ORD 875 CVMSHCP FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. 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.

TRANS DEPARTMENT

10.TRANS. 9 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 11 USE - POLES & TRANSMISSION LIN

RECOMMND

The proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibit

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.TRANS. 11 USE - POLES & TRANSMISSION LIN (cont.) RECOMMND

A-1, A-2 and A-3 for PUP00919.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 2 USE-ARCHAEO MONITOR REQUIRED RECOMMND

PRIOR TO ANY GROUND DISTURBANCES (GRUBBING, CLEARING, GRADING, DRILLING, ETC.): The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE-ARCHAEO MONITOR REQUIRED (cont.)

RECOMMND

condition of approval or mitigation measure.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP- ARCHAEO MONITOR REQUIRED

RECOMMND

PRIOR TO ANY GROUND DISTURBANCES (Grubbing, clearing, grading, drilling, etc.): The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved condition of approval or mitigation measure.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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.

60.BS GRADE. 2 USE - OFFSITE GRDG ONUS

RECOMMND

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.

60.BS GRADE. 3 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@ctlma.org

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is 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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - ARCHAEO MONITOR REQUIRED

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - ARCHAEO MONITOR REQUIRED (cont.)

RECOMMND

of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 2 USE - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1440, prepared by Michael Brandman Associates (MBA) concluded the project's potential to impact significant paleontological resources

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP-ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: the developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed papaer copy and one (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

"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."

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 USE- NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE- NESTING BIRD SURVEY (cont.)

RECOMMND

Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@rctlma.org

80.EPD. 2 USE- BURROWING OWL SURVEY

RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

PLANNING DEPARTMENT

80.PLANNING. 1 USE CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

PUBLIC USE PERMIT Case #: PUP00919

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - HEIGHT LIMITATIONS

RECOMMND

All structures within this permit shall not exceed 75 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 3 USE - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 17, 2012, attached to these conditions.

TRANS DEPARTMENT

80.TRANS. 16 USE - UTILITY PLAN

RECOMMND

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.

80.TRANS. 17 USE-POLES & TRANSMISSION LINES

RECOMMND

Proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibits A-1, A-2 and A-3 for PUP00919.

06/26/13
16:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - HEIGHT LIMITATIONS

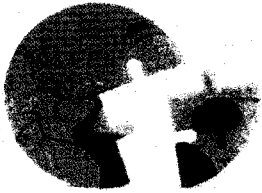
RECOMMND

All structures within this permit shall not exceed 75 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 2 USE-ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION: The developer/holder shall prompt the Project Cultural Resources Professional to submit two (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input checked="" type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP00919 DATE SUBMITTED: 9.20.12

APPLICATION INFORMATION

Applicant's Name: Imperial Irrigation District-Randy Grey E-Mail: rsgrey@iid.com

Mailing Address: 1653 West Main Street

 El Centro Street 92243
 _____ CA
City State ZIP

Daytime Phone No: (760) 339 9240/9239 Fax No: (760) 482 3510

Engineer/Representative's Name: Shayne Ferber E-Mail: SEFerber@IID.com

Mailing Address: 1699 W. Main St., Suite F

 El Centro Street 92243
 _____ CA
City State ZIP

Daytime Phone No: (760) 339-9238 Fax No: (760) 482 3510

Property Owner's Name: The 2010 Perricone L.P. E-Mail: joepasta@cox.net/joepasta1@gmail.com

Mailing Address: 1601 E. Olympic Blvd. Building 100, Suite #102

 Los Angeles Street 90021
 _____ CA
City State ZIP

Daytime Phone No: (213) 613 2495 Fax No: ()

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Randy S. Cary - III

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

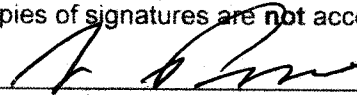
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

THE 2010 PEARKONE LIMITED PARTNERSHIP

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 721-100-001 thru 004, 721-110-003 & 721-110-004

Section: 19 Township: 7 south Range: 10 east

Approximate Gross Acreage: 482

General location (nearby or cross streets): North of 70th Avenue, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

