



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JANUARY 29, 2020

**Planning
Commissioners
2020**

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

1st District
Carl Bruce
Shaffer
Vice-Chairman

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

2nd District
David Leonard

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

3rd District
Gary Thornhill

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

4th District
Bill Sanchez

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

1.1 GENERAL VACATION and TERMINATION OF MAINTENANCE OF PALATIUM CIRCLE and A PORTION of MESSENIA LANE in the MEAD VALLEY AREA – Applicant: Majestic Freeway Business Center – First Supervisorial District – Mead Valley Area Plan – Location: Palatium Circle and Messenia Lane in the Mead Valley area – **REQUEST:** The Transportation Department is proposing to Vacate and Terminate the maintenance of Palatium Circle and a portion of Messenia Lane pursuant to County of Riverside policies and procedures. Project Planner: Joseph Martinez at phone: (951) 955-6864 or email at josmarti@rivco.org.

5th District
Eric Kroencke
Chairman

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

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

NONE

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

NONE

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

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

4.1 Conditional Use Permit No. 190003 and General Plan Amendment No. 190005 – Intent to Adopt a Negative Declaration – CEQ190051 – Applicant: Inland Propane Tank, Inc. – Engineer: Rawlings Consulting – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Location: Northerly of 9th Avenue, southerly of Grand Avenue, easterly of Washington Avenue, and westerly of Highway 79 – 2.21 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 03787 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – El Cerrito District – Temescal Canyon Area

Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A) – **REQUEST:** A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

- 4.3 **CONDITIONAL USE PERMIT NO. 180022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Public Facilities (CD-PF) – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Hillsdale Street, southerly of John Muir Road, easterly of South Circle Drive, and westerly of Seneca Road – 21.0 Acres – Zoning: Controlled Development (W-2) – One-Family Dwellings – Mountain Resort (R-1A-9000) – Village Tourist Residential (R-3A) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Campground and Conference Center. There is no new development proposed for this project. The project site is an existing campground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774 sq. ft. of office space. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

5.0 WORKSHOPS:

5.1 **ADU WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.1

Planning Commission Meeting: January 29, 2020

PROPOSED PROJECT

Subject: General Vacation and Termination of Maintenance of Palatium Circle and a portion of Messenia Lane in the Mead Valley Area	Applicant: Majestic Freeway Business Center, LLC
Area Plan: Mead Valley	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Zoning Area/District: North Perris Area	
Supervisory District: First District	
Project Planner: Joseph Martinez	
Project APN(s): 317-100-010 through 317-100-026	

PROJECT DESCRIPTION AND LOCATION

General Vacation and Termination of Maintenance of Palatium Circle and a portion of Messenia Lane in the Mead Valley area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING:

That the Transportation Department moves forward with the process to vacate and terminate the maintenance of Palatium Circle and a portion of Messenia Lane pursuant to County of Riverside policies and procedures.

PROJECT DATA

Land Use and Zoning:	
	Specific Plan: No. 341, Majestic Freeway Business Center
	Specific Plan Land Use: Planning Area No. 2 Light Industrial with Community Center Overlay
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial
Proposed General Plan Land Use Designation:	N/A
	Policy / Overlay Area: Community Center Overlay

Subject: Vacation and Termination of Maintenance of Palatium Circle and a portion of Messenia Lane in the Mead Valley area
Planning Commission Staff Report: January 29, 2020
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Surrounding General Plan Land Uses	
North:	Community Development - Light Industrial
East:	Community Development - Light Industrial and Commercial Retail
South:	Community Development - Light Industrial
West:	Rural Community – Very Low Density Residential
Existing Zoning Classification: Manufacturing Service Commercial (M-SC)	
Proposed Zoning Classification: N/A	
Surrounding Zoning Classifications	
North:	Industrial Park (I-P) and Manufacturing Service Commercial (M-SC)
East:	Scenic Highway Commercial (C-P-S) and Manufacturing Service Commercial (M-SC)
South:	Light Agriculture One Acre Minimum (A-1-1), Rural Residential One Acre Minimum (R-R-1), Manufacturing Service Commercial (M-SC), and Industrial Park (I-P)
West:	Light Agriculture One Acre Minimum (A-1-1), Scenic Highway Commercial (C-P-S), and Rural Residential Half Acre Minimum (R-R-1/2)
Existing Use: Vacant	
Surrounding Uses	
North:	Industrial and Vacant
South:	Industrial, Residential and Vacant
East:	Industrial, Vacant and Travel Center
West:	Residential and Church

Located Within:

City’s Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – Perris #89 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – B

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	In or Partially within
Airport Influence Area ("AIA"):	March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On September 10, 2019 the Board of Supervisors approved an approximately one million square foot distribution center. The approved center encompasses the entirety of over 70 acres and eliminates the need for Palatium Circle in its entirety and a portion Messenia Lane. This proposed road vacation is the next step in the development process for the distribution center. Palatium Circle and Messenia Lane are paved County Maintained public roads. Palatium Circle and Messenia Lane are not part of the Circulation Element of the General Plan. The applicant owns all parcels affected by this vacation. Pursuant to Streets and Highways Code 8353(a), no access will be eliminated to any parcel as a result of this action.

Cal Fire, Riverside County Flood Control and Transportation have reviewed this vacation and have no objections.

Riverside County Resolution No. 85-330 (Procedures to Vacate and Accept County Highways and Property Offered for Dedication) requires the Planning Commission to make a recommendation to the Board of Supervisors on proposed vacations. This staff report and recommendation will be provided to the Road Commissioner for further processing in accordance with County policies and procedures.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

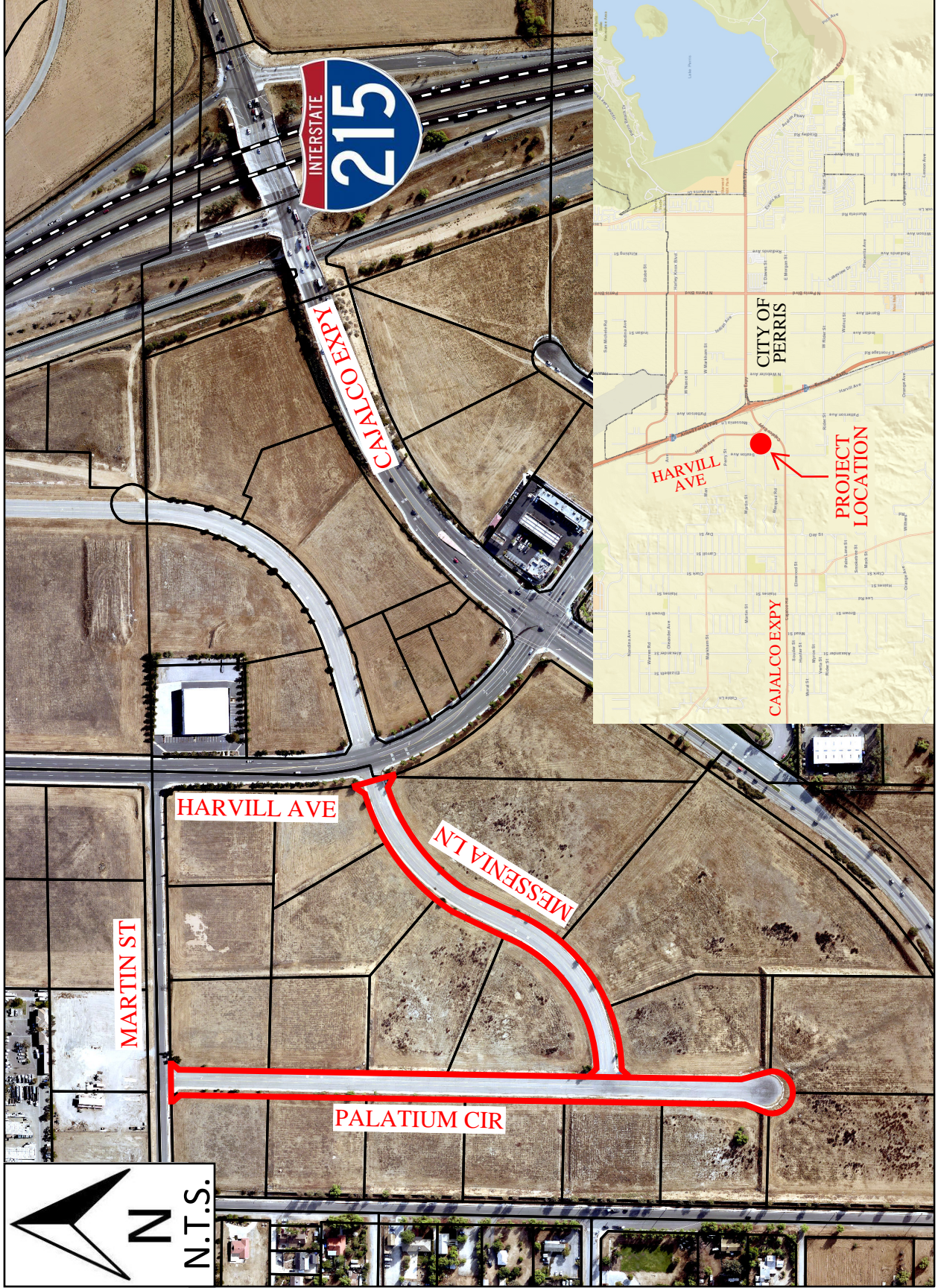
The vacation of Palatium Circle and a portion of Messenia Lane are not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c) (2) as it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The applicant owns all parcels affected by this vacation. As of this writing, the Transportation Department has received 0 letters in favor and 0 letters in opposition.

Resolution No. 85-330 provides that the Planning Commission shall hold an informal hearing (without notice or publication) on the proposed vacation, but may receive comments from any interested party.

ATTACHMENT "A"
GENERAL VACATION AND TERMINATION OF MAINTENANCE OF
PALATIUM CIRCLE & A PORTION OF MESSEZIA LANE



INDICATES AREA TO BE VACATED




NOTE: TO BE REMOVED PRIOR TO RECORDING

EXHIBIT 'A'
LEGAL DESCRIPTION – STREET VACATION

ALL OF LOTS "I" AND "J" OF PARCEL MAP No. 24110 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 165, PAGES 11 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 WEST, S.B.M.

SAID PARCEL CONSISTS OF 5.70 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED
HERETO AND MADE A PART HEREOF.

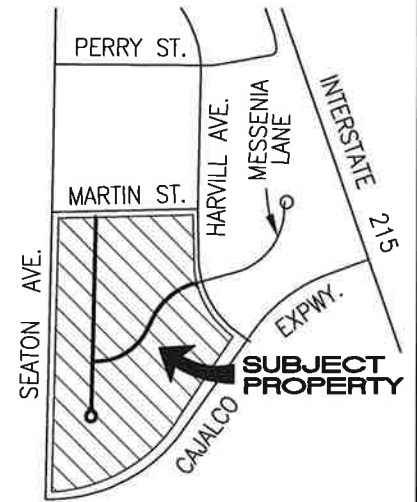
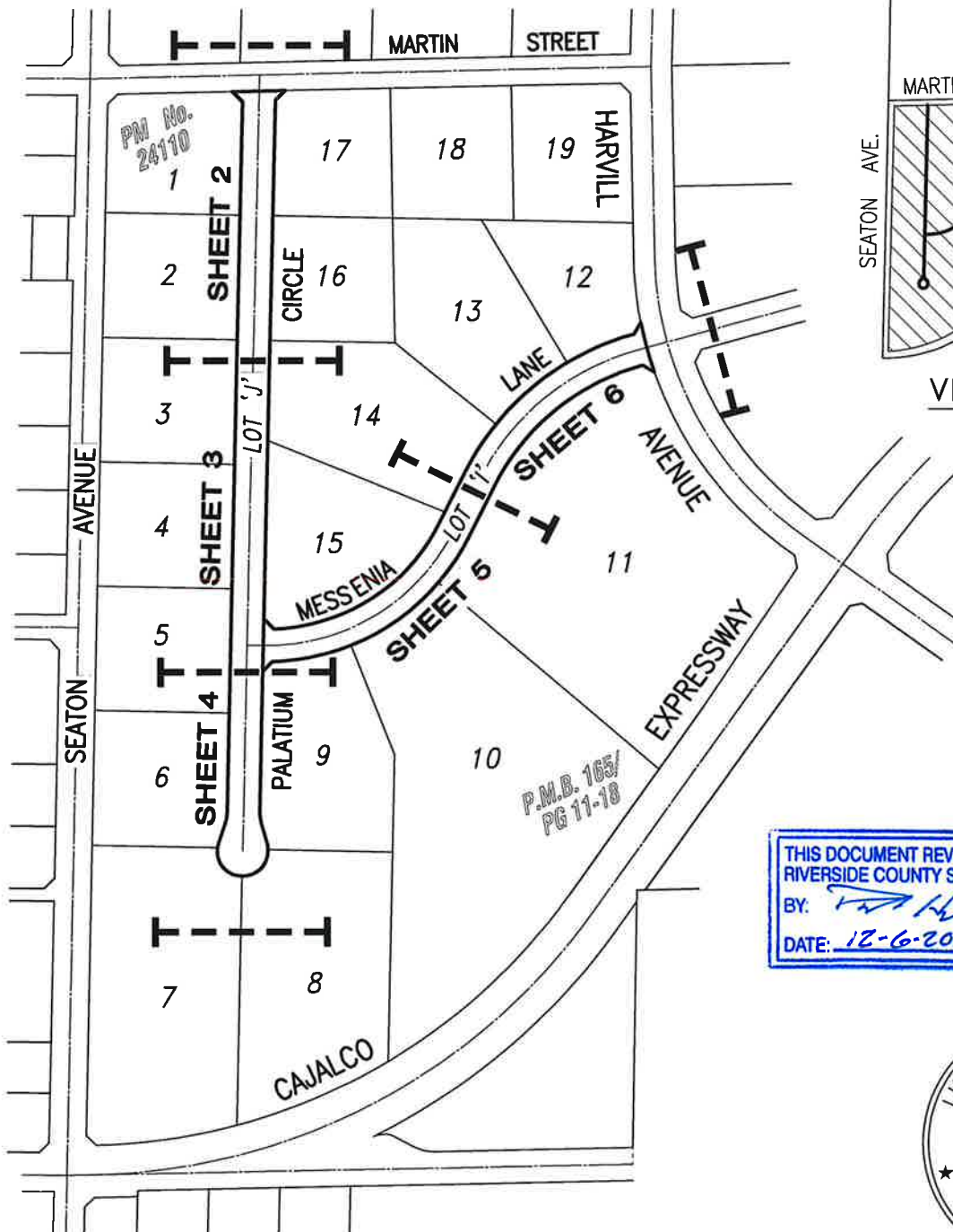

CARLOS URENA P.L.S. 8234
EXPIRES 12/31/2019

11-21-2019



EXHIBIT "B" PLAT STREET VACATION

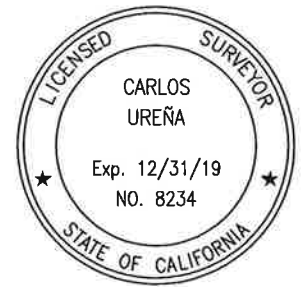
INDEX SHEET



VICINITY MAP
NOT TO SCALE



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 12-6-2019



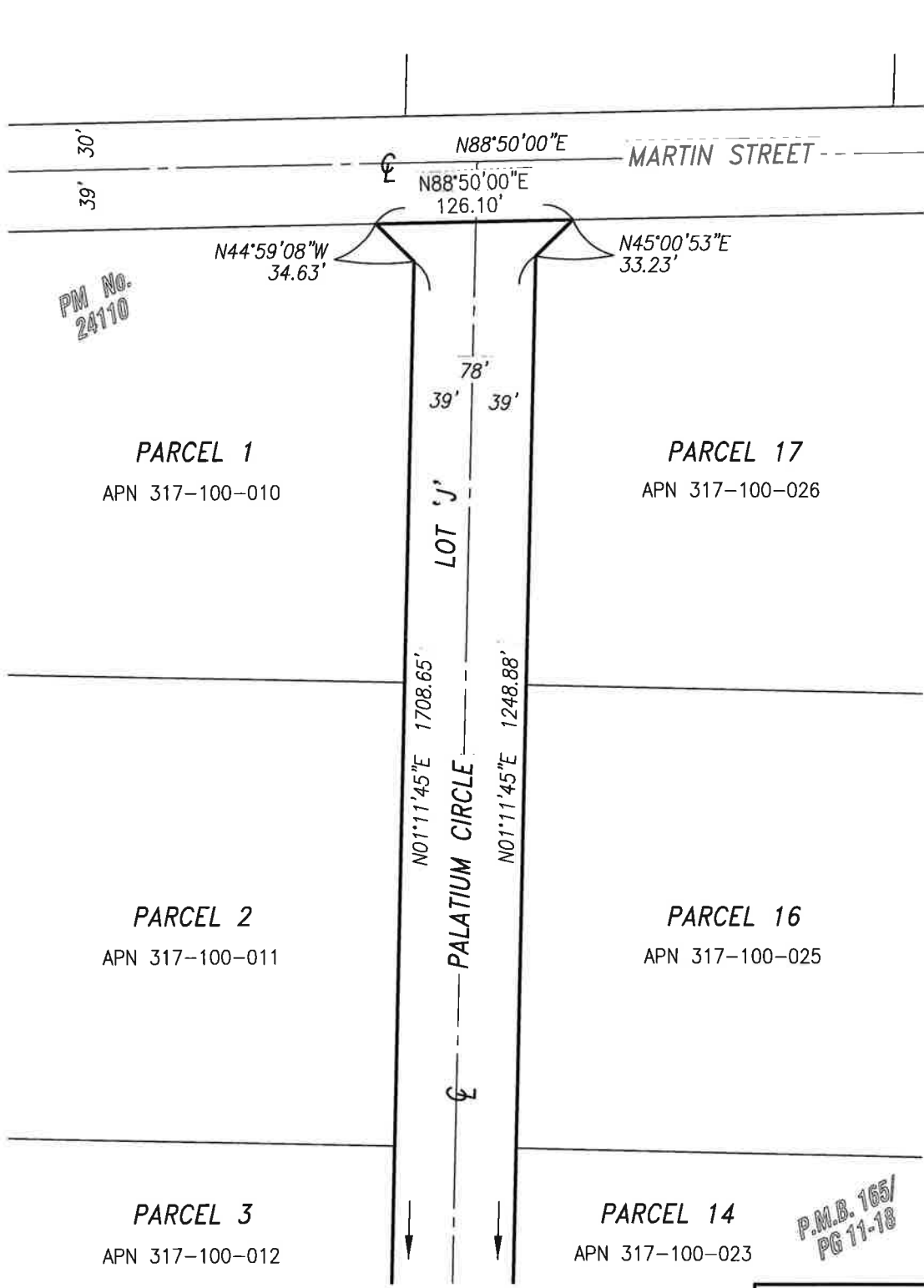
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IS RECORD DATA PER PM
165/11-18

[Signature] 11-21-2019
CARLOS URENA LS 8234 EXP. 12-31-19 DATE

EXHIBIT "B" PLAT STREET VACATION

SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, S.B.B.&M.

SHEET 2 OF 6
SCALE: 1" = 100'



PM No.
24110

P.M.B. 165/
PG 11-18

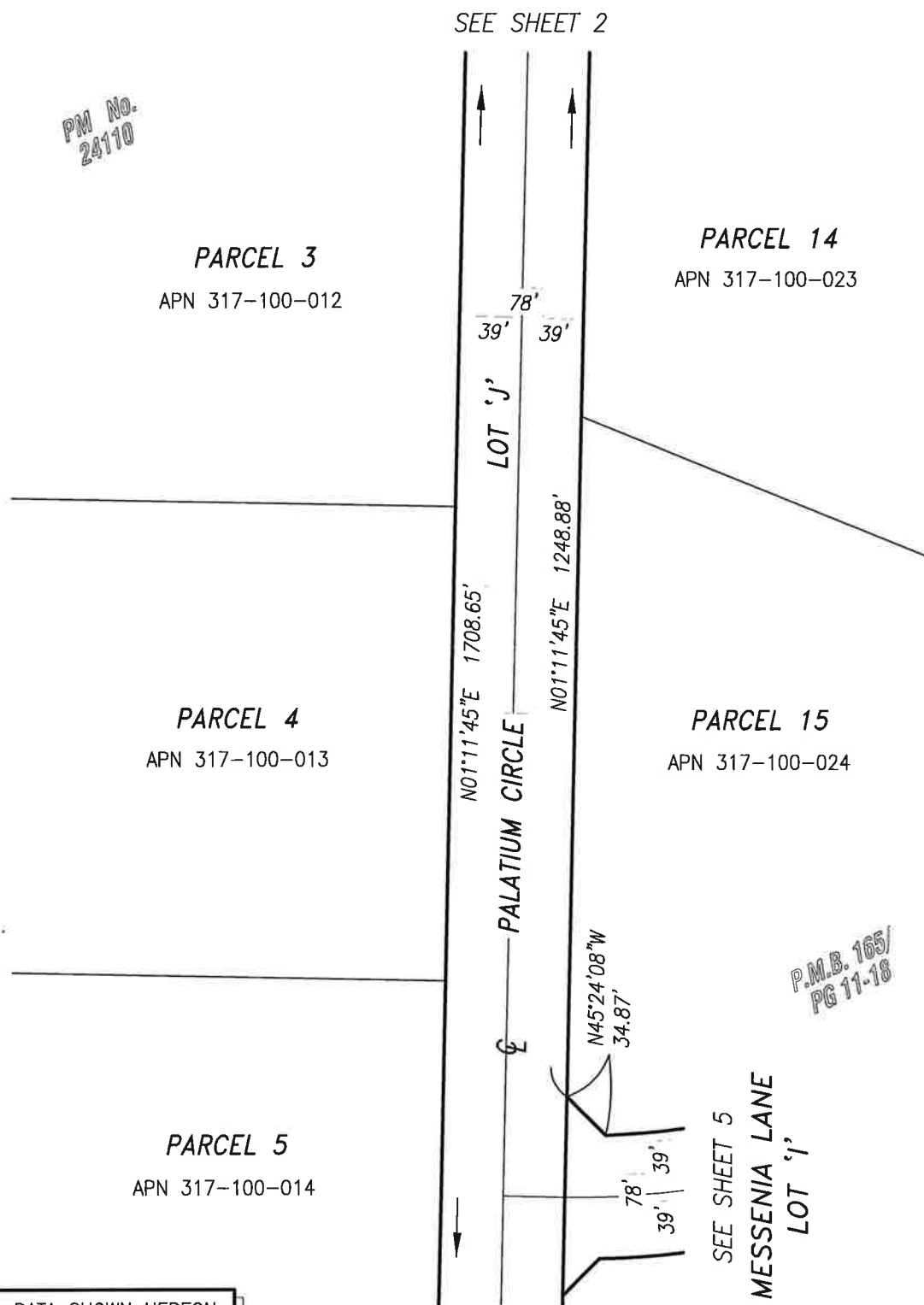
SEE SHEET 3

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165/11-18

EXHIBIT "B" PLAT STREET VACATION

SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, S.B.B.&M.