68th Avenue _____ East of Arthur Street _____ West of Cleveland Street _____

Thomas Brothers map, edition year, page number, and coordinates: (2008) PG 5653, G1-G2, H1-H3, J1-J3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The Public Use Permit proposes to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet). All proposed relocated poles will remain on private

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s) _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: PM10, PDP 1367, 6002182

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: zero

Estimated amount of fill = cubic yards zero

Does the project need to import or export dirt? Yes No

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Does the development project area exceed more than one acre in area? Yes No

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

~~Owner/~~Representative (1) _____ Date _____
Randy S. Gray
Owner/Representative (2) [Signature] Date 1/18/13
PERRICONE LP.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/15/2013,

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

APN (s) or case numbers PUP00919 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

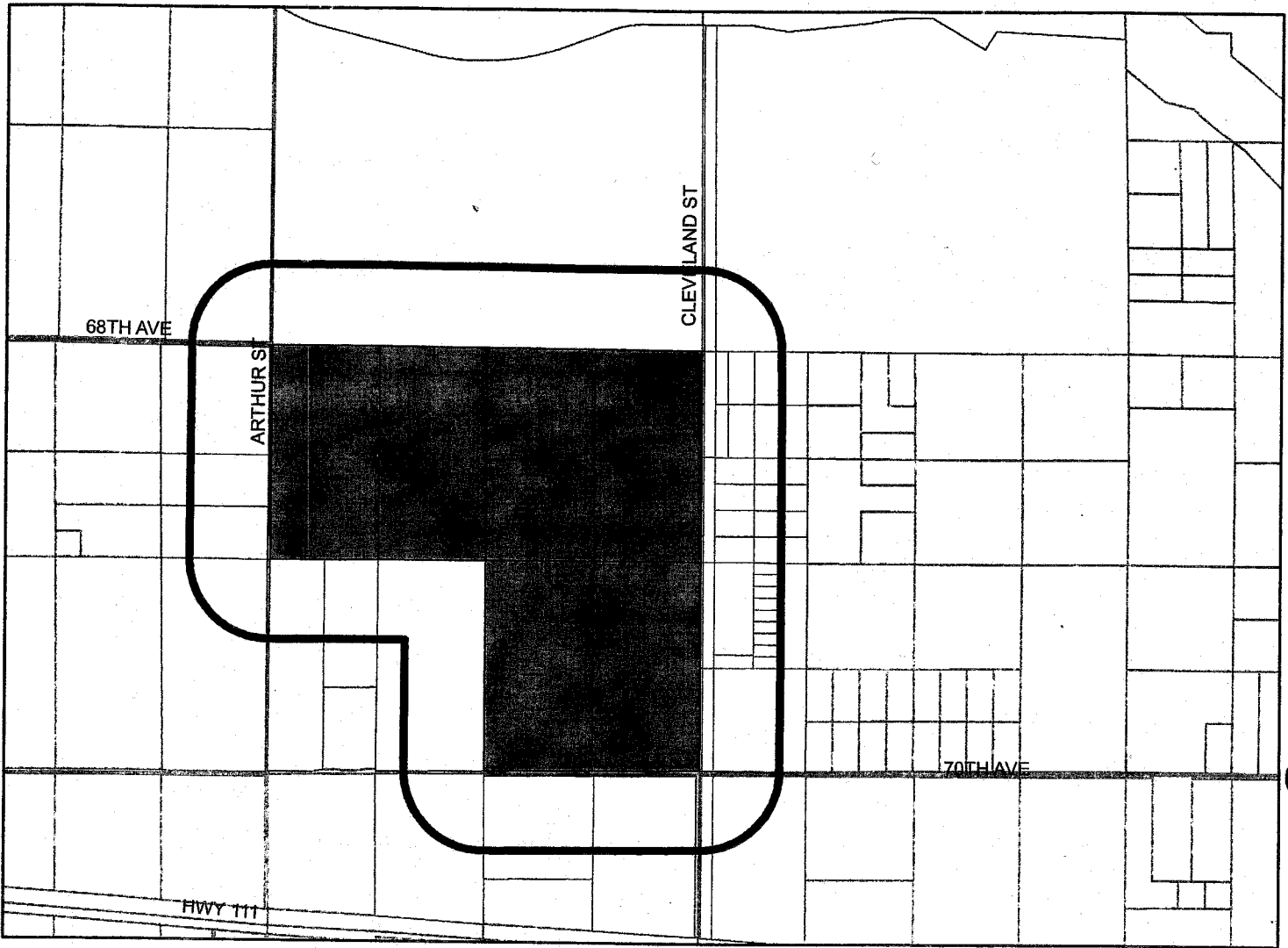
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP0919 (1000 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 721-100-001 | 721-100-002 | 721-100-003 | 721-110-003 | 721-110-004 | 721-130-024 | 721-120-015 | 725-010-003 | 725-100-002 | 721-140-014 |
| 721-110-002 | 721-130-031 | 721-140-004 | 721-110-007 | 721-120-018 | 721-120-017 | 721-140-010 | 721-130-025 | 721-140-001 | 721-130-030 |
| 721-130-026 | 721-140-011 | 729-080-028 | 729-080-046 | 729-080-048 | 721-040-002 | 721-040-003 | 721-150-001 | 721-150-013 | 721-130-023 |
| 721-120-013 | 721-140-002 | 721-140-012 | 721-140-009 | 721-120-001 | 721-120-002 | 721-140-003 | 721-130-033 | 727-320-006 | 729-080-037 |
| 721-100-004 | 721-110-005 | 721-130-032 | 721-040-006 | 721-040-009 | 721-130-027 | 721-140-016 | 721-150-030 | 725-100-013 | 721-140-008 |
| 721-140-006 | | | | | | | | | |



2,100 1,050 0 2,100 Feet

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

ASMT: 721040003, APN: 721040003
AVIS PRINCE, ETAL
C/O CAROL BELL
37 MIRADA CIR
RANCHO MIRAGE CA 92270

ASMT: 721120013, APN: 721120013
JAMES HULSEBUS, ETAL
7863 MICHAEL CT
GRANITE BAY CA 95746

ASMT: 721110002, APN: 721110002
AQUA FARMING TECH INC
P O BOX 733
INDIO CA 92202

ASMT: 721120015, APN: 721120015
ANNALUISA SANDOVAL
45325 ELM ST
INDIO CA 92201

ASMT: 721110005, APN: 721110005
SHERRI STEINHAEUER
5010 HAMMERSLEY RD
MADISON WI 53711

ASMT: 721120016, APN: 721120016
MELODY HUANG, ETAL
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91030

ASMT: 721110007, APN: 721110007
COACHELLA VALLEY UNIFIED SCHOOL DIST
C/O RICARDO Z MEDINA
P O BOX 847
THERMAL CA 92274

ASMT: 721120017, APN: 721120017
DONALD MCKINNON
2735 TERRY CT
PINOLE CA 94564

ASMT: 721120002, APN: 721120002
JOSE CARRANZA
P O BOX 853
THERMAL CA 92274

ASMT: 721120018, APN: 721120018
DOAN HA
40059 MONTAGE LN
MURRIETA CA 92563

ASMT: 721120004, APN: 721120004
MEI YEN CHIEN
49773 MONROE ST
INDIO CA 92201

ASMT: 721120019, APN: 721120019
USA BIA
UNKNOWN 10-11-2005

ASMT: 721120011, APN: 721120011
DOLORES STROHM, ETAL
C/O GRACE TO YOU
24646 APPLE ST
EWHALL CA 91321

ASMT: 721130023, APN: 721130023
JAY TRUBEE
74155 EL PASEO
PALM DESERT CA 92260

ASMT: 721130024, APN: 721130024
MANUEL FLORES, ETAL
83432 MANGO WALK
INDIO CA 92201

ASMT: 721140001, APN: 721140001
EDWARD BARTLEY, ETAL
P O BOX 166
FLORISSANT CO 80816

ASMT: 721130025, APN: 721130025
MAYME THOMAS, ETAL
1763 ROYAL OAK RD N F105
BRADBURY CA 91010

ASMT: 721140002, APN: 721140002
JOHN SCHERBERT
692 MINERAL LN
HENDERSON NV 89015

ASMT: 721130026, APN: 721130026
RIMONDA KALO, ETAL
1848 S DERRINGER LN
DIAMOND BAR CA 91765

ASMT: 721140003, APN: 721140003
LUIS VALENCIA
54725 TAYLOR ST
THERMAL CA 92274

ASMT: 721130030, APN: 721130030
GERALD BRADLEY, ETAL
P O BOX 1796
COVINA CA 91722

ASMT: 721140004, APN: 721140004
MA DE JESUS PEREZ, ETAL
50995 CHIAPAS DR
COACHELLA CA 92236

ASMT: 721130031, APN: 721130031
CASIANO CORONA
19200 TUMBLEWEED TRL
DESERT HOT SPRINGS CA 92241

ASMT: 721140006, APN: 721140006
VERNA NUNAN
26597 JAELENE ST
SUN CITY CA 92586