SHEET 3 OF 6
SCALE: 1" = 100'



PM No.
24110

P.M.B. 165/
PG 11-18

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165/11-18

SEE SHEET 2

SEE SHEET 4

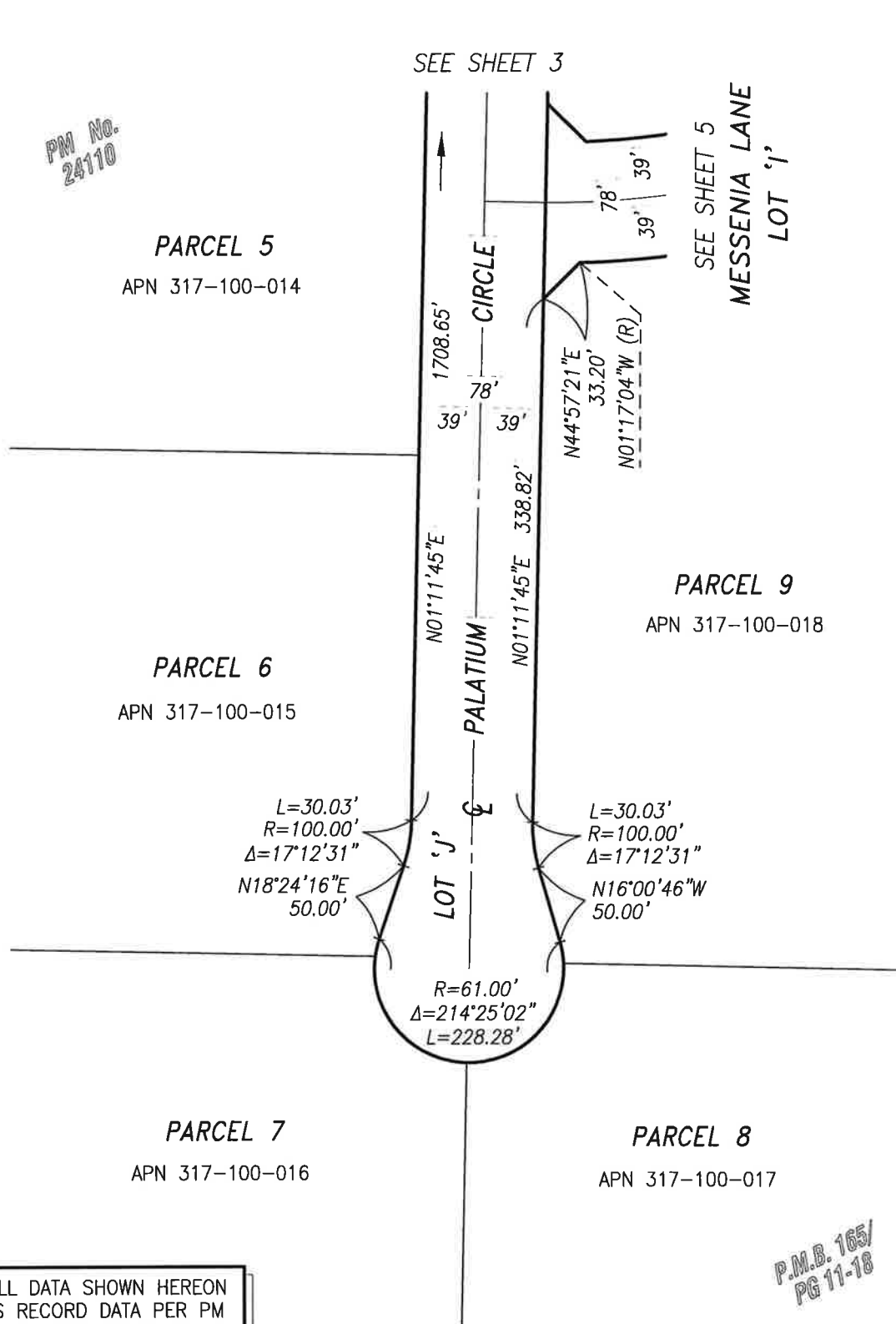
SEE SHEET 5
MESSENA LANE
LOT 'I'



EXHIBIT "B" PLAT STREET VACATION

SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, S.B.B.&M.

SHEET 4 OF 6
SCALE: 1" = 100'



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IS RECORD DATA PER PM
165/11-18

P.M.B. 165/
PG 11-18

EXHIBIT "B" PLAT STREET VACATION

SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, S.B.B.&M.

SHEET 5 OF 6
SCALE: 1" = 100'

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165/11-18

PM No.
24110

PARCEL 14
APN 317-100-023

PARCEL 15
APN 317-100-024

PARCEL 11
APN 317-100-020
and 317-110-020

PALATIUM CIRCLE
SEE SHEET 3

LOT 'J'

SEE SHEET 4
PALATIUM CIRCLE

PARCEL 9
APN 317-100-018

PARCEL 10
APN 317-100-019

P.M.B. 165/
PG 11-18

SEE SHEET 6

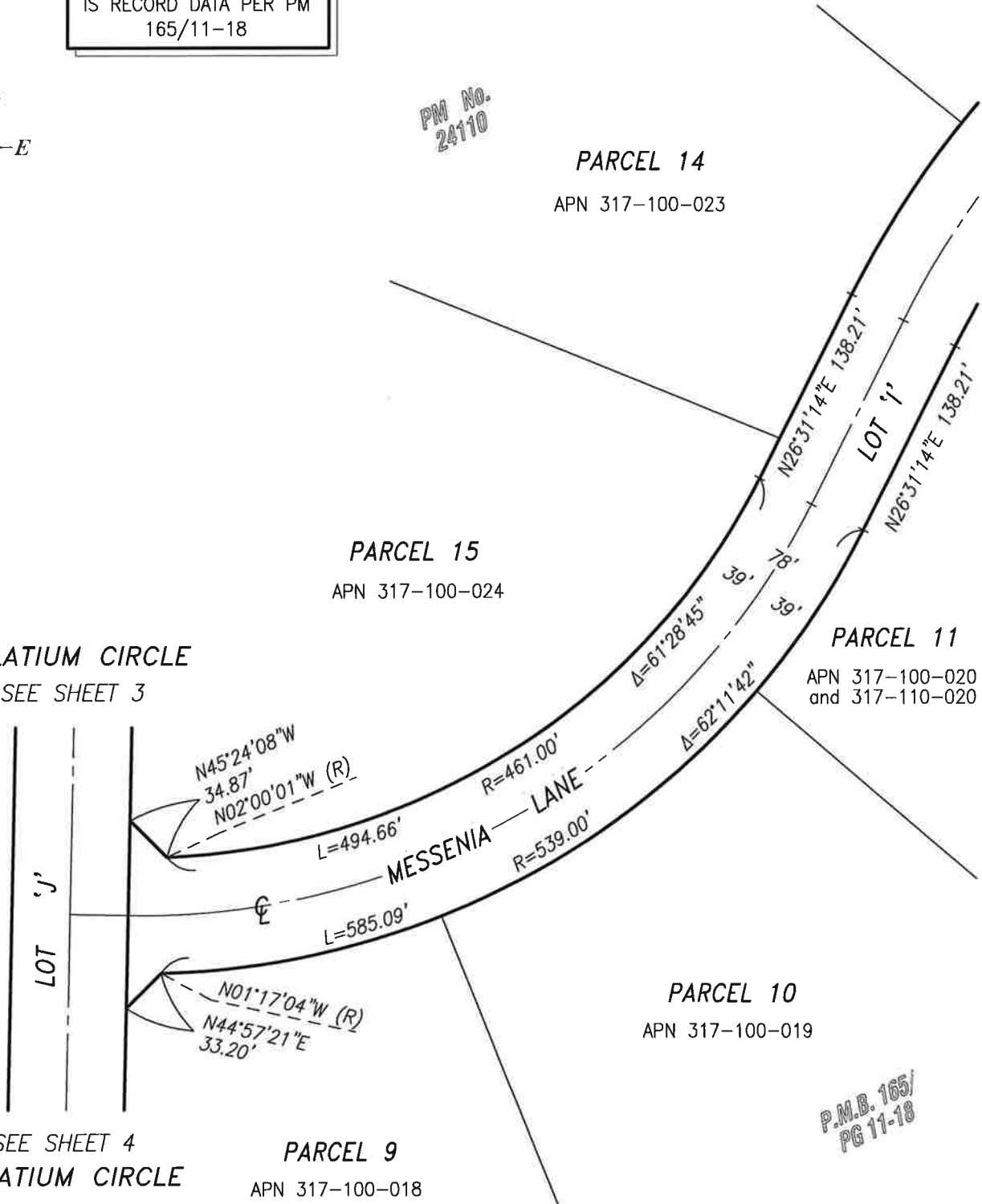
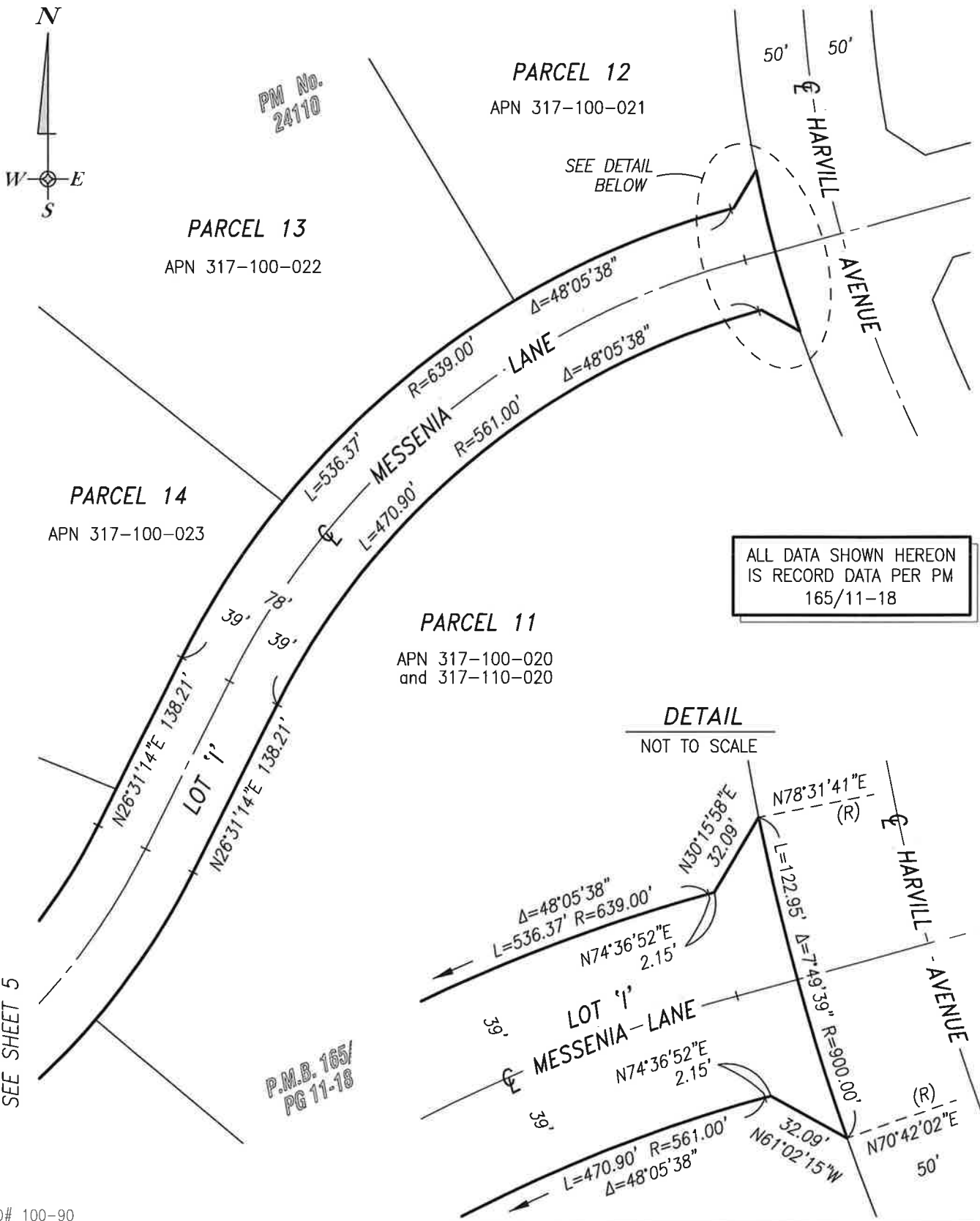


EXHIBIT "B" PLAT STREET VACATION

SECTION 12, TOWNSHIP 4 SOUTH,
RANGE 4 WEST, S.B.B.&M.

SHEET 6 OF 6
SCALE: 1" = 100'






**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: January 29, 2020

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 190003; General Plan Amendment No. 190005	Applicant(s): Inland Propane and Tank, Inc.
EA No.:	CEQ190051	Representative(s): Rawlings Consulting
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Winchester Area	
Supervisory District:	Third District	
Project Planner:	David Alvarez	
Project APN(s):	463-021-002	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

The project site is located north of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-001 recommending approval of General Plan Amendment No. 190005, an Entitlement/Policy Amendment, as shown on Exhibit No. 6 to the Board of Supervisors; and,

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ 190051, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190005, to change the land use designation of the project site from Low Density Residential (LDR) to Light Industrial (LI), in accordance with Exhibit No. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 190003, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document, conditions of approval, and final approval of General Plan Amendment No. 190005..

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	Highway 79
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR) and Very Low Density Residential (VLDR)
East:	Low Density Residential (LDR)
South:	Mixed Use Area (MU)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Manufacturing- Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Mixed Use (MU)
West:	Rural Residential (R-R) and Multiple Family Dwellings (R-2)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential and Vacant
South:	Vacant
East:	Residential and Vacant

West: Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.21 Gross Acres	10,000 square feet minimum
Setbacks:	85 and 110 feet (tanks)	25 feet minimum
Height:	Storage Tanks- 8'-6" high	40 feet maximum

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On November 30, 2018, the applicant submitted Pre-Application No. 180054 for a propane distribution facility.

On May 22, 2019, the applicant submitted applications for General Plan Amendment No. 190005 and Conditional Use Permit No. 190003 for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, and a parking area to store propane vehicles. This also includes a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

Winchester Road has been analyzed by the Transportation Department for the potential realignment of Winchester Road in the future. This is a study and there are no plans to realign at the moment. The project has been given a 10-year life span, when and if this is analyzed for the realignment of Winchester Road in the future.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no mitigation measures were required and the IS/ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

Riverside County Climate Action Plan, as revised on December 17, 2019, includes Measure R2-E10 which requires renewable energy generation by projects of over 100,000 gross square feet. However, this project is not proposing any building structures and is less than the required 100,000 square feet, therefore this does not apply.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site currently has a General Plan Land Use Designation of Community Development: Low Density Residential (CD:LDR). The project includes a General Plan Amendment that proposes to change the current Land Use Designation of CD:LDR to Community Development: Light Industrial (CD:LI). The proposed GP Land Use Designation change is consistent with the GP Foundational Component. The land uses proposed by the Conditional Use Permit are consistent with the Light Industrial (LI) land use designation that allows for “a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses.” The project site is located within the Highway 79 Policy Area, and policy HVWAP 7.2 requires a maximum residential density of the midpoint of the density range of the existing designation minus 9%. The project is for an industrial use, not a residential use. Therefore, HVWAP 7.2 does not apply to the proposed project.

2. The project site has an existing Zoning Classification of Manufacturing- Service Commercial (M-SC), which is consistent with the proposed General Plan Land Use Designation of Light Industrial (LI), since the Manufacturing – Service Commercial (M-SC) zone allows for a variety of industrial and related uses that are allowed in the Light Industrial (LI) Land Use Designation.

3. The project is an allowable use within the Manufacturing - Service Commercial (M-SC) Zoning Classification since “petroleum and bulk fuel storage, above ground” and “natural gas storage, above ground” are permitted uses with the approval of a Conditional Use Permit in the Manufacturing – Service Commercial (M-SC) zone.

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.c. and f are selected as the additional findings.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, “We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.” The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Assessment and made available for the public and for decision makers on the project to consider. On the introductory discussion of Employment, the General Plan Vision Statement provides, “We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.” The proposed project, would continue to support employment in the area and in a type of use that is needed in the area based on the desire of the applicant to locate in this area to serve existing and prospective customers. With the growing population and demand for propane for more rural areas of Riverside County, expansion of the business will provide additional employment opportunities.

On the topic of Air Quality, the General Plan Vision Statement provides, “Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan’s performance.” The General Plan Amendment will change the project site’s land use designation from Low Density Residential to Light Industrial. The project’s Environmental Assessment provides that the operation of the proposed propane facility would generate a relatively minimal amount of commercial vehicle trips for the propane facility and therefore would not generate a substantial amount of vehicle emissions, likely similar to what would be proposed with development under the existing land use designation of Low Density Residential. The project site is not open to the public, so no additional vehicle emissions would be generated.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, “Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations.” As is shown in the Environmental Assessment, the project is not proposing any buildings, however the site is proposing three propane tanks to the site and would have a relatively low amount of vehicle trips. Therefore carbon emissions will remain low as analyzed in the air quality and greenhouse gases sections of the Environmental Assessment.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area in that propane is a needed source of fuel for residential and commercial uses. The delivery of propane to commercial businesses and growing population to the vicinity will increase the number of jobs created in the future. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Assessment.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location off of State Highway 79/Winchester Road.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed land use designation is within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is located along Winchester Road, a heavily traveled road, which is prime location for commercial and industrial businesses. The proposed project will allow trucks to deliver propane to existing residential and commercial uses and having direct access to Winchester Road will not burden smaller roads intended for residential traffic because the project has been conditioned to pay for Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824. Therefore, the proposed General Plan Amendments are not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

3. Special circumstances or conditions have emerged that were unanticipated in preparation of the General Plan.

The project site was designated as Low Density Residential in 2003 and was again approved with the County's update to the General Plan that began in 2008 and was approved in 2015. Since that last update began in 2008, the County approved large areas within the Winchester area immediately south of the Project site as Mixed Use to foster additional density and housing construction to meet the County's housing needs. Although this change did not include the Project site, this change in land use designation to areas immediately south puts the areas nearby with Low Density Residential land use designations in a different context that Low Density Residential style of development may not be as compatible with the recently designated Mixed Use land use designations to the south and that a more intense and possibly non-residential land use designation may be appropriate for the area. The Project site's location along State Highway 79/Winchester Road provides a means of access and routing to other areas of the County that make non-residential development feasible. While the proposed land use designation of Light Industrial could accommodate a variety of uses, any particular uses proposed would still need to show their compatibility for the surrounding existing and planned area, which to the north and west is currently planned for and developed with lower density single-family residences. The specific use proposed at this time with the Project for a propane distribution facility is low impact to the surrounding area in terms of no buildings are being proposed and a relatively minimal amount of traffic would occur from and to the site on a daily basis as analyzed in the Environmental Assessment.

4. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has generally been vacant since its designation as Low Density Residential in 2003 and has temporarily been used as a contractor's storage yard. Based on that, the project site has been unable to attract a viable residential development or project with its current land use designation. The proposed project presents a viable use for the site with a Light Industrial land use designation, with a business to the unincorporated area of Riverside County. This business would incrementally bring additional jobs based to unincorporated Riverside County that would improve the ratio of jobs-to-workers in unincorporated Riverside County. The existing operation is an established business and is located in the City of Menifee. The expansion of the business has resulted in proposing a larger facility by the Project compared to the existing facility in Menifee, with the creation of additional jobs. Additionally, since the applicant serves a particular customer area, location is important to adequately serve their customers. County staff has worked with the applicant on alternative sites within the area between Menifee, Hemet, and Murrieta, and few sites fit the needs of the applicant and none more so than the proposed site to be able to move the operation to unincorporated Riverside County.

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit.

1. The proposed use conforms to all the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. Findings on consistency with the General Plan and County Zoning Ordinance are provided above in the Land Use Findings and the findings for the General Plan Amendment. The project conforms to all applicable requirements of state law and other ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—the public health, safety and general welfare, because, as detailed in the proposed Negative Declaration, impacts would be either no impact or less than significant Conditions of approval incorporated for the CUP will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is currently zoned for the proposed petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546 with approval of a CUP. The surrounding area has a mixture of residential, commercial, and vacant uses. Natural gas service is not available to all properties located within the Winchester and other surrounding areas, thus need propane for service and the proposed use serves that need to the greater area in terms of compatibility.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project has been conditioned by the Transportation Department to comply with County requirements within public road right-of-way and WQMP requirements per conditions of approval that require the project proponent to comply with County requirements within public road right-of-way, in accordance with Ordinance No. 461 and a WQMP is not required with this entitlement.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project will be located within an existing vacant parcel. There are no proposed buildings on the project site. However, the project site will accommodate three propane tanks and store vehicles for operations.

Development Standards

1. The proposed use is consistent with Ordinance No. 348, in particular the development standards of the Manufacturing - Service Commercial (M-SC) zone as detailed below.
 - a. *Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less*

than 65 feet may be permitted when sewers are available and will be utilized for the development. The proposed project will be utilizing a vacant lot of 2.21 acres in size and no subdivision or other alteration to the arrangement of the parcel is proposed that would potentially conflict with these development standards.