ASMT: 721130032, APN: 721130032
DONNA COOPER, ETAL
10430 ARNWOOD RD
SYLMAR CA 91342

ASMT: 721140008, APN: 721140008
SALOMON ALVAREZ
7656 PRESERVATION PARK DR
MONTGOMERY AL 36117

ASMT: 721130033, APN: 721130033
LYNN CRONE
2933 SOLEDAD
ESCONDIDO CA 92027

ASMT: 721140010, APN: 721140010
GEORGE SCHERBERT, ETAL
45521 E FLORIDA AVE NO 64
HEMET CA 92544

ASMT: 721140011, APN: 721140011
 GEORGE SCHERBERT
 45521 E FLORIDA AVE SP 64
 HEMET CA 92544

ASMT: 725010008, APN: 725010008
 PAUMA RANCHES INC
 P O BOX 21845
 LOS ANGELES CA 90021

ASMT: 721140012, APN: 721140012
 JOHN SCHERBERT
 692 MINERAL HILL LN
 HENDERSON NV 89002

ASMT: 725100002, APN: 725100002
 ANTHONY VINEYARDS INC
 C/O PAUL LOEFFEL
 P O BOX 9578
 BAKERSFIELD CA 93389

ASMT: 721140013, APN: 721140013
 GEORGE SCHERBERT, ETAL
 P O BOX 872
 ACTON CA 93510

ASMT: 725100013, APN: 725100013
 USA 725
 US DEPT OF INTERIOR
 WASHINGTON DC 21401

ASMT: 721140014, APN: 721140014
 LIGAYA OBEDICEN, ETAL
 663 W MOUNTAIN VIEW ST
 ALTADENA CA 91001

ASMT: 727320006, APN: 727320006
 CHERYL TUDOR, ETAL
 C/O VLADIMER TUDOR
 93400 HAMOND RD
 MECCA CA 92254

ASMT: 721150001, APN: 721150001
 JESUS CONTRERAS, ETAL
 C/O JOSE ENRIQUE VELASQUEZ
 78880 SUNBROOK LN
 LA QUINTA CA 92253

ASMT: 729080037, APN: 729080037
 CHERYL TUDOR, ETAL
 C/O VLADIMER TUDOR
 93400 HAMMOND RD
 MECCA CA 92254

ASMT: 721150013, APN: 721150013
 JESUS CONTRERAS, ETAL
 C/O JOSE ENRIQUE VELASQUEZ
 80744 HIBISCUS LN
 INDIO CA 92202

ASMT: 729080048, APN: 729080048
 GRAPEMAN THERMAL RANCH
 C/O TEAYS RIVER INV
 111 CONGRESSIONAL STE 115
 CARMEL IN 46032

ASMT: 725010004, APN: 725010004
 NEU GOLD
 C/O STEVEN L GILFENBAIN
 9777 WILSHIRE BLV NO 918
 EVERLY HILLS CA 90212

Applicant:
Attn: Shayne Ferber
Imperial Irrigation District
1653 W. Main Street
El Centro, CA 92243

Representative:
Graeme Donaldson
77-948 Wildcat Drive
Palm Desert, CA 92211

Attn: Roland Ferrer
Torres Martinez Desert Cahuilla Indians
66725 Martinez Street
Thermal, CA 92274

PUP00919 EXTRA LABELS

Applicant:
Attn: Shayne Ferber
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El Centro, CA 92243

Representative:
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