- b. *Setbacks. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* The project abuts existing residential zones across Washington Avenue and 9th Avenue, however, the proposed project will not include the development of any buildings. The proposed propane storage tanks for the facility are setback approximately 85 feet along Washington Avenue and approximately 110 feet along 9th Avenue.
- c. *Height Requirements. The height of structures, including buildings, shall be as follows. 1) Structures shall not exceed 40 feet at the yard setback line; 2) Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance; 3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance; 4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance.* The proposed project will not include the development of any buildings, however the propane storage tanks are considered a structure and are 8'-6" in height.
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* The project has an existing fence and is screened by existing landscape. The project site will also landscape the existing perimeter to minimize visibility. This provision of fencing and landscaping in-lieu of a masonry wall that is typically required is based on the details of the project which are that there is not a substantial amount of noise that would be generated from the facility that a wall will help attenuate and that there are no buildings proposed that would need screening. The proposed project will install three propane storage tanks and the project site has an existing fencing with proposed landscape that would adequately screen any views from surrounding areas and thus meets the intent of the standard that typically requires a wall.
- e. *Landscaping.*
 - 1) *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.* The project site proposes three propane storage tanks and no developments. The perimeter will be landscaped to reduce visibility and the project site will have approximately 2,529 square feet of landscaping. The project has also been conditioned to comply with the 10 percent.
 - 2) *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.* The project proposes a 38-foot landscape buffer along Washington Avenue, and a 10-foot buffer along 9th Avenue and Winchester Road.

3) *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* Landscape screening will provided on three sides as shown on the Landscape Plan. The project site will not include the development of any structures. The proposed propane storage tanks will be setback approximately 167 feet from the nearest residential property line. There are currently large trees along that property line to the north creating a buffer. However, the project has been conditioned to provide a landscape strip adjacent to the residential zoned property to the north.

- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.* The proposed project will not include the development of any buildings or other structures and this will not be open to the public that would generate a need for regular parking spaces. The proposed project will include parking for six vehicles that consist of the operations fleet of vehicles for propane delivery.
- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* The proposed project will not include the development of any building structures, only the installation of 3 propane storage tanks and would not include any uses that would generate trash, therefore trash collection areas requirements do not apply.
- h. *Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.* The project site will be screened by landscaping around the perimeter fence to reduce visibility.
- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.* The project site will be conditioned to underground any lines less than 33 kV, if proposed in the future.
- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.* The proposed project will not include the development of any structures, therefore these requirements do not apply.
- k. *Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The proposed project will not include the development of any structures. The project will be required and has been conditioned to comply with Ordinance No. 655 and Ordinance No. 915 that require lighting to be directed downward and to not spill onto adjacent properties.

Other Findings:

- 1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project is on compliance with Assembly Bill 52 (AB52). Notices regarding this project were mailed to eight requesting tribes on July 1, 2019. Consultation was not requested or no comments were provided and concluded consultation.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). As provided in the Conditions of Approval, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B
6. The project site is located within the Fee Assessment Area for the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT

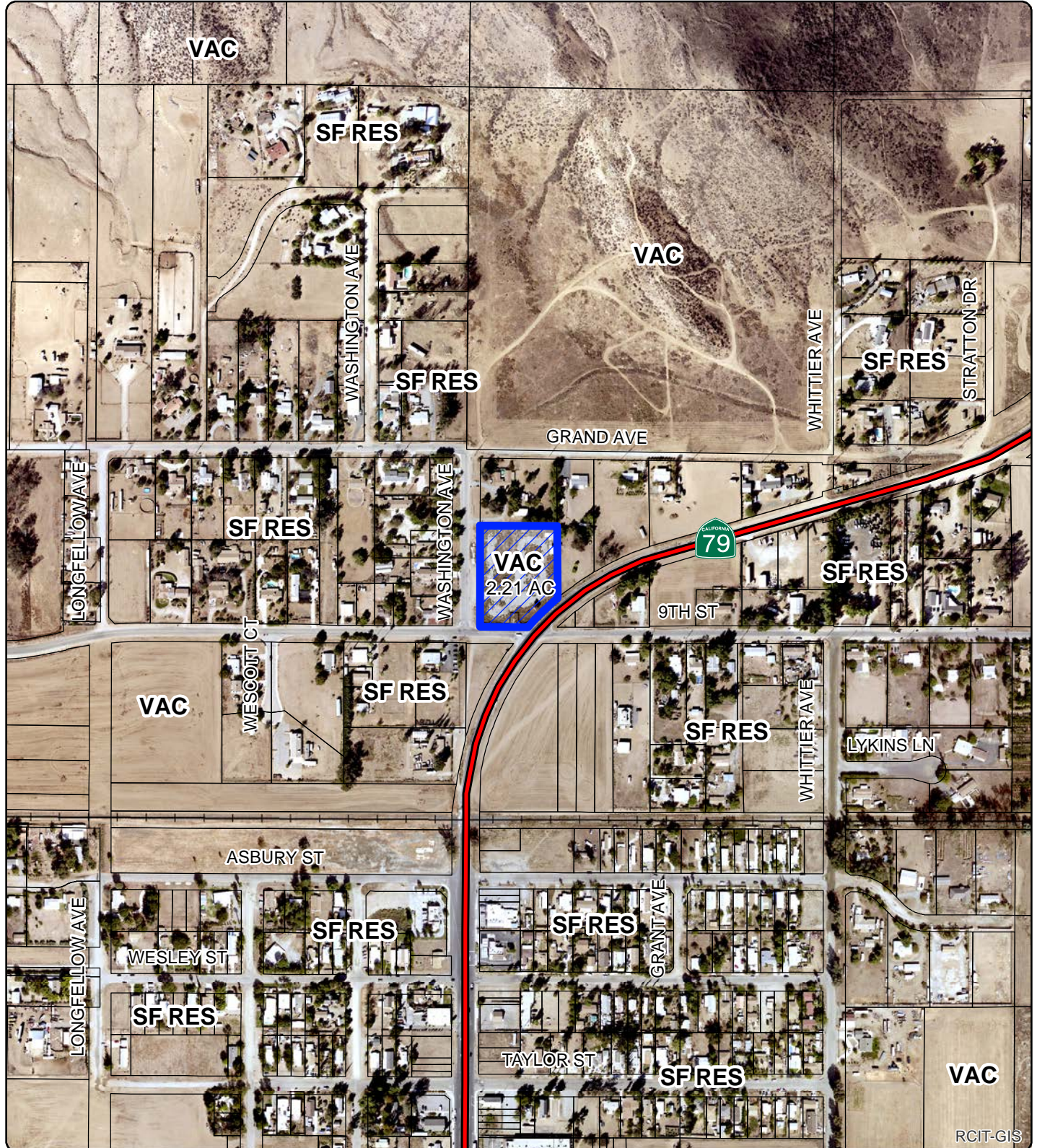
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Supervisor: Washington
District 3

Date Drawn: 11/12/2019

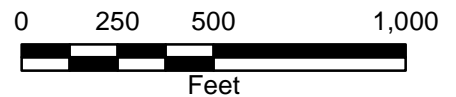
LAND USE

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RCIT-GIS

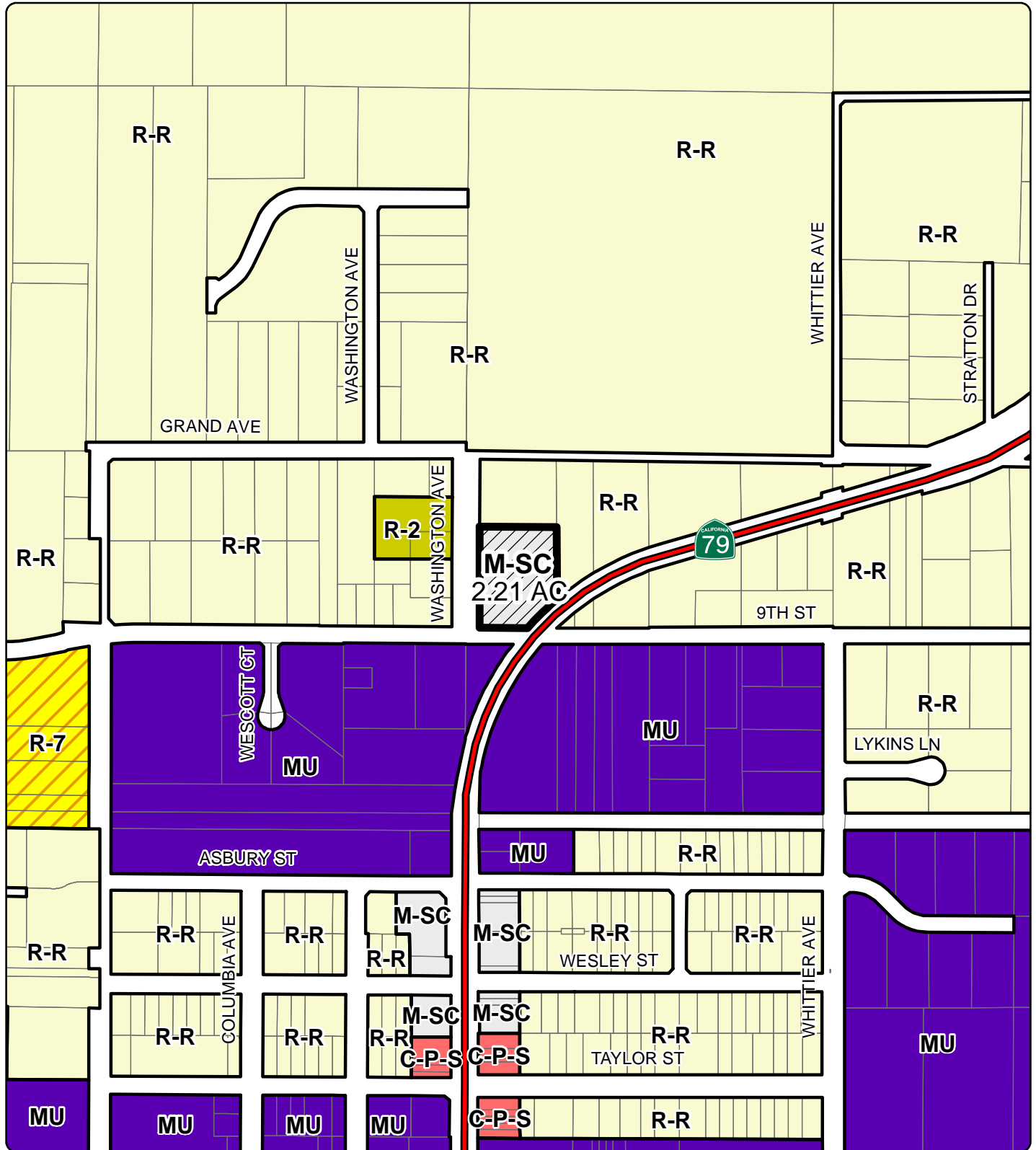
RIVERSIDE COUNTY PLANNING DEPARTMENT

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Supervisor: Washington
District 3

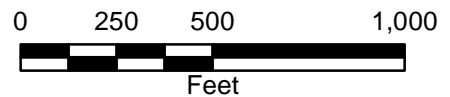
Date Drawn: 11/12/2019
Exhibit 2

EXISTING ZONING



Zoning Area: Winchester

Author: Vinnie Nguyen



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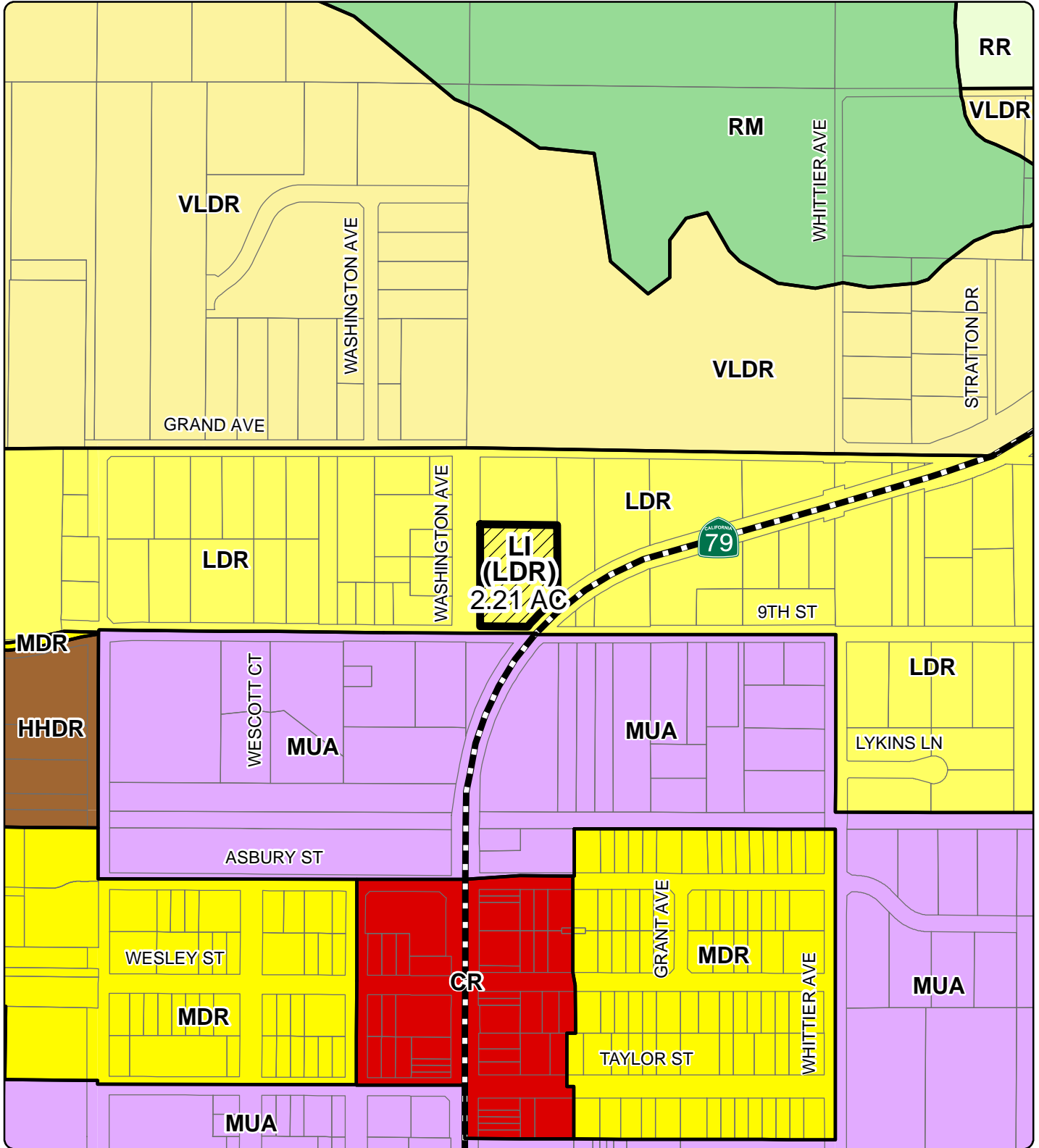
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA190005 CUP190003

PROPOSED GENERAL PLAN

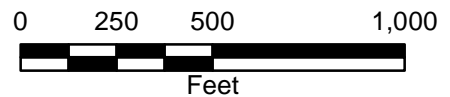
Supervisor: Washington
District 3

Date Drawn: 11/12/2019
Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



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CONDITIONAL USE PERMIT INLAND PROPANE

OWNER/APPLICANT

INLAND PROPANE, INC.
ANDREW MACLEAN (951) 528-7747
DRE109@INLANDPROPANE.COM
LAKE ELSINORE, CA 92532

SITE INFORMATION

281245 WINCHESTER RD, WINCHESTER, CA 92596
APN 463-021-002
T.S.S., R. 2.7E SECT 27
THOMAS BRKS. 839 GRID F5
EXISTING LAND USE IS LUR
CONV. HIGH RISE APARTMENTS
NOT IN A FEMA FLOOD PLAIN

EXHIBIT PREPARER

RENCIVIL ENGINEERING
10000 WILSON AVE., SUITE 100
(951) 951-6932 CELL
REN@RENCIVIL.COM

CONSTRUCTION NOTES

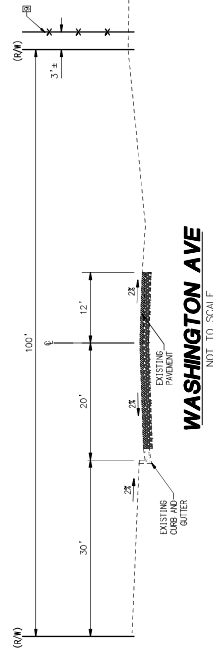
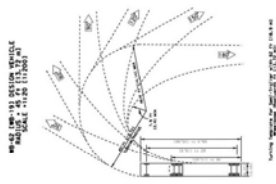
1. PROPOSED 3-8.5" x 46" L, 30,000 GAL. PROPANE TANKS
2. FIRE EXTINGUISHER ONLY - SEE PLAN
3. EXISTING SIGN PROTECT IN PLACE
4. EXISTING SIGN PROTECT IN PLACE
5. EXISTING 24"x24" 4-POST CAR PORT PROTECT IN PLACE
6. EXISTING 8" WATER LINE (EMD)
7. EXISTING FIRE HYDRANT 2' x 2' 1/2"
8. PROPOSED PROPANE DELIVERY TRUCK SHORT PATH OF TRAVEL
9. EXISTING 6" HIGH CHAIN LINK FENCE TO REMAIN
10. EXISTING CONCRETE PAD TO REMAIN
11. PROPOSED 3" FINE LANDSCAPE BUFFER
12. REMOVE EXISTING RAMP

NOTE: THE EXISTING SITE IS COMPLETELY COVERED WITH CLASS 2 BASE.

LEGAL DESCRIPTION

THAT PORTION OF LOT 68 OF WINCHESTER VILLA LOTS, AS SHOWN ON A MAP ON FILE IN BOOK 2 OF MAPS, COUNTY OF RIVERSIDE, CALIFORNIA, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF WINCHESTER ROAD, EXCEPTING THE NORTHERLY 242 FEET THEREOF.

PROPERTY LINE DATA TABLE	BEARING/DEG/VA	LENGTH	RADIUS
1	N 89° 36' 19" W	279.95	
2	N 89° 36' 19" W	279.95	
3	S 20° 07' 27.2" E	138.36	1340.00



UTILITY PURVEYOR

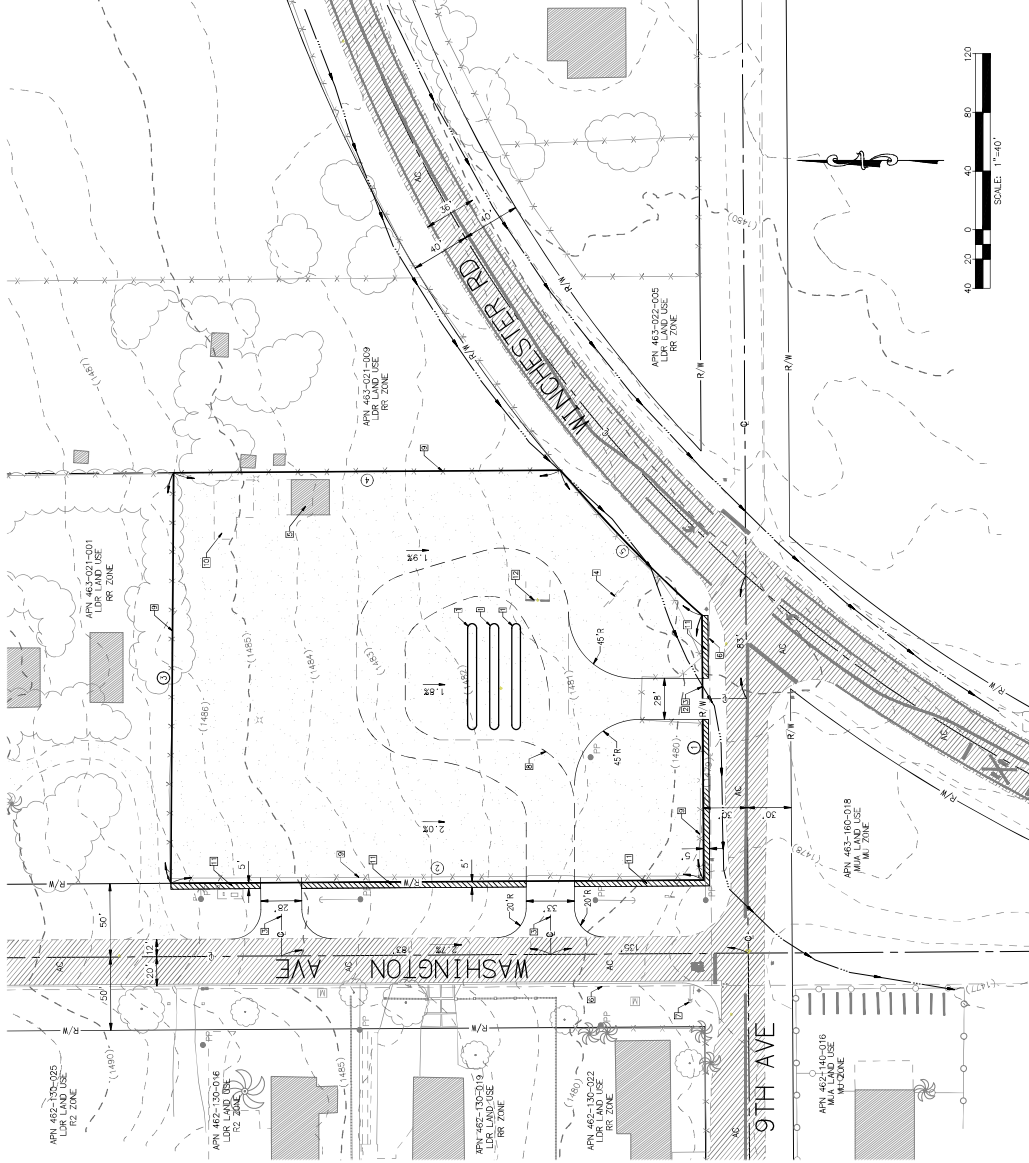
EASTERN MUNICIPAL
WALKER DISTRICT
110 EAST 2ND STREET
PERRIS, CA 92572-8300
(951) 938-3777

SOUTHERN CALIFORNIA
20100 MONTELEONE ROAD
PERRIS, CA 92580
(951) 309-4582
(951) 943-8032

HEMET UNITED SERVICE DISTRICT
1000 WILSON AVE.
HEMET, CA 92343
(951) 765-5100

NOTES:

14. SINGLE LOT
17. NOT WITHIN A SPECIFIC PLAN
18. SEWER IS AVAILABLE 0.89 MILES SOUTH ON INTERSECTION OF OLIVE AND WINCHESTER
19. THERE ARE NO EXISTING EASEMENTS
21. COUNTY SERVICE AREA AND/OR LANDLORD/DWYAR-LIGHTING LIBRARY
22. SUBGRADE SERVICES IS NOT PROPOSED.
30. PORTABLE RESTROOMS ARE PLANNED.
31. SUBJECT TO IMMEDIATE OVERFLOW, OR NO GRADING IS PROPOSED
33. THERE ARE NO OPEN CHANNELS
34. THERE ARE NO PROPOSED BUILDINGS
35. THERE ARE NO PROPOSED PARKINGS
36. THERE IS NO PROPOSED FENCING
37. THERE ARE NO PROPOSED BALDINGS OR PAVED AREAS
38. THERE ARE NO PROPOSED LANDSCAPE AREAS
39. THERE ARE NO BUILDINGS PROPOSED
40. THERE ARE NO PROPOSED SIGNAGES
41. THERE ARE NO BUILDINGS PROPOSED
42. THERE ARE NO PROPOSED SIGNAGES
43. THERE ARE NO PROPOSED SIGNAGES
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46. THERE ARE NO PROPOSED SIGNAGES
47. THERE ARE NO PROPOSED SIGNAGES



UNDERGROUND
SERVICE
ALERT
CALL TOLL FREE
1-800-227-2600
NO WORKING FOR SERVICE YOU'RE



County of Riverside
APPROVED BY: [Signature]
CITY ENGINEER
DATE: [Date]

MARK	REVISIONS	DRAWN BY	REVISION	CHECKED BY	DATE

ACCOUNT NO.
CUP Exhibit
Inland Propane
41105 HIGHWAY 79
TEMECULA, CA 92592

1 of 1
SHEET
JUN. 4317

VERT. SCALE: AS SHOWN
HORIZ. SCALE: AS SHOWN

General Plan Amendment Exhibit

OWNER/APPLICANT

WINCHESTER CIVIL
ANDREW MACLEAN (951) 528-7747
DRE139@GMAIL.COM
LAKE ELSINORE, CA 92532

SITE INFORMATION

281205 WINCHESTER RD, WINCHESTER, CA 92596
APN 463-021-002
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NOT IN A FEMA FLOOD PLAIN

EXHIBIT PREPARER

RENCIVIL ENGINEERING
10000 WILSON AVENUE
(951) 951-6932 CELL
RD@RENCIVIL.COM

CONSTRUCTION NOTES

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12. REMOVE EXISTING RMP

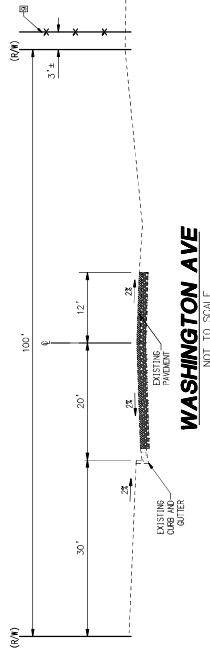
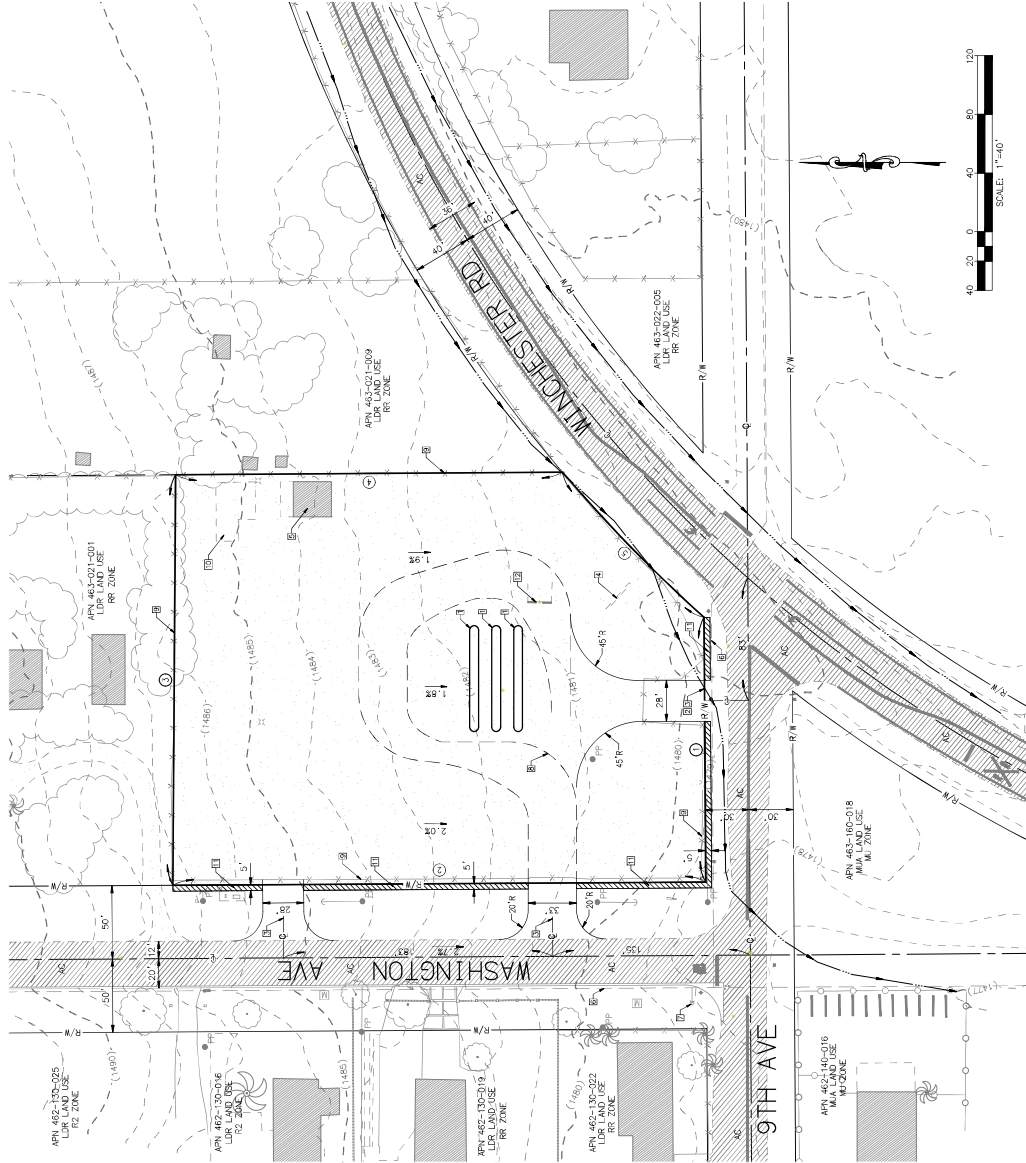
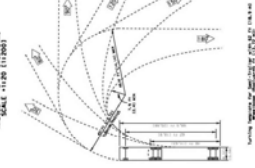
NOTE: THE EXISTING SITE IS COMPLETELY COVERED WITH CLASS 2 BASE.

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5. S. 0° 07' 27.22" E.	138.36'	1340.00'

APN 463-021-009
LUR LAND USE
RR ZONE
SCALE: 1"=40'



UTILITY PURVEYOR

EASTERN MUNICIPAL
WALKER DISTRICT
110 EAST 2ND STREET
PO BOX 100
PERRIS, CA 92572-8300
(951) 938-3777

SOUTHERN CALIFORNIA
20100 MONTE RENO
PERRIS, CA 92580
(951) 309-4582
(909) 943-8022

HEMET UNITED SCHOOL DISTRICT
1000 W. MAIN AVE.
HEMET, CA 92343
(951) 765-5100

AMENDMENT DESCRIPTION
AHEM HARVEST VALLEY WINCHESTER AREA PLAN
FOR RESIDENTIAL
TO LIGHT INDUSTRIAL

NOTES:

14. SINGLE LOT
17. NOT WITHIN A SPECIFIC PLAN
18. SEWER IS AVAILABLE 0.89 MILES SOUTH ON INTERSECTION OF OLIVE AND WINCHESTER
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24. SERVICE AREAS ARE NOT PROPOSED.
25. SERVICE AREAS ARE NOT PROPOSED.
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43. THERE ARE NO PROPOSED LANDSCAPE AREAS
44. THERE ARE NO BUILDINGS PROPOSED
45. THERE ARE NO BUILDINGS PROPOSED
46. THERE ARE NO BUILDINGS PROPOSED
47. THERE ARE NO PAVED SURFACES PROPOSED

APPROVED BY: [Signature]

CITY ENGINEER

DATE

County of Riverside

General Plan Amendment Exhibit

Inland Propane

ACCOUNT NO.

1 of 1

VERT. SCALE: AS SHOWN VERT. SCALE: AS SHOWN
JUN. 4317



UNDERGROUND
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ALERT
CALL TOLL FREE
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NO WORKING FOR SERVICE YOU'RE



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190051
Project Case Type (s) and Number(s): General Plan Amendment No. 190005 and Conditional Use Permit No. 190003
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: David Alvarez
Telephone Number: (951) 955-5719
Applicant's Name: Inland Propane and Tank, Inc.
Applicant's Address: 31500 Grape Street, Lake Elsinore, CA 92532

I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 2.21	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:
Other: N/A			

C. Assessor's Parcel No(s): 463-021-002

D. Street References: North of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Section 27

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant with scattered residential and vacant parcels to the north, east, south, and west of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a current General Plan Land Use designation of Low Density Residential (CD: LDR). The applicant has submitted an application to change the Land use from Low Density Residential (LDR) to Light Industrial (LI). The project has an existing zoning on Manufacturing- Service Commercial, which is consistent with the proposed Light

Industrial Land Use Designation and with all other sections of the Riverside County General Plan Land Use Element.

2. **Circulation:** The project is surrounded by existing road to provide circulation and is consistent with all policies of the Riverside County Circulation Element. The proposed project will make street improvements and provide new road to accommodate the proposed subdivision.
3. **Multipurpose Open Space:** The proposed project is for a commercial based business. No Open Space is proposed with this application and is not required.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
5. **Noise:** The project will not generate noise levels in excess of standards established in the Riverside County General Plan or Noise Ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is for an industrial based business, therefore this does not apply.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies because this is an industrial based project.

B. General Plan Area Plan(s): Harvest Valley/Winchester

C. Foundation Component(s): Community Development

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

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

F. Policy Area(s), if any: Highway 79

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley/Winchester

2. **Foundation Component(s):** Community Development (CD)

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

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

5. **Policy Area(s), if any:** Highway 79

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing- Service Commercial (M-SC)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential and Vacant Lots to the north and east, vacant to the south, residential to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Dave Alvarez

Printed Name

December 30, 2019

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-10 “Scenic Highways”

Findings of Fact:

- a) The project site is located along Highway 79. As indicated on Figure C-10 “Scenic Highways”, Highway 79 along the project site is not designated as “Scenic Highways.” Portions of Highway 79 are a County Eligible scenic highway, however, the portion of the highway located adjacent to the project site is not classified as such as indicated on Riverside County General Plan Figure C-10 “Scenic Highways.” The project will not have a substantial effect upon this highway, therefore the project will have a less than significant impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view since the project proposes a propane facility with no structures that is consistent with the existing Manufacturing- Service Commercial zoning of the site and would be required to comply with applicable zoning requirements and the Countywide

Design Standards and Guidelines, which will ensure the development will not be aesthetically offensive. Therefore, the project will have a less than significant impact.

- c) The project site is located in an urbanized area composed of primarily single-family residences, vacant lots, and commercial properties with relatively flat topography. The proposed project will not conflict with applicable zoning and other regulations governing scenic quality as all proposed developments within the tract shall adhere to standards established in the Countywide Design Standards and Guidelines. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 27 miles from the Mt. Palomar Observatory. The project site is located within the designated Zone B of the Special Lighting area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impacts due to nighttime lighting will be reduced to a level of less than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will only result in a new source of light and glare from the vehicular lighting from cars traveling on the project site and adjacent roadways. Furthermore, in order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly onto adjoining properties or public roadway right-of-ways. This is a standard requirement pursuant to County Ordinance Nos. 655 and 915 and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to Figure OS-2 "Agricultural Resources", the project site has a farmland designation of Other Lands. The defining factors of the farmland designations are as follows:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres.

The project site will not convert Prime Farmland, Unique Farmland, Other Lands, or Farmland of Statewide Importance, therefore the projects impacts will be less than significant.

- b) According to “Map My County,” there are no lands on the Project site or in the off-site improvement, such as street improvements, areas that are located within an agricultural preserve. Thus, no land on the Project site is subject to a Williamson Act contract. The nearest lands within an agricultural preserve are located approximately 1 mile southeast of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves. Therefore impacts would be less than significant.
- c) The project site is designated as Other Land. As previously addressed above, the project site is surrounded by scattered single-family residential dwellings and vacant lots to the north, east, south and west. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, therefore impacts will be less than significant.
- d) The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. The existing site is not used for farming nor is it located in close proximity to farmland as discussed in the analysis above. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

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 has no designation of “forest land” (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project is located in a mostly urbanized area and not located near forest lands. Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.
- b) Refer to response 5 a) above. 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. Thus, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality and Greenhouse Gas Impact Study prepared by Ldn Consulting, dated August 5, 2019, and Riverside County General Plan, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

- a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site, as mentioned below; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas (including propane gas) refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The project is proposing a General Plan Amendment from Low Density Residential (LDR) to Light Industrial (LI), however, no residential is proposed as part of this project that would increase emission thresholds.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; therefore impacts are considered less than significant.

- b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table 6-1 below summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to construction impacts and long-term area source and operational impacts are presented in Table 6-1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 6-1: SCREENING THRESHOLD FOR CRITERIA POLLUTANTS

Pollutant	Total Emissions (Pounds per Day)
Construction Emissions	
Respirable Particulate Matter (PM ₁₀ and PM _{2.5})	150 and 55
Nitrogen Oxide (NO _x)	100
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Operational Emissions	
Respirable Particulate Matter (PM ₁₀ and PM _{2.5})	150 and 55
Nitrogen Oxide (NO _x)	55
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

As show on Table 6-1, 6-2, and 6-3 the proposed project would have minimal AQ emissions and would not exceed any daily thresholds, as noted in the Greenhouse Gases Section. The project anticipates on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. These trucks were assumed to travel 20 miles each way or a 40-mile round trip.

The project will not construct any buildings and since the project would generate a relatively small number of trips, AQ emissions should be expected to be low and primarily from mobile sources via the Truck Trips. Based on the CalEEMod, version 2016.3.2, outputs, the project would be expected generate less than significant impacts which are shown on Tables 6-2 and 6-3 below, as it does not exceed the thresholds.

TABLE 6-2: OPERATIONAL UNMITIGATED – SUMMER DAILY POLLUTANT GENERATION

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	0.06	2.83	0.35	0.01	0.22	0.07
Total (Lb/Day)	0.06	2.83	0.35	0.01	0.22	0.07
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 6-3: OPERATIONAL UNMITIGATED – WINTER DAILY POLLUTANT GENERATION

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	0.06	2.86	0.41	0.01	0.22	0.07
Total (Lb/Day)	0.06	2.86	0.41	0.01	0.22	0.07
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

The project would install three (3) - 30,000-gallon tanks and would not install any permanent buildings or other facilities. Given this minimal construction emissions would be generated that would not exceed any daily emission thresholds for construction. Operational air quality emissions have been analyzed and were found to be less than significant when compared to SCAQMD air quality thresholds as shown in Tables 6-2 and 6-3. Since the project construction emissions would be minimal, cumulative construction impacts would not be expected. Given this, the project would not violate any applicable air quality standards, therefore impacts are considered less than significant.

- c) The potential impact of project generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Based upon a review of the area, the site would not be located within a mile of any, hospitals, resident care facilities or day care centers. The project site is however, 0.7 miles to the north of an existing school. The proposed Project would be a propane facility that would have potential to emit propane fuel odor periodically on the site. This would be during the connection process when filling or extracting propane from storage tanks or trucks, as discusses below. Furthermore, the project is sufficiently small in nature and even though emissions will be generated from operational sources by the proposed Project, emissions would not exceed South Coast Air Quality Management District (SCAQMD) screening thresholds, therefore impacts are considered less than significant.
- d) The proposed Project would be a propane facility that would have potential to emit propane fuel odor periodically on the site. This would be during the connection process when filling or extracting propane from storage tanks or trucks. The connection process is considered to be infrequent and would be relatively short in duration. It is anticipated that any propane released into the air would be of minimal concentration and would dissipate quickly. The existing residential units near the project site are over 100 feet from the project boundary and it is anticipated that they would not be impacted by propane odor as the propane will likely be dissipated prior to traveling 100 feet in the outdoor environment. The proposed Project would not adversely affect a substantial number of people due to odor and impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), General Biological Assessment, prepared by Pacific Southwest Biological Services, Inc., dated July 17, 2019

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan Harvest Valley/Winchester Area Plan. The biological report prepared for the Project indicated that the site is disturbed and void of any sensitive flora and/or fauna. The project site is not located within a Criteria Cell. Therefore, the project is not subject to the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

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

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The property is not located near future or existing Conservation Areas, therefore, the project is not required to implement UWIG.

6.3.2 Additional Survey Needs and Procedures

The MSHCP indicates that additional surveys may be needed for certain species in conjunction with plan implementation in order to achieve coverage for these species. Surveys for the Burrowing Owl are required under this section for the project area in question; the survey has been completed, indicating that the Burrowing Owl does not use the site. Therefore, no surveys are required. No impacts will occur.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Natural Resources Assessment, Inc. No impacts to any endangered, or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current Memorandum of Understanding (MOU) with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. Impacts are considered less than significant.

d) The proposed project will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project site. No impacts will occur.

e-f) According to the General Biological Assessment, the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur.

No impacts would occur to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur. Implementation of the proposed Project would not cause an adverse effect on State or federally protected wetlands. No impact would occur.

g) The biological report prepared for the Project did not indicate that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. The Project site is disturbed and contains no sensitive flora (trees) or fauna. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES	Would the project:			
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a-b) Based upon analysis of records and review by the county archeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance with this standard condition of approval. Thus, all impacts associated with the project are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will not alter or destroy an archeological site, nor will it cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the developer/permit (Inland Propane, LLC), holder or any successor in interest shall comply with the following for the life of this project:

c) The project site will not disturb any human remains, including those interred outside of formal cemeteries. Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a). There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i). A County Official is contacted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii). The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

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

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

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

d). Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i). The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

e). The MLD identified fails to make a recommendation; or,

f). The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered a standard Condition of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENERGY Would the project:

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

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

Findings of Fact:

a-b) The site is currently vacant and is proposing the installation of three 30,000 gallon propane tanks. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the Project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements stated above would reduce construction energy impacts to less than significant levels.

Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards even though the Project does not propose any structures. Additionally, the Project would not result in a substantial increase in demand or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Also, the Project would result in less than significant impacts associated with renewable energy or energy efficiency plans because of the minimal energy that would be utilized for Project construction and operations. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report

Findings of Fact:

- a) According to Map My County (GIS Database), the project site is located within a moderate, yet inactive liquefaction area. No buildings or substantial structures are proposed as part of the project. The project will be adding three propane tanks onto the site. The project would implement BMPs such as soil compaction should the soil conditions require this type of preparation for supporting the tanks. The project would be reviewed and approved by the Riverside County Fire Department and Riverside County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) Through the use of Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map”, maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. Because the project site is not located near an earthquake fault, impacts from the risk of ground shaking are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,484 feet above sea level to 1,488 feet above sea level. There is no steep terrain that is located in close proximity or adjacent to the project site that would cause a potential landslide. Therefore, due to the relatively flat terrain of the project site and surrounding area, the project is not subject to landslide potential and would result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) The project site is located within an area susceptible to soil subsidence, but not located near any documented area of subsidence. The project proposes a propane storage/distribution facility and no structures or buildings are proposed. The tanks are not anticipated to be of a size that would become unstable as a result of ground subsidence. The project would implement BMPs such as soil compaction should the soil conditions require this type of preparation for supporting the tanks. The project would be reviewed and approved by the Riverside County Fire Department and Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have no significant impact. The Project site is located approximately 2.5 miles northwest of Diamond Valley Lake and is not within a dam hazard zone, as illustrated by the Riverside County General Plan, Harvest Valley-Winchester Area Plan, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards*. Additionally, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The Project will not change the topography and surface relief features. The proposed project will use existing contours to accommodate the three storage tanks. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No slopes greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.
- c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project is not utilizing water and sewer. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

- a) The proposed project will not result in substantial soil erosion or the loss of topsoil because no grading is proposed. However, implementation of Best Management Practices (BMPs) will reduce any impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES). Impacts will be less than significant.
- b) The proposed project is not located on expansive soil, however, no buildings or significant structures are proposed as part of the proposed project. The proposed project would incorporate Best Management Practices for the assembly/construction of the propane tanks to lessen impacts regarding expansive soils. The project would be reviewed and approved by the Riverside County Fire Department and Riverside County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Since these requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site will not use water and sewer service as the proposed project will not have any structures on site. The project will not involve septic tanks and no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. However, no buildings or significant structures are proposed as part of the project. The project site is currently vacant and does not generate blowsand because of the rock material and sparse vegetation that covers most of the site. Because the site is relatively flat, no wind erosion occurs. The surrounding area is generally developed with existing residential uses. During assembly/construction of the propane tanks, the project would utilize BMPs to prevent loose material from being released that could cause blowsand conditions or wind erosion. With such practices, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): A Greenhouse Gas Impact Study prepared by Ldn Consulting, Inc., dated August 5, 2019, and Riverside County General Plan, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Background on Climate Change

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Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO₂ is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO₂ are from burning coal, oil, natural gas, wood, butane, propane, etc. CH₄ is a flammable gas and is the main component of natural gas. N₂O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. Four criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO₂ in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

According to available information, the statewide inventory of CO₂ equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO₂ equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO₂ equivalent, under a business as usual scenario. Interpolating an inventory for the year 2011 results in an estimated inventory of approximately 121 million metric tons of CO₂ equivalent. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO₂ equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tons per year of GHG.

Regulatory Setting

The Project is located in unincorporated Riverside County, within the South Coast Air Basin, under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to comply with regulations imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air pollutant emissions. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of greenhouse gas emissions.

Riverside County Climate Action Plan

On December 17, 2019, Riverside County adopted a Climate Action Plan (CAP) that outlines policies and goals that guide land use decisions in an effort to reduce the County’s Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County’s General Plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state’s adopted AB 32 GHG reduction target. An essential part of the CAP is the GHG emissions inventory, which contains GHG emissions of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and decomposition of solid waste. Riverside County’s 2008 inventory amounted to 7,012,938 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) community wide and 226,753 MT CO_{2e} from municipal operations. The County of Riverside plans to reduce GHG emissions by 5 MTCO_{2e} per capita per year to reach the total modified forecast of 359,358 MT CO_{2e} per year by 2035.

The County of Riverside has adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year on new development Projects to determine level of significance. Projects that exceed this threshold will be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions.¹ This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

- a) As discussed in the Air Quality section, the California Emissions Estimator Model (CalEEMod) v2016.3.2 was used to quantify emissions during Project construction and operations. Construction activities will include the installation of the three 30,000 propane tanks and no structures are proposed. Operational emissions would primarily be from the vehicles operating from the facility to deliver propane. There will also be truck deliveries that will periodically access the site to fill the three propane tanks. The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 158 MTCO_{2e}, which is well below the 3,000 MTCO_{2e} threshold of the County’s CAP. As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions.
- b) The Project is consistent with the County’s General Plan, which was updated in 2015 (GPA No. 960), and is consistent with the goals and objectives of the 2016 Air Quality Management Plan (AQMP). The AQMP incorporates the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/ Sustainable Communities Strategy. The County’s Climate Action Plan coincides with the general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state’s adopted AB 32 GHG reduction target. As such, the Project complies with regulations imposed by the State of California and the SCAQMD, aimed at the reduction of air pollutant emissions. Those regulations that are directly and indirectly applicable to the Project and that would assist in the reduction of GHG emissions include the Global Warming Solutions Act of 2006 (AB32) and Senate Bill 32 (SB 32). Many of the GHG reduction measures

¹ Riverside County Climate Action Plan – CEQA Thresholds and Screening Tables (Appendix F) Online. http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/climate_action_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630 (Accessed August 28, 2018).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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outlined in AB32 have been adopted over the last five years and implementation activities are on-going. SB32 requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The project would only produce 158 MT CO₂e metric tons per year. The proposed project will not be in conflict with an applicable policy, regulation. Given this, the project contributions to the cumulative environment are small and would be considered to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, <http://geotracker.waterboards.ca.gov/map/>, http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washington%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Findings of Fact:

a) Development of the proposed project may increase the use and disposal of such fueling related substances such as gas, oils, etc. The proposed project (propane station) is consistent with the Manufacturing- Service Commercial zone. The zoning classification allows for certain land uses which might use hazardous materials. The proposed propane station will involve handling and transporting propane to and from the site. Existing state and federal laws restrict and control the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transport and storage of propane. The management of such hazardous materials is also subject to the Department of Environmental Health and Riverside County Fire policies. The Environmental Health Department has incorporated conditions related to hazardous materials, including Hazmat Clearances, as noted in condition of approval 90.E Health.3. These are standard conditions for propane distribution and, therefore, are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- b) The project will not 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 because as mentioned in section 21a, the project would be required to comply with federal, State and County regulations regarding propane storage facilities. Impacts will be less than significant.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project, as designed, allows for adequate emergency access. Impacts are considered less than significant.
- d) Upon review of the surrounding environment the closest school is, Winchester Elementary School, located 0.7 miles to the south of the site. In result, the project is not located within ¼ mile of either an existing or proposed school and therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The project will have no impact.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR sites, Permitted Underground Storage Tanks (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and Hazard Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site.

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site.

Based on the available data, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is Hemet-Ryan Airport, which is located approximately 5.5 miles east of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.
- b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.
- c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.
- d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

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

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

Findings of Fact:

a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et. Seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita River Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve installation of propane tanks and landscaping activities, which may result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

- b) As stated above, if grading plans are submitted for the future development of the site, Best Management Practices (BMP's) will be required to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. Therefore, impacts would be a less than significant.
- c) No grading is proposed by the project, which would maintain the site's existing topographic conditions. If grading shall be proposed, Best Management Practices (BMP's) will be required to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. There would be a less than significant impact.
- d) As indicated in Findings of Fact 23.a and 23.b, development of the proposed project will incorporate BMP's to minimize and eliminate any substantial surface runoff on-site and across property lines. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.
- e-g) As shown on General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Future development of the project site will incorporate BMP's to minimize and eliminate the amount of surface runoff on-site and across property lines, and include measures to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, impacts are considered less than significant.

- h) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have no significant impact. The Project site is located approximately 2.5 miles northwest of Diamond Valley Lake and is not within a dam hazard zone, as illustrated by the Riverside County General Plan, Harvest Valley-Winchester Area Plan, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards*. Additionally, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. Therefore, impacts would be less than significant.
- i) The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan as the proposed development has provided Best Management Practices (BMPs) to reduce the impact on water quality. These BMPs are not considered to be mitigation measures, and as such, the project’s impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The existing zoning classification of Manufacturing- Service Commercial (M-SC) is consistent with the proposed General Plan Land Use designation of Light Industrial (LI). The General Plan’s Land Use Element provides the following:

LU 1.2: Encourage existing non-conforming uses to transition into conformance with new land use designation and/or policy.

LU 7.1: Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LU 8.6: Create practical incentives for business development, and avoid disincentives.

LU8.8: Stimulate industrial/business type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

LU 30.4: Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The existing zoning is consistent with the General Plan land use, there are no policies or regulations applicable to the project site for purposes of avoiding an environmental effect that aren't otherwise addressed in the other sections in this initial study. While the project would amend the land use designation of the project site, that change would not alter any land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts are considered less than significant.

- b) The proposed Project does not include any new physical barriers (bridges, roadways, utilities, channels) that would disrupt or divide the physical arrangement of the Community. The proposed project has been reviewed by the County in order to achieve compliance with the design guidelines set forth in the County's Municipal Code. The proposed project will not disrupt or divide the physical arrangement of this established community, therefore no Impact is expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is located within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. The project does not propose any mineral extraction on the project site. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will 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 residents of the State. 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, no impact would occur.
- c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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

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

Findings of Fact:

- a) The project site is not located within close vicinity of an existing public airport. The closest public airport is Hemet-Ryan Airport which is located approximately 5.5 miles east of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.
- b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Noise Assessment prepared by Ldn Consulting, Inc. dated August 2, 1019, Project Application Materials

Findings of Fact:

a) Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

According to the information provided by the Project Proponent, anticipated on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. Thus, the Project operations will only occur during the daytime hours and the operational exterior noise limit of 65 decibels (dBA) would apply.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

It is important to note that the following projected noise levels assume the worst-case noise environment with the propane trucks operating on site and fueling. To determine the existing noise and to assess potential noise impacts, measurements were taken at an existing propane yard in Menifee, which is similar in size and operations. The noise measurements were recorded on April 26, 2019 by Ldn Consulting, Inc. between 11:00 a.m. and 11:30 a.m. Noise measurements were taken using a Larson- Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150.

Noise levels consisted of the filling of a propane truck. During the measurements, the truck was operating. Noise measurements were taken at varying distances around the propane truck. The results of the noise level measurements are presented in Table 27-1. The noise measurement results are provided in the Analysis. Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Table 2-1 also identifies the anticipated noise levels at a common distance of 50 feet. Temporary noise increase will occur during installation of the propane tanks.

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

TABLE 27-1: PROJECT RELATED OPERATIONAL NOISE SOURCES

Source	Measurement Description	Related Sound Level Distance (Feet)	Measured Noise Level (dBA)	Noise Level at Common Distance of 50-Feet (dBA)
Filling of Propane Truck	10-Feet from side of Truck	10	74.5	60.5
	25-Feet from front of Truck	25	71.3	65.3
	50-Feet from rear of Truck	50	61.1	61.1
Source: Ldn Consulting 4-26-19.				

As can be seen in Table 27-1, the highest noise level at 50 Feet is 65.3 dBA. The nearest residential property lines, as can be seen in Table 27-1 above, are at least 100-150 feet from where the truck operations would occur. Therefore, the noise levels would be reduced 6.0 to 9.5 decibels based on the increased distances. It is anticipated that at most two trucks could be onsite at the same time in any given hour. Two trucks would increase the noise 3 decibels.

The noise levels for two trucks on site at the same time are shown below in Table 27-2 for the nearest residential property lines. Also, included in the Table 27-2 is the relative property line standards for clarity. The combined noise levels at the adjacent property lines based upon distance separation were projected to be below the County’s Noise Ordinance standards with no barriers or shielding of the equipment. Additionally, due to the existing traffic related noise levels from Winchester Road, the project’s operations are not anticipated to increase the overall ambient conditions. Therefore, impacts are considered less than significant.

TABLE 27-2: OPERATIONAL NOISE LEVELS (NEAREST PROPERTY LINE)

Source	Noise Level @ 50 Feet (dBA)	Distance to Property Line (Feet)	Noise Reduction due to Distance (dBA)	Resultant Noise Level at Property Line (dBA Leq)
Truck A	65.3	100	-6	59.3
Truck B	65.3	100	-6	59.3
CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)				62.3
Property Line Standard				65
Complies with Noise Ordinance				Yes

- b) Vibration is normally perceptible to humans at approximately 65 VdB but is considered to be barely perceptible until the vibration-velocity reaches a level of 75 VdB. Typical outdoor sources of perceptible ground-borne vibration are from traffic along a rough road. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated traffic related events, vehicular traffic induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way. Temporary noise and vibration levels will be minor during installation of propane storage tanks. Based on the setbacks from the site operations and the roadway to the existing sensitive uses, ground-borne vibration would be considered less than significant

Mitigation: No mitigation is required.

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

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report No. 1559

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of high paleontological sensitivity which suggests that the potential for unearthing paleontological resources is high. The project does not propose grading that would directly or indirectly destroy a unique paleontological resource, site or unique geologic feature. Should the project initiate any substantial ground disturbance to accommodate the truck circulation or the propane tank storage area, the project would be required to retain a qualified paleontologist as noted in Condition of Approval 60. Planning-PAL.1. Adherence to Condition of Approval Planning-PAL.1. (if deemed necessary) would reduce impacts to less than significant levels. This is a standard condition of approval and not a mitigation measure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently vacant. Therefore, the Project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) As previously addressed, the proposed use is for a propane storage and extraction facility on a vacant property that is approximately 2.21 acres and zoned as Manufacturing-Service Commercial (M-SC). The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The Project does not propose construction of residential dwelling units. The proposed project will have minimal periodic propane deliveries and minimal truck visits for extraction of propane. No structures for offices, bathrooms, business, etc. are proposed that would cause population growth. The project will not induce substantial population growth in an area, either directly or indirectly. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Hemet Unified School District (HUSD). The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits, or in the case for the proposed project, construction permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

The development of the project site will not have impacts on library resources because it will not generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building/construction permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not involve residential development or is not anticipated to introduce a substantial amount of new people that would utilize recreational facilities in the project area. The project would not be required to construct or expand recreational facilities, the proposed Project is considered to have no impact on parks and recreation.
- b) Refer to response 35 a). The proposed project is not anticipated to introduce people to the area that would use existing neighborhood or regional parks or other recreational facilities. Therefore, the Project will have no impact on the physical deterioration of any park or recreational facilities.
- c) The Project is located within County Service Area No. 146, however; the project site is a commercial facility and will not be required to pay Quimby Fees. The impact will be less than significant.

Mitigation: No mitigation is required.

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

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

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

Findings of Fact:

The project site does not have a Regional Trail designated within or along its boundaries. Therefore, there are no impacts to these type of recreational trails

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Air Quality and Greenhouse Gases Screening Letter by Ldn Consulting, Inc., both dated, August 2, 2019, Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification. The proposed project anticipates on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. Due to the minimal traffic proposed for the project site, a traffic analysis is not required according to the Transportation Department. Therefore impacts are considered less than significant.

- c) 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). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.
- d) The proposed project will not create an increase in vehicle trips to this area. As previously stated, the proposed project will have a maximum of 12 daily trips or 6 trucks entering the site daily and 6 trucks leaving the site daily. In addition, if the project proposes any structures in the future, the applicant shall be required to pay the Transportation Uniform Mitigation Fee (TUMF and DIF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Therefore, impact will be less than significant.
- e) The proposed project will result in minor temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. With the implementation of typical traffic control measures and given the limited time period of such impacts, the impacts will be less than significant.
- f) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The project site is not within a Regional Trail. Therefore, there are no impacts.

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

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on July 1, 2019 to the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Ramona Band of Cahuilla, Pechanga, Pala Band of Mission Indians, Morongo Cultural Heritage Program, Colorado River Indian Tribes, and Cahuilla band of Indians. Consultations were not requested and did not have any further comments and consultation was concluded.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present approximately 6,000 feet to the south. Conditions of Approval have been imposed to the project site. Consultations were not requested and did not have any further comments and consultation was concluded. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

- a) The Project will not receive potable water because the project will not involve the construction of any buildings and no water service is required/necessary for project implementation. Therefore, there are no impacts.
- b) The Project site is located within the Eastern Municipal Water District service area. However, as previously stated, the project will not involve the construction of any buildings and would not need water service. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

- a-b) The Project will not require sewer connection because the project will not involve the construction of any buildings or restroom facilities. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) Construction of the proposed project will not generate solid waste that would be removed from the site and disposed of pursuant to federal, State and County regulations. Operation of the proposed Project would not result in the generation of any solid waste because the proposed project will not involve the construction of any buildings or introduce any uses that would generate solid waste. No impact would occur.
- b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

As stated above in Water and Sewer Sections, the proposed project will not involve the construction of any buildings or introduce any uses that would generate solid waste, therefore there are no impacts associated with water, sewer or solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Street lighting?	<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
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

- a) Electricity will not be required. The project will not require the expansion or construction of new power/electricity facilities, thus causing no significant environmental effects. No impacts will occur.
- b) Natural gas will not be required. The project will not require the expansion or construction of new natural gas facilities, thus causing no significant environmental effects. No impacts will occur.
- c) Telephone service will not be required. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.
- d) The project has been conditioned for annexation into L&LMD to design in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.
- e) The project site will not require access to the proposed project site because the site is bounded by existing roads. The project is not be required to pay Transportation Uniform Mitigation Fee (TUMF) because there are no buildings proposed. However, in the future if buildings are proposed, the applicant will be required to fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. The Conditions of Approval are not considered unique mitigation under CEQA. Therefore impacts are considered less than significant.
- f) No governmental services are expected to be required for the project, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	<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
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is located in a very high fire zone. The Fire Department has reviewed and conditioned the project site. The proposed project would provide adequate circulation for emergency vehicles and personnel as approved by Riverside County Fire personnel. The project site does not contain any emergency facilities and would not serve as an evacuation route. The proposed project shall comply with County standards, and would not impair an emergency response or evacuation plan, therefore there is no impact.
- b) The project may potentially expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the site’s proximity to a “Very High” Fire Hazard Area. The project may not exacerbate wildfire risks but may expose occupants to wildfire risks. The project is designed to comply with fire codes and Riverside County Fire would review and approve the placement of the propane tanks and vehicle circulation through the site. As such, the impact will be less than significant.
- c) The project is currently a mostly vacant parcel. The proposed project is located within a built out/urbanized area which will not require the creation of new facilities. The proposed project will not build any building or introduce a use that would require the installation or maintenance of roads, fuel breaks, emergency water sources, power lines that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will be installing propane tanks that may potentially exacerbate fires should they occur within the project area. However, the project will be reviewed and approved by Riverside County Fire and will be required to comply with conditions of approval and federal, State and County regulations regarding propane storage facilities. As such, the project is considered to have a less than significant impact.
- d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability, or drainage changes as the topography of the general area is relatively flat with a little to no chance for landslides or flooding. As such, the project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) As indicated on Figure S-11 "Wildfire Susceptibility", the project site is located within a high wildfire area. The proposed project will not install any building. Operations include the delivery of propane to customers located off site. There are no people on site, only during refueling periods. The project will be required to adhere Riverside County Fire conditions/regulations and to CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Source(s): Staff Review, Project Application Materials

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

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project does have impacts which are individually limited, but cumulatively considerable as discussed through the analysis above. However, through County Conditions of Approval and various federal, State and County regulations, impacts will be reduced to less than significant levels.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly based on the analysis above, therefore impacts are less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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



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

Juan C. Perez
Agency Director



01/22/20, 1:29 pm

CUP190003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190003. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190003) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description

CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

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

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), dated October 10, 2019

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 10, 2019

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP190003, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CUP190003, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2

Water/Sewer NA

Project is not proposing any buildings and or restrooms. Sewer and water service is not required. Water is available through EMWD for dust control.

Flood

Flood. 1

ADP Fee

Condition Use Permit (CUP) 190003 is a proposal for propane distribution facility on a 2.2 acres property in Winchester area. The site is located at northeast corner of 9th Street and Washington Avenue.

The site is located within the bounds of the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1

90 Days to Protest

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 **LCP Landscape Concept Plan required at project submittal (cont.)**

properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Planning. 12 **No Outdoor Advertising**

No new 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. The existing billboard will remain on site.

Planning. 13 **Noise Monitoring**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning-CUL

Planning-CUL. 1 **Human Remains**

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

Planning-CUL. 2 **PDA Accepted**

County Archaeological Report (PDA) No. ____ submitted for this project (____) was prepared by ____ of ____ and is entitled: "____", dated ____.

PDA concludes:

PDA recommends:

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

Comments: ADVISORY NOTICE

Planning-CUL. 3 **Tribal Cultural Sensitivity Training**

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Tribal Cultural Sensitivity Training (cont.)

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

Comments: ADVISORY NOTICE

Planning-CUL. 4

Unanticipated Resources

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

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

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

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

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

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

Comments: ADVISORY NOTICE

Transportation

Transportation. 1

RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, if required, 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,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

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.

2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

3. The life of this permit (CUP190003) is for 10 years from the date of approval. This permit shall thereafter be null and void and of no effect whatsoever.

4. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

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

Transportation. 2 RCTD - Life of Permit

The life of this permit (CUP190003) is for 10 years from the date of approval. This permit shall thereafter be null and void. The applicant will be required to submit a new application and obtain approval prior to the expiration of ten years. If the use is desired to continue beyond the ten years, the applicant will be required to submit a Conditional Use Permit Application to allow the continuation of the use.

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Parcel: 463021002

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Case-by-case Feature Relocation (cont.) Not Satisfied

Controlled Grading- The bedrock milling features at cultural site(s) CA-RIV-_____ will be impacted during construction activities and the soils surrounding them will be disturbed. To address controlled grading in this area, a plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

Temporary Fencing - Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-_____ during any grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and if required, Native American Monitor. The fencing can be removed only after grading operations have been completed.

Preservation Plan- The Applicant and Project Archaeologist with input from the Tribes, shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-_____. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols.

060 - Planning-CUL. 2 CULTURAL RESOURCE MONITORING PROGRAM Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 CULTURAL RESOURCE MONITORING PROGRAM Not Satisfied
attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 3 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 4 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 4 Project Archaeologist (cont.) Not Satisfied
during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 EPD- Nesting Bird Survey (MBTA) Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

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

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied
This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. Description of the proposed site and planned grading operations.
3. Description of the level of monitoring required for all earth-moving activities in the project area.
4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. 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.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. 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.
15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951)

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application (cont.) Not Satisfied
955-6748.

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-WQC - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the

Plan: CUP190003

Parcel: 463021002

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire - Fire safety analysis Not Satisfied

1. A fire safety analysis shall be submitted by the owner, operator or their designee to the authority having jurisdiction.
This fire safety analysis shall indicate how fire protection shall be provided for the tanks and the surrounding exposures. (NFPA 58, 6.29.3.3)

080 - Fire. 2 Fire - Prior to Permit Issuance Not Satisfied

1. Prior to permit issuance, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Office of the Fire Marshal to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)

080 - Fire. 3 Fire - Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)
2. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than the thirteen (13) feet six (6) inches. (CFC 503.2.1)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

Plan: CUP190003

Parcel: 463021002

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Fee Balance Not Satisfied

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

080 - Planning. 2 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Planning. 3 Landscaping Required Not Satisfied

The project site will have a 20-foot landscape strip adjacent to residential zoned property to the north.

080 - Planning. 4 Landscaping Required Not Satisfied

The project site will have a minimum of 10 percent landscape.

080 - Planning. 5 Lighting Not Satisfied

The project will be subject to Ordinance No. 655 and Ordinance No. 915 that will require lighting to be directed downward and to not spill onto adjacent properties.

080 - Planning. 6 School Mitigation Not Satisfied

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

080 - Planning. 7 State Licensing Not Satisfied

The applicant will have applicable licenses and certifications as required by the Department of Transportation to transport propane.

080 - Planning. 8 Use- Conform to Site Plan Not Satisfied

Plan: CUP190003

Parcel: 463021002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Use- Conform to Site Plan (cont.) Not Satisfied

Plans submitted for building plan check approval shall be in substantial conformance with the site plan shown on APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping.

080 - Transportation. 2 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36").

080 - Transportation. 3 RCTD-WQC - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies if a WQMP is required, but a grading permit is not required.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Fire

090 - Fire. 1 Fire - Prior to final Not Satisfied

1. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be

Plan: CUP190003

Parcel: 463021002

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Fire - Prior to final (cont.) Not Satisfied
provided with Knox key switches for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 Extended Truck Idling Not Satisfied
Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square.

090 - Planning. 2 ORD NO. 659 (DIF) Not Satisfied
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.
The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.
In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

090 - Transportation. 2 RCTD - Emergency Fire Access Not Satisfied
Driveway on 9th Street is an emergency Fire access only and shall be only be used during emergencies.

090 - Transportation. 3 RCTD - Install Gate Not Satisfied
Gate shall be installed 35 feet radial from the future curb-line of Washington Avenue (55 feet from existing centerline, minimum). Please refer Standard No. 105, Section "C", Ordinance 461 for the location of future curb-line.

090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied

Plan: CUP190003

Parcel: 463021002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - Landscaping Installation Completion (cont.) Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Washington Avenue and 9th Street.

090 - Transportation. 5 RCTD - Obtain Encroachment Permit Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the County/Caltrans road right-of-way including construction of driveways an encroachment permit must be obtained by the project proponent from the County Transportation Department and/or Caltrans.

090 - Transportation. 6 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 7 RCTD-WQC - CONDITIONAL WQMP COMPLETION Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: June 13, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
P.D. Environmental Programs Division

P.D. Archaeology Section
City of Perris Sphere of Influence
Val Verde Unified School District

CONDITIONAL USE PERMIT NO. 190003 – CEQ190051 – Applicant: Inland Propane c/o Rawlings Consulting – Engineer/Representative: Inland Propane c/o Rawlings Consulting – Third Supervisorial District – Harvest Valley / Winchester Area Plan – Location: North of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue. – 2.21 Gross Acres – Zoning: Manufacturing- Service Commercial (M-SC) **REQUEST:** A request for the construction of a propane distribution facility, which shall include 3 30,000 gallon propane tanks, an office, portable restroom, and other necessary and required improvements on the project site and along the adjacent streets. – APN: 463-021-002 – **BBID: 959-895-593**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on June 27, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@rivco.org / MAILSTOP #: 1070

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

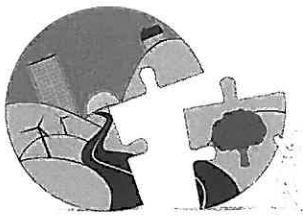
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Inland Propane and Tank Inc

Contact Person: Andy Nadeau, President E-Mail: drew391966@verizon.net

Mailing Address: 31500 Grape Street, Suite 3-376
Street
Lake Elsinore, CA 92532
City State ZIP

Daytime Phone No: (951) 526-7747 Fax No: () _____

Engineer/Representative Name: Rawlings Consulting

Contact Person: Steve Rawlings E-Mail: SER@Rawlingspm.com

Mailing Address: 26023 Jefferson Ave., Suite D
Street
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 667-5152 Fax No: () _____

Property Owner Name: AGN Transport Inc

Contact Person: Andy Nadeau, President E-Mail: drew391966@verizon.net

Mailing Address: 31500 Grape Street, Suite 3-376
Street
Lake Elsinore, CA 92532
City State ZIP

Daytime Phone No: (951) 526-7747 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Andrew Nadeau, President, AGN Transport, Inc
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-021-002

Approximate Gross Acreage: 2.21

General location (nearby or cross streets): North of 9th Avenue, South of Grand Ave., East of Washington Ave., West of Winchester Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Propane distribution center and contractors storage yard.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	60,000	Propane distribution center
2	36,267	Contractors Storage Yard
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

General Plan Amendment from _____ to Industrial _____

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

Biological report, Archaeological report
If yes, indicate the type of report(s) and provide a signed copy(ies): Health Risk Evaluation, Noise Study

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River


Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Inland Propane and Tank Inc
Address: 31500 Grape Street, Suite 3-376, Lake Elsinore, CA 92532
Phone number: 951-526-7747
Address of site (street name and number if available, and ZIP Code): NEC of Washington & 9th Ave
Winchester, CA
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 463-021-002
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant:  Date 5-3-19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

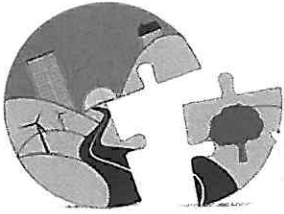
Owner/Authorized Agent (1)  Date 5-3-19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx

Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

5-3-19

Property Owner(s) Signature(s) and Date

Andrew Nadeau, President, AGN Transport Inc

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

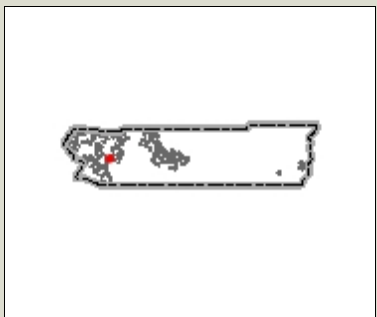
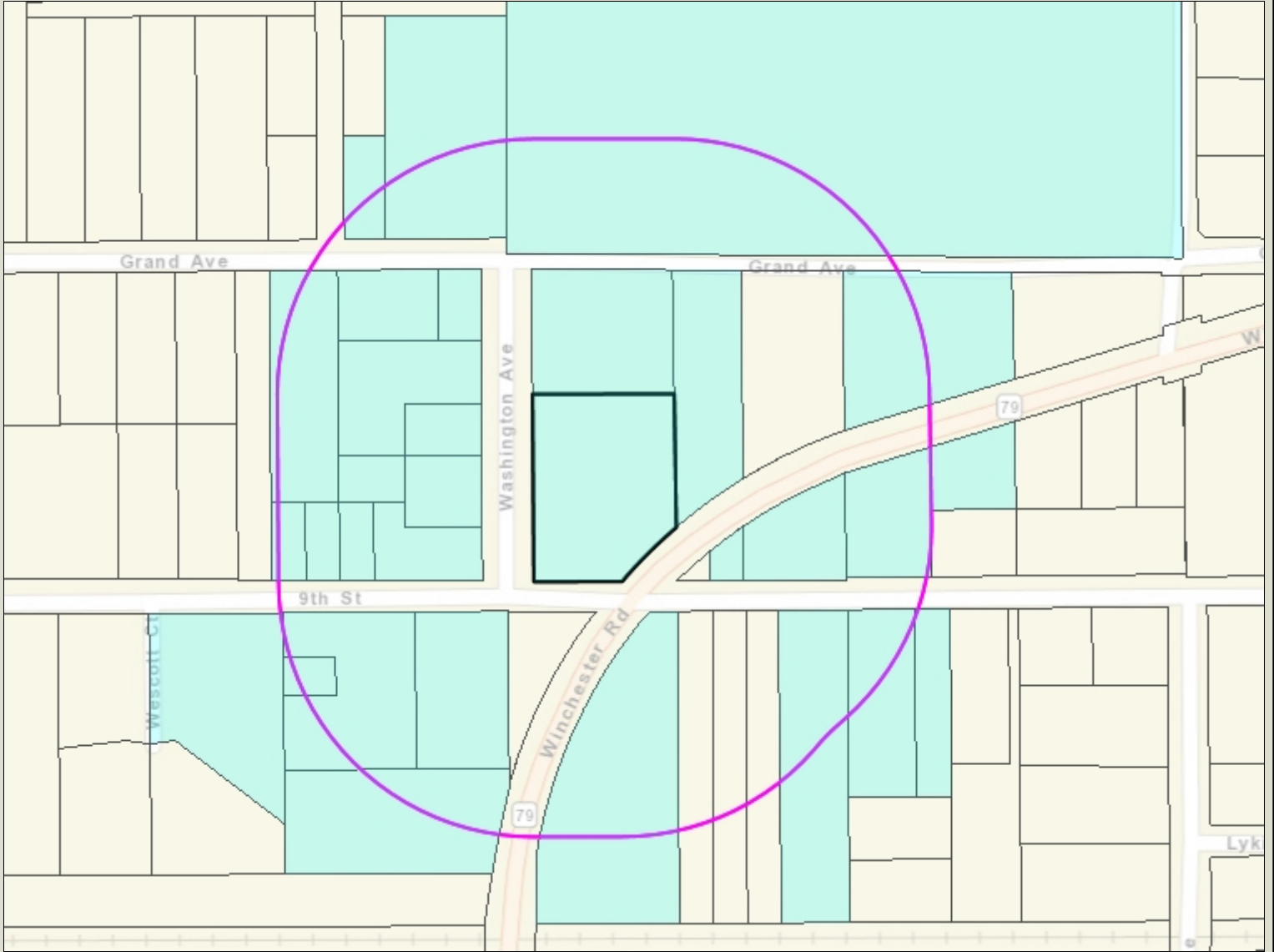
If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

Riverside County GIS Mailing Labels

GPA190008 / CUP190003 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/14/2019 4:38:43 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 14, 2019,

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

APN (s) or case numbers GPA190005 / CUP190003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

462130012
EDWIN C CHRISTENSEN
12660 E ORTIZ ST
DEWEY AZ 86327

463022007
AAAMERICAN PAC MANUFACTURED HOMES
145 BENT AVE
SAN MARCOS CA 92069

463022004
VIANA QUINTINO & EDMEIRE REV TRUST
211 S WESTERN AVE NO 7
ANAHEIM CA 92804

465310001
NORTH BAYPORT INDUSTRIAL PARK II
2245 W 190TH ST
TORRANCE CA 90504

462130038
JOHN P BERNARD
ANDREA BERNARD
RAYMOND TIERNEY

463021001
FREDERICK G BIRD
28030 WASHINGTON AVE
WINCHESTER CA. 92596

28015 WASHINGTON AVE
WINCHESTER CA. 92596

462130018
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA 92596

462130019
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA. 92596

462140014
BYERLY DONALD D & MARLYS J FAMILY TRUST
28215 WASHINGTON AVE
WINCHESTER CA. 92596

462140031
AGAPE APOSTOLIC COMMUNITY TEMPLE
28780 OLD TOWN FRONT A5
TEMECULA CA 92590

462130011
MARIO B GRACIA
MARIA N GRACIA
32920 9TH ST
WINCHESTER CA. 92596

462140017
JESSE C PRATER
MARIE L PRATER
32935 9TH AVE
WINCHESTER CA. 92596

462140009
JESSE C PRATER
MARIE L PRATER
32935 9TH ST
WINCHESTER CA 92596

462130010
WILLIAM R CANNON
32935 GRAND AVE
WINCHESTER CA. 92596

462130047
KATHERINE E CHRISTENSEN
32946 9TH ST
WINCHESTER CA 92596

461130039
ARTURO URZUA
VERONICA URZUA
32950 GRAND AVE
WINCHESTER CA. 92596

462130037
JOSEPH R BIN
PRISCILLA S SAINT CYR
32975 GRAND AVE
WINCHESTER CA. 92596

461130009
MICHAEL HARTE
MARIA HARTE
32978 GRAND AVE
WINCHESTER CA 92596

463060015
DENISE MICHELLE BOWMAN
33147 9TH ST
WINCHESTER CA. 92596

462130022
DAHAN MAJID ESTATE OF
3916 SW CORBETT AV NO 205
PORTLAND OR 97239

462140016
STEVEN BURTNES
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WINCHESTER CA 92596

463060006
ANGELA D LITTLE
P O BOX 181
WINCHESTER CA 92596

462130025
JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

463021009
GRAYDON K BEARDEN
JANICE R BEARDEN
P O BOX 456
WINCHESTER CA 92596

463060016
ANDREW DAYTON
P O BOX 586
WINCHESTER CA 92596

463021006
ALLAN V VANCAMP
P O BOX 885
WINCHESTER CA 92596

463060002
ROBERT A DOMENIGONI
EVELYN B DOMENIGONI
PO BOX 181
WINCHESTER CA 92596

462130016
JACQUELINE PERRENOUD
PO BOX 2463
SUN CITY CA 92586

463022003
RICHARD A HEATON
MELISSA A HEATON
PO BOX 4244
HEMET CA 92546

463021002
MATTHEW D MUTH
PO BOX 773
WINCHESTER CA 92596

Inland Propane and Tank
Andy nadeau
31500 Grape Street, Suite 3-376
Rancho Santa Fe, CA 92067

Rawlings Consulting
Steve Rawlings
26023 Jefferson Ave, Suite D
Murrieta, CA 92562

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

Hemet Unified School District
1791 W. Acadia Ave
Hemet, CA 92545

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 190005, Conditional Use Permit No. 190003 / CEQ190051

Project Title/Case Numbers

Dave Alvarez

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Inland Propane and Tank, Inc.

Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612

Address

North of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road

Project Location

GENERAL PLAN AMENDMENT NO. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 29, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No. 329 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner
Title

1/29/2020
Date

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY



Date Received for Filing and Posting at OPR: _____



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2


Planning Commission Hearing: January 29, 2020

PROPOSED PROJECT

Case Number(s):	CUP03787
CEQA Exempt	Existing Facilities Section 15301 and Section 15303
Area Plan:	Temescal Canyon
Zoning Area/District:	El Cerrito District
Supervisory District:	Second District
Project Planner:	Travis Engelking
Project APN(s):	277-110-066

Applicant(s): Gabriel and Jacqueline Flores

Representative(s): Supachai Kiatwankul



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single-family dwelling into an Animal Hospital. The project includes a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building on approximately 0.55 acres.

The project site address is 19670 Temescal Canyon Rd. which is located south of Minnesota Road, east of El Cerrito Road, and west of Jolora Avenue.

The above shall herein after be referred to as "the Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 03787, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR) and Very Low Density Residential (VLDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Commercial Retail (CR) and Very Low Density Residential (VLDR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	General Commercial (C-1/C-P) and Residential Agricultural (R-A-1)
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A-1)
East:	General Commercial (C-1/C-P)
South:	General Commercial (C-1/C-P)
West:	General Commercial (C-1/C-P)
Existing Use:	Single-Family Residential
Surrounding Uses	
North:	Single-Family Residential
South:	Single-Family Residential
East:	Commercial Auto Sales and Vacant Land
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.55	N/A
Existing Building Area (SQFT):	1,514	N/A
Proposed Building Area (SQFT):	1,454	N/A

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Veterinary Hospital	2,968	1 Space/300 sq. ft. of gross floor area	9	9
TOTAL:	2,968		9	9

Located Within:

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

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The Conditional Use Permit was submitted to the County of Riverside on November 7th, 2017 to propose an Animal Hospital that would occupy an existing Single Family Residence. The project proposes to construct a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building. The total gross floor area of the facility would be 2,968 square feet. The single family residence was originally constructed in 1958. The parking ratio of: 1 space/300 square foot of gross floor area equals to 9 parking spaces that would be required for the proposed Animal Hospital.

CUP03787 was submitted to the County of Riverside on November 7, 2017.

General Plan Consistency

The proposed project site is located on APN 277-110-066 and has a General Plan Foundation Component of Community Development (CD). However, APN 277-110-266 has two Land Use Designations: a Land Use Designation of Commercial Retail (CR) for the majority of the property and a Land Use Designation of Very Low Density Residential (VLDR) for the northeast corner, rear portion of the property. The portion of APN 277-110-066 located at the northeast corner of the property with the Land Use Designation of Very Low Density Residential (VLDR) measures approximately 8,439 square feet and will not be part of the project. The proposed Animal Hospital would only be conducting operations within the Land Use Designation area of Commercial Retail. Conditional of Approval (015 Planning USE- No Use Proposed Limit) requires that the balance (undeveloped) portion of APN 277-110-066 shall be designated as "NO USE PROPOSED," and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348. Development will only occur on the portion of APN 277-110-066 with a Land Use Designation of Commercial Retail.

The Community Development Foundation Component is generally found in areas that the County has found are appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the General Plan, such as mobility, open space, and air quality goals. Therefore, the Animal Hospital provides services compatible to the community and consistent with the General Plan.

It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. The Commercial Retail Land Use Designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The proposed Animal Hospital provides commercial growth at a neighborhood community. Therefore, the proposed project is consistent with the General Plan.

Zoning Consistency

APN 277-110-066 also has two different Zoning Classifications, which are coterminous with the two Land Use Designations. The portion of APN 277-110-066 with the CR Land Use Designation is zoned C-1/C-P (General Commercial), with the portion of APN 277-110-066 located at the northeast corner of the property that has a Land Use Designation of VLDR and measures approximately 8,439 square feet has a Zoning Classification of Residential Agricultural, One Acre Minimum (R-A-1) zoning classification. The proposed Animal Hospital would only be operating within the area of the C-1/C-P (General Commercial) zoning classification. Conditional of Approval (015 Planning USE- No Use Proposed Limit) requires that the portion of APN 277-110-066 zoned R-A-1 shall be designated as "NO USE PROPOSED" and shall require approval of an appropriate land use application prior to utilization of any additional land uses, subject to the requirements of Ordinance No. 348, the County land use ordinance.

Pursuant to Ordinance No. 348, Section 9.1 D (5), Animal Hospitals are permitted in the C-1/C-P Zone with an approved conditional use permit. The proposed project would be located entirely within the C-1/C-P zoning classification. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 9.1 D (5) Ordinance No. 348, including design, height, setbacks, and parking requirements. Therefore, the proposed Animal Hospital would be consistent with the zoning classification.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area ("AIA") boundary and is therefore is not subject to the Airport Land Use Commission ("ALUC") review.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. This exemption applies to retail or office building structures that do not exceed 10,000 square feet and are located in an urbanized area, and zoned for such use. In this case, the proposal includes the conversion of an existing 1,514 square-foot structure, and a 1,454 square foot addition to support an Animal Hospital Facility. Animal Hospitals within the C-1/C-P zoning classification are allowed subject to the approval of a Conditional Use Permit (CUP). Since the project proposes a maximum of 2,968 square feet and located on a site zoned for the use, it would meet the minimum criteria for this exemption.

The exemption also requires that proposed use be restricted from involving the use of significant amounts of hazardous substances and that the site be located outside of any environmentally sensitive areas and have access to all available public services and facilities. The Animal Hospital use does not propose to use any significant amounts of hazardous substances, and during construction would only utilize typical materials such as paint and household cleaners. The site is located on Temescal Canyon Road where all utilities are available to service the proposed use. The site is not located in a mapped environmentally sensitive area and is located outside of the County's Multiple Species Habitat Conservation Plan area. The site is currently developed, and surrounded by development on three sides.

Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Corona's sphere of influence, approximately 1,800 feet to the south and 3,000 feet to the west of the City of Corona's city limits. The population of the City of Corona is 167,836. The project site is located in census tract 419.09 which has a population of approximately 4,990 people, and a density of 1,397 persons per square mile. The U.S Bureau of Census, Map No. 75340 for Riverside-San Bernardino, CA. which defines this geographical area as an Urbanized Area, staff has determined that this criteria has been met regarding the site located within an urbanized area.

In addition, Section 15300.2 of the CEQA guidelines provides exceptions in the event that the project may have an impact on an environmental resource or critical concern when located in an area that has been designated, precisely mapped, and/or official adopted by federal, state, or local agencies. This exemption would be inapplicable if any of the following exceptions are triggered:

1. **Cumulative Impact.** Given the project's scale and scope, it is not anticipated to create, or contribute to a Cumulative Impact. The project has been evaluated through project design and conditions of approval to ensure that no significant impacts would be created.
2. **Significant Effect.** The proposed Animal Hospital as designed and conditioned will not have a significant effect on the environment.
3. **Scenic Highway.** The subject site is located on a parcel that has been previously developed. The proposed addition to the existing structure in compliance with the square footage, height requirements, and floor area ratio defined by the County's Zoning Ordinance and General Plan. The proposed development is typical of the surrounding area. The nearest State Eligible Scenic Highway is Interstate 15 Freeway, located approximately 1,800 feet west of the subject site. The areas between the subject site and Interstate 15 Freeway is predominately developed with varying topography and vegetation. It is not anticipated that the subject site would be distinguishably visible from this corridor, and therefore would not create an impact.
4. **Hazardous Waste Site.** The subject site is not located on a Hazardous Waste List as defined by Section 65962.5 of the Government Code.
5. **Historic Resources.** The subject site has not been identified as containing any historical resources, and therefore would not create an impact or substantial adverse change in the significance of a historic resource.

Therefore, the project as proposed, complies with CEQA Guidelines specifically qualifying for the Section 15303 exemption.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project site has a General Plan Land Use Designation of Commercial Retail (CR) and Very Low Density Residential (VLDR) to the rear portion of the property. The portion located at the northeast corner of the property measuring approximately 8,439 square feet with a Land Use Designation of Very Low Density Residential (VLDR), will not a part of the project. The proposed Animal Hospital would only be conducting operations within the Land Use Designation area of Commercial Retail. The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local services of animal care to the surrounding community.

2. The project proposes to establish an Animal Hospital within an existing residence. The building would no longer continue to be used as a residence. In addition, the project would improve the existing building by constructing a 1,454-square-foot addition, upgrade the façade, and apply new paint and fixtures to the facility. Therefore the proposed Project is consistent with the Land Use Policy 29.9, ensuring that the commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area.

In addition, the project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation, where the project will be operating, as it would provide community services and job opportunities within the surrounding community.

3. The project site is zoned C-1/C-P (General Commercial) with a portion of the site located at the northeast corner of the property measuring approximately 8,439 square feet with a Residential Agricultural One Acre Minimum (R-A-1) zoning classification. The proposed Animal Hospital would only be operating within the area of the C-1/C-P (General Commercial) zoning classification which is consistent with the Riverside County General Plan because the C-P-S Zone conditionally allows specified uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and local services such as animal care facilities to the surrounding community.
4. The proposed use, an Animal; Hospital, is consistent with the development standards set forth Ordinance No. 348 Section 9.1. b. and is permitted within the C-1/C-P Zoning Classification, subject to a Conditional Use Permit approval.
 - A. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be

set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed project's building and proposed additions are not subject to yard requirements (setbacks) since the building will be approximately 14 feet high and therefore do not exceed 35 feet in height. The project therefore is in accordance with Section 9.53.b. of Ordinance No. 348.

- B. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project's building heights are allowed up to 50-feet in this zone and the maximum height of the existing residential building with the proposed addition is up to approximately 14 feet maximum, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53.c. of Ordinance No. 348.
- C. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides a minimum of 1 parking space per 300 square feet for proposed 2,968-square-foot Animal Hospital building which totals 9 spaces, and the proposed project provides 9-parking spaces including one (1) parking space for the disabled.
- D. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53.e. of Ordinance No. 348 in accordance with COA 90.PLANNING.-Roof Equipment Shielding.

Conditional Use Permit Findings:

1. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The project is surrounded by residential properties to the north and west and commercial businesses to the south and east. The proposed use of an Animal Hospital, would provide community services and job opportunities within the surrounding community and is consistent with the nearby commercial businesses. Additionally, the project complies with the development standards of the C-1/C-P Zone. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Such condition of approval has been placed on the project.

3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community. The processing of the Conditional Use Permit, with the conditions of approval, and the limited lifespan of the CUP will ensure that the Project will not adversely affect the public's health, safety, and general welfare. The site has been continuously used as a residential property since 1958 and has not created any issues related to the public's health, safety, and general welfare. In the instance that the operation of the Animal Hospital does create issues affecting the public's health, safety, and general welfare, conditions of approval will allow the County to revoke this CUP. Therefore, the proposed Project as designed and condition, will protect the public's health, safety, and general welfare.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple-Species Habitat Conservation Plan.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary and therefore is not subject to lighting requirements per Ord. No. 655.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"), and as a result is not subject to fee assessments per Ord. No. 663.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA")

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication or phone calls in support or opposition to the proposed project.

APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03787
VICINITY/POLICY AREAS**

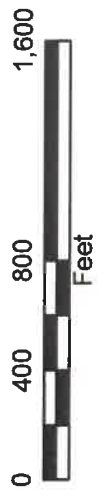
Supervisor: Spiegel
District 2

Date Drawn: 08/08/2019
Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department and is provided for your information only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)960-8277 (Eastern County) or Website: <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03787

LAND USE

Supervisor: Spiegel
District 2

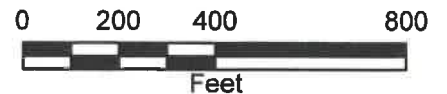
Date Drawn: 08/08/2019

Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planinfo.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

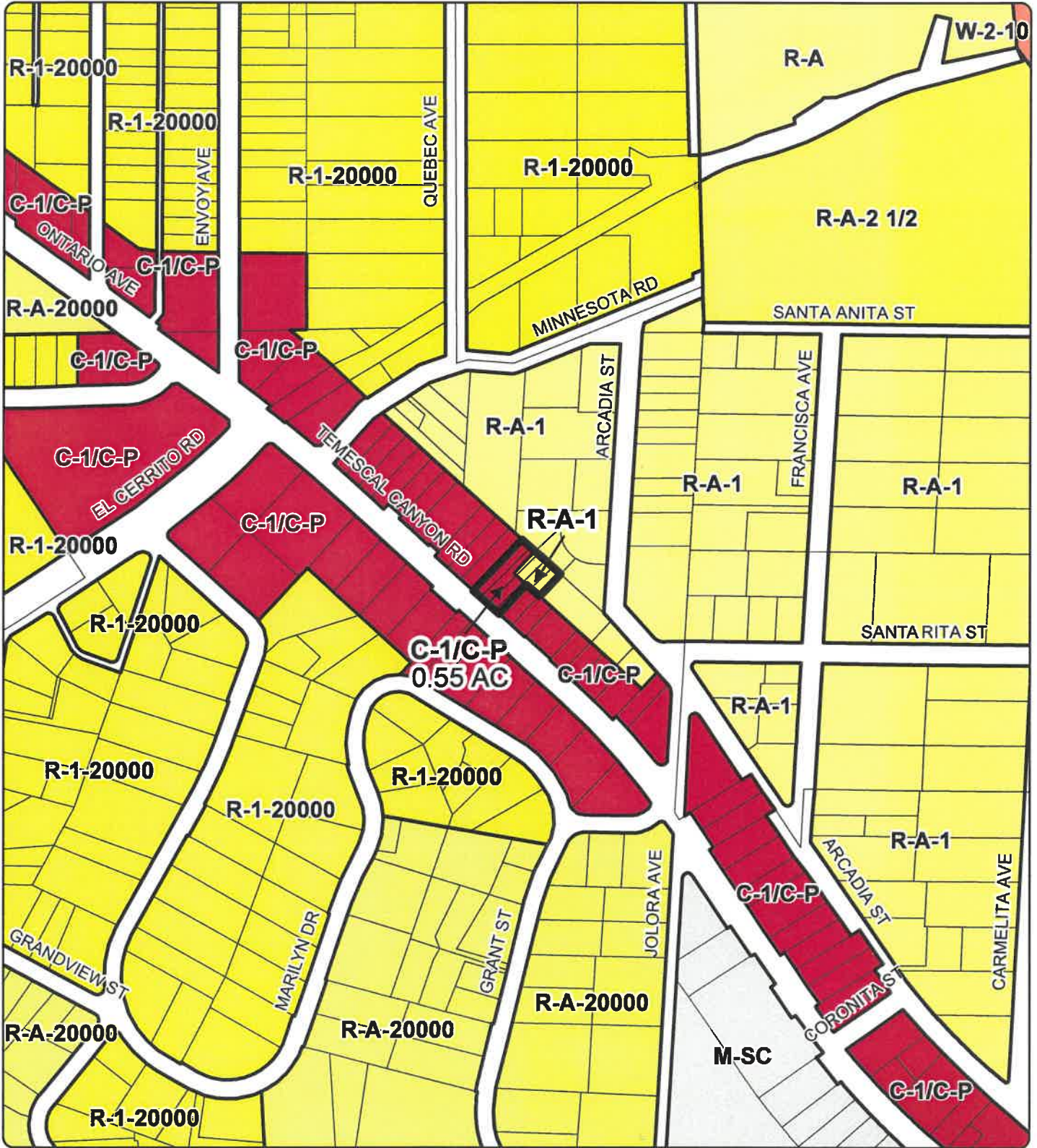
CUP03787

EXISTING ZONING

Supervisor: Spiegel
District 2

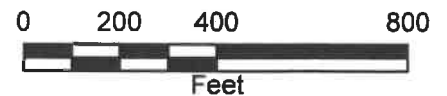
Date Drawn: 08/08/2019

Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

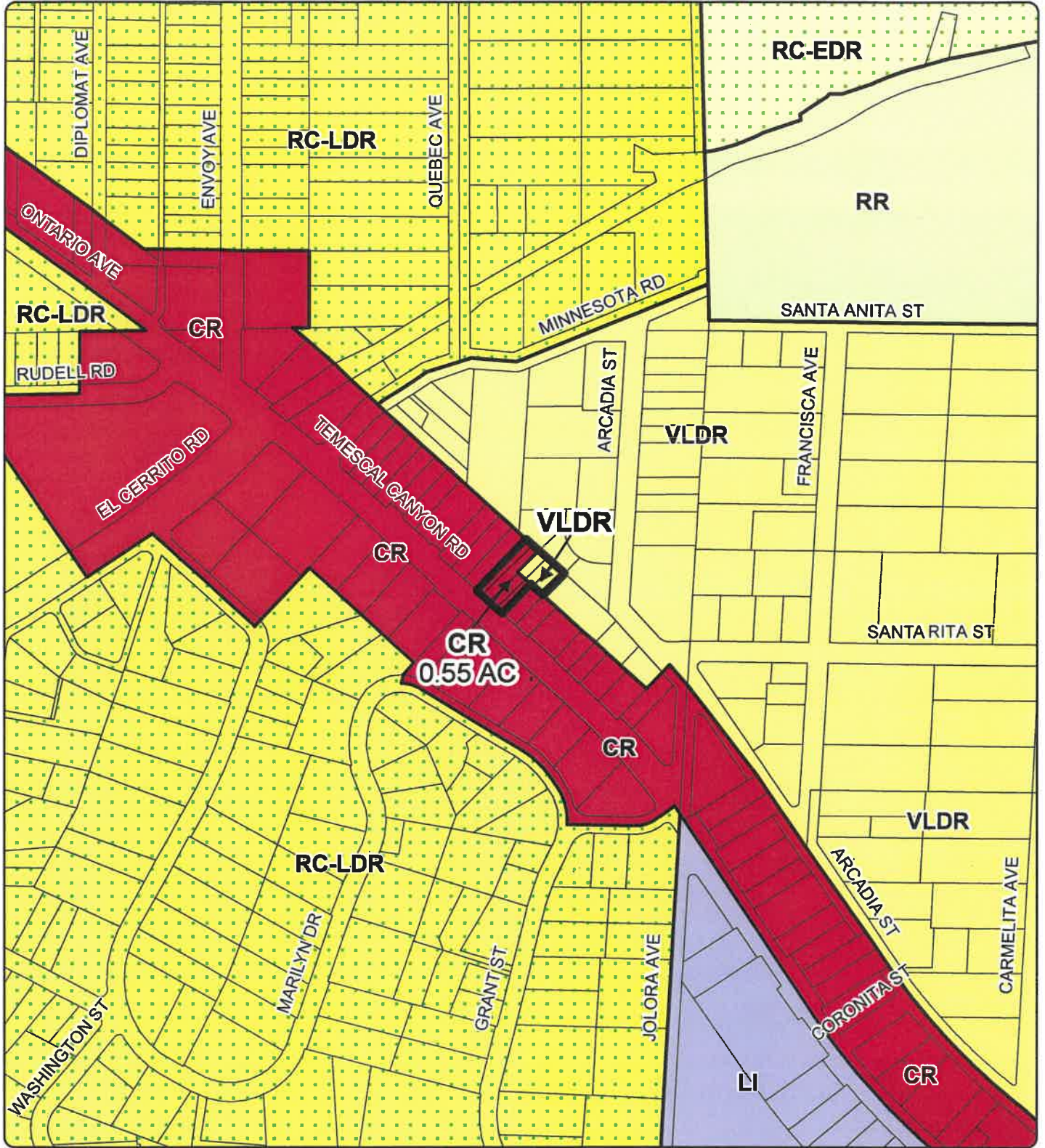
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03787

EXISTING GENERAL PLAN

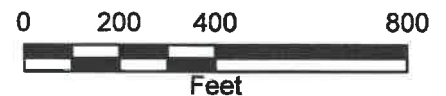
Supervisor: Spiegel
District 2

Date Drawn: 08/08/2019
Exhibit 5



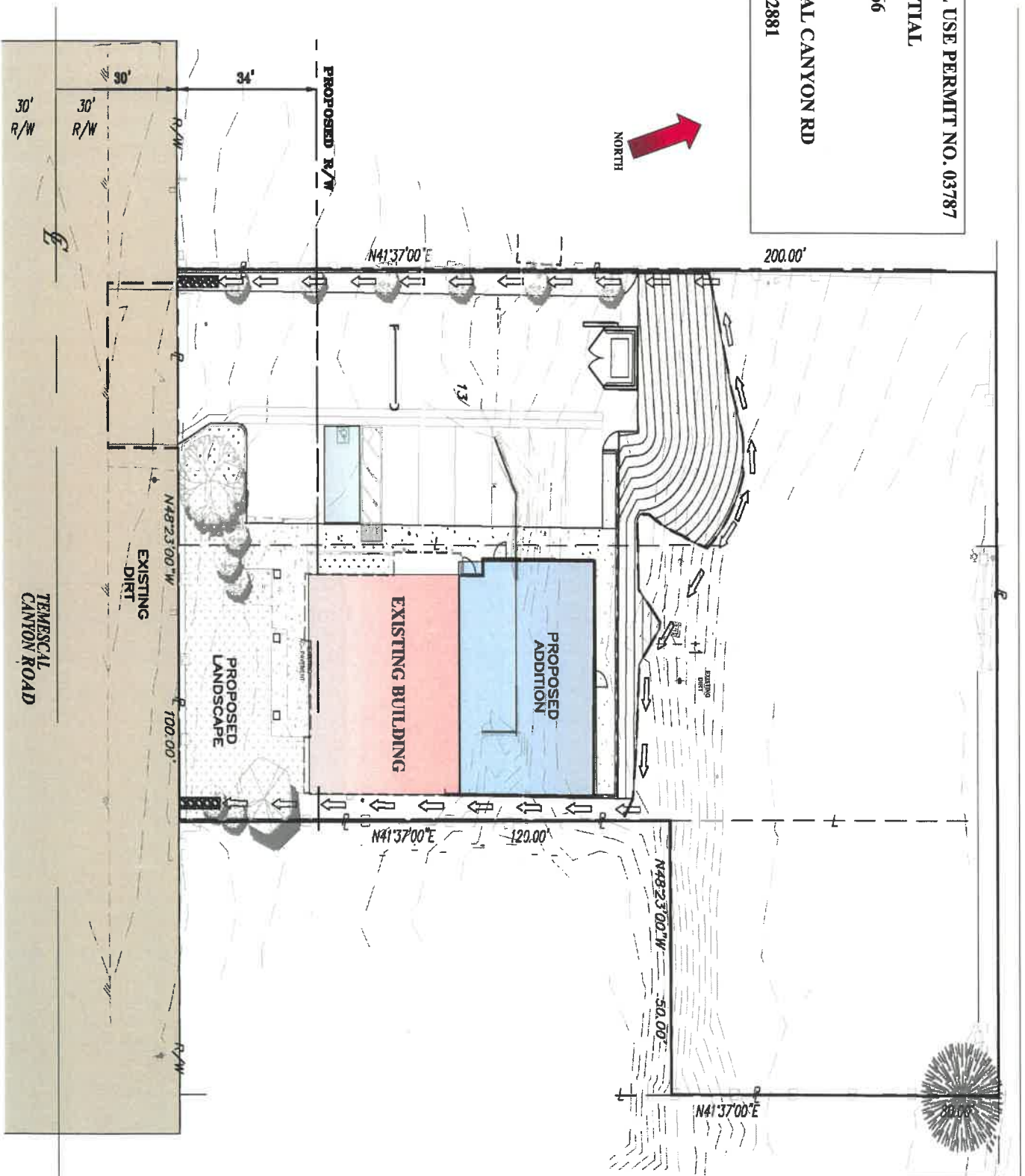
Zoning Dist: El Cerrito

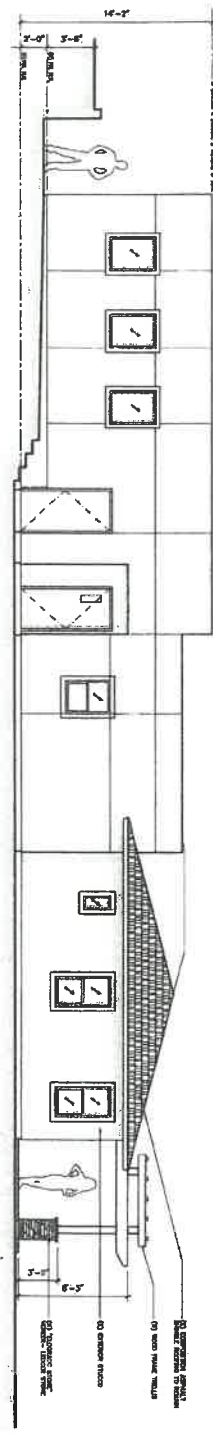
Author: Vinnie Nguyen



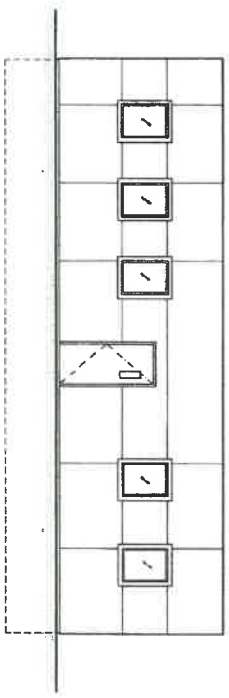
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>

CONDITIONAL USE PERMIT NO. 03787
ANIMAL HOSPITAL
APN: 277-110-066
ADDRESS:
19670 TEMESCAL CANYON RD
CORONA, CA 92881

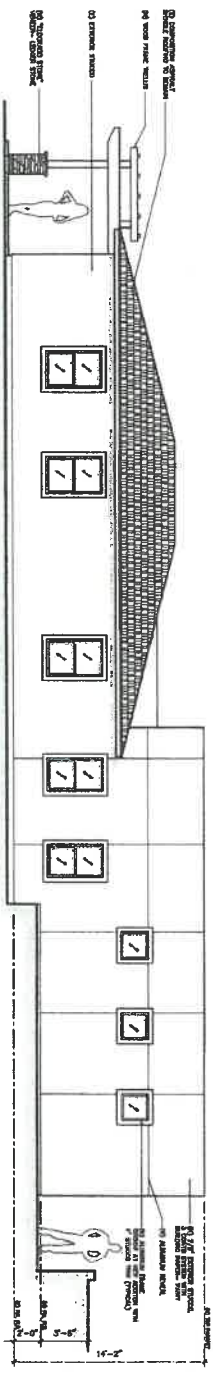




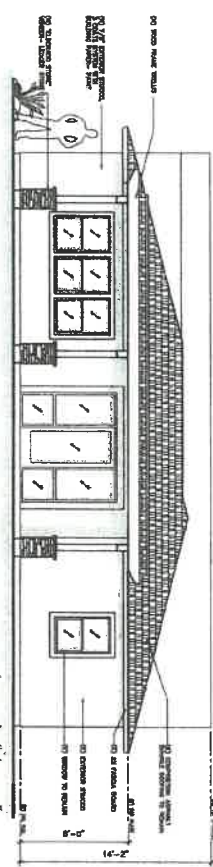
LEFT ELEVATION - PARKING LOT
SCALE: 1/8"=1'-0"



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



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



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

SK DESIGNS
SKYLINE ARCHITECTURE
1500 S. MAIN ST., SUITE 100
OAKLAND, CA 94612
510.575.2818

GENERAL CONTRACTOR
MCCARTHY CONSTRUCTION
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94108
415.774.2000

ARCHITECT
SK DESIGNS

OWNER
COMMUNITY CENTER

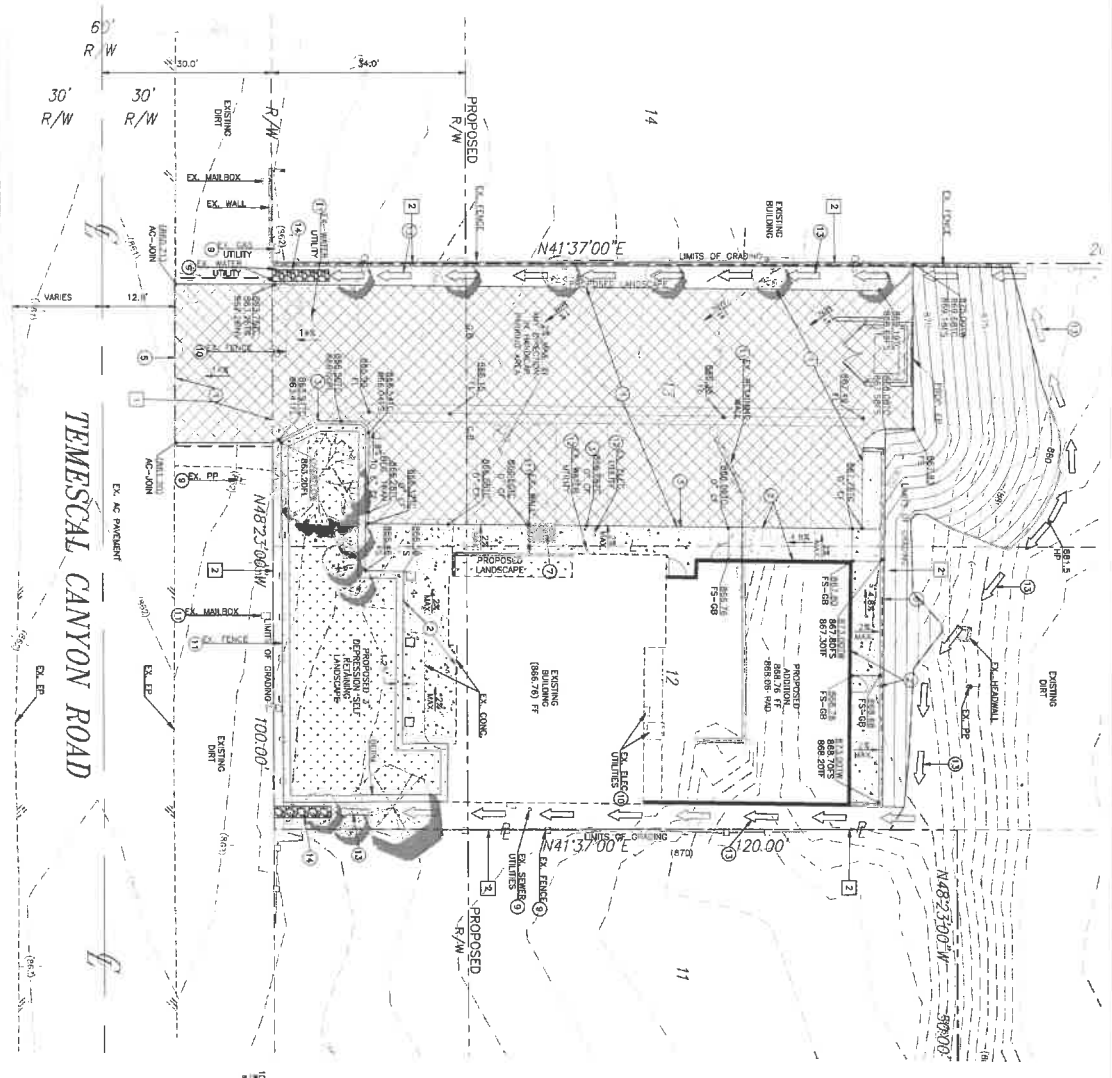
EXTENSION ELEVATIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/15/18
2	REVISED PER COMMENTS	02/01/18
3	REVISED PER COMMENTS	02/15/18
4	REVISED PER COMMENTS	03/01/18

A-3.1

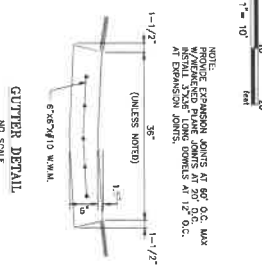
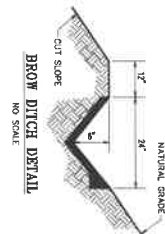
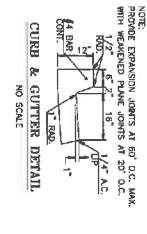
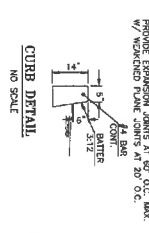
LEGEND

	PROP. CONCRETE
	PROP. PERMEABLE PAVING
	PROP. LANDSCAPE



CONSTRUCTION NOTES

- PERMEABLE PAVING OVER 6" AGGREGATE BASE COURSE OVER NATURE
- CONCRETE PAVEMENT
- CURE PER DETAIL HEREON
- NOT IN USE
- JOIN EXISTING AC PAVEMENT
- 3" HIGH RETAIN WALL
- TRUNCATED DOWELS PER ARCHITECT'S PLAN
- 5 TO 1 BERM
- PROTECT IN PLACE
- REMOVE AND RELOCATE
- REMOVE
- ADJUST TO GRADE
- 2" WIDE FOC ON GUTTER BROW DITCH PER DETAIL HEREON
- 10' LONG X 2' WIDE NO. 2 BRACING ROCK DISPENSER
- 14



DIG ALERT
DIAL TOLL FREE
1-800-277-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE UTILITIES OF SOUTHERN CALIFORNIA

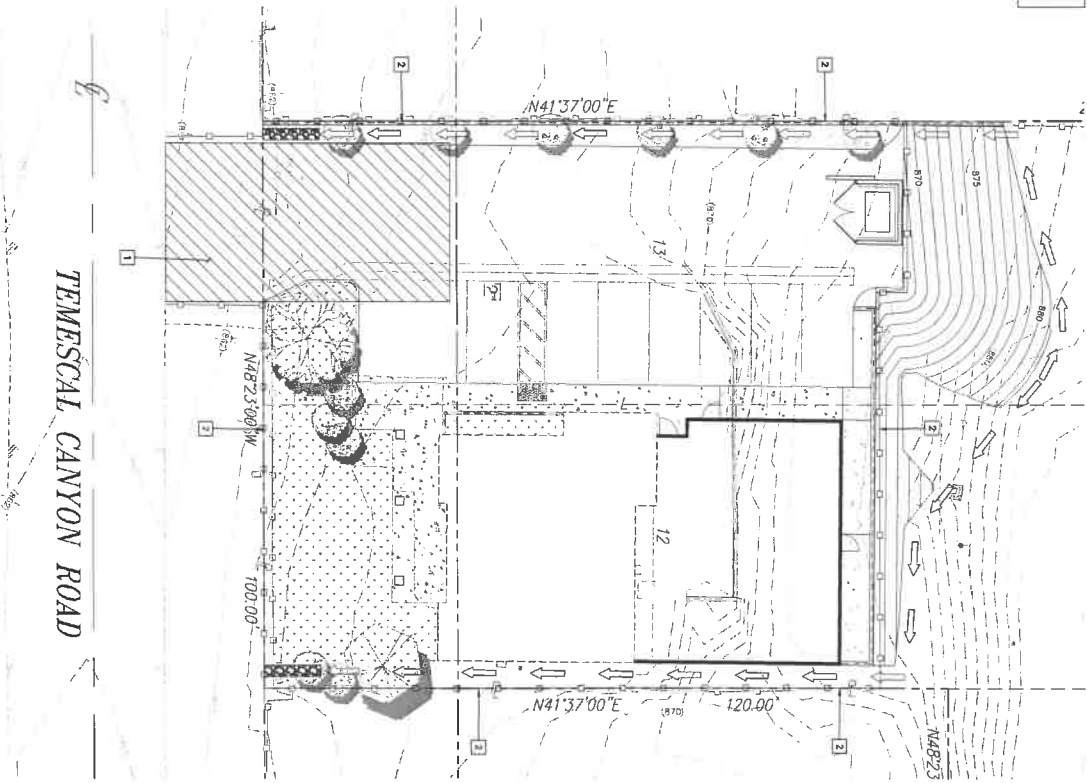
WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED VOID UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER. GRADING PERMIT HAS BEEN ISSUED.

VENTURA ENGINEERING IN-LAND
18670 TEMESCAL CANYON ROAD
APN 277-110-066
PRECISE GRADING PLAN

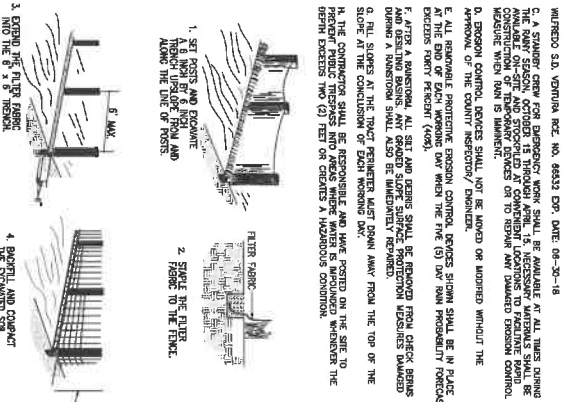
COUNTY OF RIVERSIDE
SHEET NO. 2
OF 3 SHEETS
FILE NO.

CUP03787

- CONSTRUCTION NOTES**
- 1 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREIN
 - 2 Silt Fence Per Detail Herein

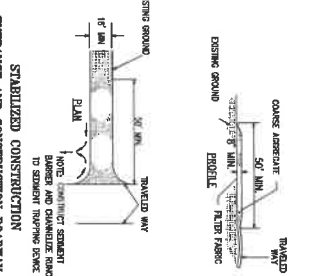
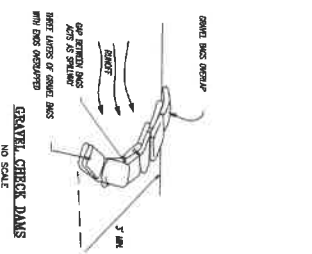


- EROSION CONTROL NOTES**
- A. IN CASE OF EMERGENCY, CALL OWNER AT (942) (741-4408) FOR ASSISTANCE.
- B. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REPAIR OR REPLACE ANY DAMAGED OR DEFICIENT MEASURES IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THE COUNTY ENGINEER.
- C. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REPAIR OR REPLACE ANY DAMAGED OR DEFICIENT MEASURES IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THE COUNTY ENGINEER.
- D. APPROVAL OF THE COUNTY ENGINEER IS REQUIRED FOR ALL EROSION CONTROL MEASURES.
- E. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FINE (S) DRY WEATHER PROBABILITY FORECAST FOR THE NEXT WORKING DAY IS GREATER THAN 50%.
- F. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REPAIR OR REPLACE ANY DAMAGED OR DEFICIENT MEASURES IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THE COUNTY ENGINEER.
- G. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REPAIR OR REPLACE ANY DAMAGED OR DEFICIENT MEASURES IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THE COUNTY ENGINEER.
- H. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REPAIR OR REPLACE ANY DAMAGED OR DEFICIENT MEASURES IMMEDIATELY UPON NOTIFICATION BY THE OWNER OR THE COUNTY ENGINEER.



SILT FENCE DETAIL
NO SCALE

THE SILT FENCE SHOULD BE SUPPORTED BY A WIRE MESH IF THE FILTER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND BENDING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC MANUFACTURER).



- ATTACHMENTS & REFERENCES**
- 1. THE FOLLOWING MAPS ARE CONTAINED IN, BUT NOT LIMITED TO, THE PROJECT RECORD DRAWINGS AND SHALL BE REFERRED TO FOR THE LOCATION OF THIS PROJECT. ADDITIONAL REFERENCES MAY BE REQUIRED IF REFERRED APPROPRIATE BY THE PROJECT ENGINEER OR COUNTY ENGINEER.
 - 2. EROSION CONTROL
 - 3. SCHEDULING
 - 4. MAINTENANCE OF EXISTING VEGETATION
 - 5. HYDROLOGIC ANALYSIS
 - 6. IMMEDIATE EROSION CONTROL
 - 7. SILT FENCE
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 - 100. SILT FENCE

DIAL ALERT
DIAL TOLL FREE
AT LEAST TWO DAYS
BEFORE YOU DIG

WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
APPROPRIATELY LICENSED PROFESSIONAL
ENGINEER HAS BEEN ISSUED.

VENTURA ENGINEERING IN LAND
2000 W. RIVER ROAD, SUITE 200
TEMESCAL, CA 94598
TEL: (925) 571-5000
FAX: (925) 571-5000

COUNTY OF RIVERSIDE
18670 TEMESCAL CANYON ROAD
APN 277-110-008
EROSION CONTROL PLAN

SHEET NO. 3
OF 3 SHEETS
FILE NO.

CUP03787

STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCTION ROADWAY
NO SCALE



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

Juan C. Perez
Agency Director



CUP03787

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03787. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit proposes to convert a single-family dwelling into an Animal Hospital. The project includes a 1,454-square-foot, one-story addition to an existing 1,514-square-foot building on approximately .55 acres.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
Exhibit A (Site Plan), dated __09/05/2019
Exhibit B (Elevations), dated __04/09/2019.
Exhibit C (Floor Plans), dated __04/09/19.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood)
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries) 4.
 - Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

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

General Building and Safety Information Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS (cont.)**

considered as "Construction Without Permit" (CWP) and subject to the requirements below.

CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

ACCESSIBLE PATH OF TRAVEL: Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS (cont.)**

The Accessible path of travel shall:

1.Connect to all building(s). 2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building,

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

structure, or equipment.

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

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

BS-Plan Check. 2 Gen - Custom

BUILDING AND SAFETY Information To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

NOTIFICATIONS: Automatic sprinkler system. An approved automatic sprinkler system complying with California Fire Code Section 903 shall be installed. Exception: Where a fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. CBC 441.2

2- Based on the change of occupancy group from R3 to B and the existing setbacks from the property line at the right side, Rated walls shall be required per table 602 CBC.

ACCESSIBLE PATH OF TRAVEL: Complete details for a continuous accessible paved path of travel shall be required. The accessible path of travel details shall include the following information and details; 1. Accessible path construction type (Asphalt or concrete). 2. Accessible path width. 3. Accessible path directional slope % and cross slope %. 4. All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall: 1. Connect to the public R.O.W. 2. Connect to all building(s). 3. Connect to all accessible parking loading/unloading areas. 4. Connect to accessible sanitary facilities. 5. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 2 Gen - Custom (cont.)**

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 24 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMITTED BUILDINGS: Where existing structures are identified on the site plan, revise site plan to include the building permit number for each applicable structure shown. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval.

CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2 Gen - Custom (cont.)

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Plan Info Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information. All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

Selvana Guirguis 10/29/18

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information

E Health. 2 Gen - Custom

This CUP is for an addition to an existing SFR and to convert it to an animal hospital. The existing residence is serviced by an OWTS for wastewater. To allow the hospital to operate while construction is under way, the applicant intends to connect to sewer in 2 phases, so that once phase 2 is complete, the entire facility will be serviced by sewer. DEH has the following requirements: 1) No additional wasteflows and no modifications or repairs shall be allowed to the existing septic system.

ADVISORY NOTIFICATION DOCUMENT

Planning. 16

Planning-USE - NO OUTDOOR ADVERTISING

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

Planning-All

Planning-All. 1

0010-Planning-All-USE* - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 26198 or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Plot Plan No. 26198, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190019 ACCEPTED (cont.)

County Geologic Report GEO No. 190019, submitted for the project CUP03787, APN 277-110-066, was prepared by Toro International, and is titled; "Geotechnical Investigation for One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated February 3, 2017. In addition, Toro has submitted the following reports: "Preliminary Geological/Geotechnical Investigation for Proposed One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated February 28, 2019 and TI Project No. 03-110.28.2. "Response to Review Comments of Riverside County Planning Department, Geologic Report No. 190019 regarding Geotechnical Investigation for Proposed One-Story Building Addition, Temescal Canyon Animal Hospital, 19670 Temescal Canyon Road, Corona, California," dated June 4, 2019. GEO190019 concluded: 1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil. 2. The site is underlain by dense to very dense sandstone bedrock and is therefore not susceptible to the potential for damage due to expansive soils, collapsible soils, liquefaction, hydroconsolidation, subsidence, and wind and water erosion. 3. Due to the relatively flat topography on the site, landsliding, slope stability, rock falls, and debris flows are not potential hazard at the site. GEO190019 recommended: 1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas. 2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible. 3. All deleterious materials should be discarded offsite and the upper 18 to 24 inches of the subsurface materials should be removed and replaced with compacted fills. 4. Upon completion of removal of the upper two feet of subsurface soil materials, the geotechnical consultant should evaluate the bottom of the excavation and may make further recommendations accordingly.

GEO No. 190019 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 4 0010-Waste Resources-USE*- AB 341 (cont.)**

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: CUP03787

Parcel: 277110066

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3599, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied

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

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Transportation

060 - Transportation. 1 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

060 - Transportation. 2 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate sewer agency prior to building permit issuance.

Plan: CUP03787

Parcel: 277110066

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

Waste Resources

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

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

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Plan: CUP03787

Parcel: 277110066

Planning

090 - Planning. 1 0090- Planning USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan, and Ordinance 915

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3599 has been calculated to be .55 acres.

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

Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

The C-1/C-P Zone development standard requires that "All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet."

090 - Planning. 5 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 6 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03787 calculated to be .55 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE*- ORD 810 O S FEE (2) (cont.) Not Satisfied
appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of nine (9) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department’s Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 2 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department’s Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e.,

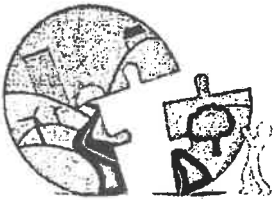
Plan: CUP03787

Parcel: 277110066

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

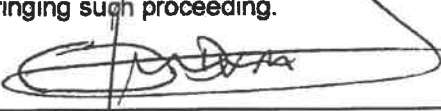


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.


Property Owner(s) Signature(s) and Date

12/10/19 ^{12/10/19} Jacqueline H. Flores

Gabriel Flores
Printed Name of Owner



If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future.. Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Gabriel Flores

Contact Person: Gabriel Flores E-Mail: _____

Mailing Address: 19730 Katy Way

Corona Street Ca 92881
City State ZIP

Daytime Phone No: (909) 532-4844 Fax No: ()

Engineer/Representative Name: Supachai Kiattkwankul

Contact Person: Supachai Kiattkwankul E-Mail: sup20@netzero.net

Mailing Address: 2342 Calle Bienvenida

Chino Hills Street Ca 91709
City State ZIP

Daytime Phone No: (909) 576-2616 Fax No: ()

Property Owner Name: Same as Applicant

Contact Person: _____ E-Mail: _____

Mailing Address: _____

_____ Street
_____ City _____ State _____ ZIP

Daytime Phone No: () Fax No: ()

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APPLICATION FOR LAND USE AND DEVELOPMENT

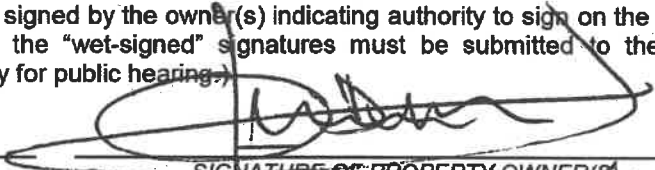
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Gabriel Flores
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Jacqueline H. Flores
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

277-110-066-2

PROPERTY INFORMATION:

Assessor's Parcel Number(s): .55 Acres
277-110-066-2 Marilyn Dr
Approximate Gross Acreage: .55 Acres
Minnesota Rd. El Cerrito Rd. Jolora Ave.
General location (nearby or cross streets): North of Marilyn Dr, South of
Minnesota Rd., East of El Cerrito Rd., West of Jolora Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Convert existing single family residence to Animal Hospital, apply conditional use permit

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1514	12'	1	Single Family Residence	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	1,454	14'-2"	1	Animal Hospital
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) [Signature] Date _____

Owner/Authorized Agent (2) Jacqueline A. Flores Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 03787 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – EL Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A) – **REQUEST:** A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 29, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 09, 2019,

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

APN (s) or case numbers CUP03787 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

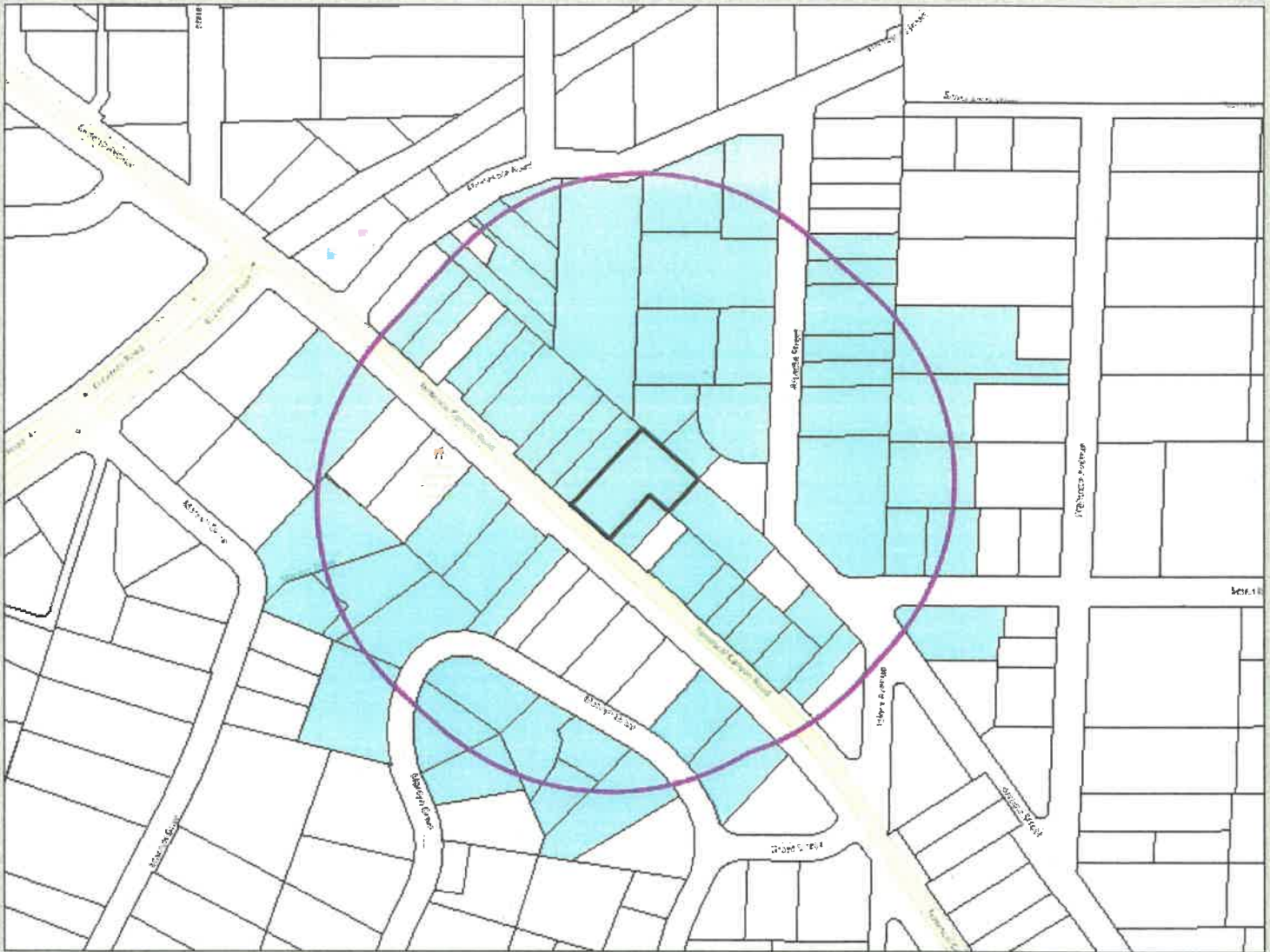
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP03787 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 8/9/2019 3:33:55 PM

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ROBERT L FREEMAN
108 MORNING SIDE DR
MANHATTAN BEACH CA 90226

277151005
JAMES MARTINEZ
1080 1ST ST
NORCO CA 92860

277151010
JOSEPH H HERNANDEZ
16143 GREENS CT
CHINO HILLS CA 90255

277141003
RICHARD FLYNN
BETTY FLYNN
19540 CARMELITA AVE
CORONA CA 92881

277110053
CHRISTOPHER MICHAEL FOBAR
KARI ANN FOBAR
19576 ARCADIA ST
CORONA CA. 92881

277110005
ANGEL SALGADO
GUADALUPE SALGADO
19587 ARCADIA ST
CORONA CA. 92881

277110065
ESTRELLA VARELA
DANIEL LUPERCIO
19596 ARCADIA ST
CORONA CA. 92881

277110064
DANIEL SALAZAR
19600 ARCADIA ST
CORONA CA. 92881

279031006
EULALIA VALENZUELA
19601 FRANCISCA AVE
CORONA CA. 92881

277122010
TEMECANYON INV
19612 TEMESCAL CANYON RD
CORONA CA. 92881

277110036
MICHAEL V CRUZ
LEE ANN CRUZ
19660 ARCADIA ST
CORONA CA. 92881

277110012
JOHNNIE HARMISON
JUANITA M ROMERO
19654 TEMESCAL CANYON RD
CORONA CA. 92881

277110034
WARREN T FOWLER
CYNTHIA A FOWLER
19660 ARCADIA ST
CORONA CA. 92881

277110022
MARK F SAUER
19720 TEMESCAL CANYON RD
CORONA CA. 92881

277110020
MARK F SAUER
19720 TEMESCAL CYN
CORONA CA 92881

277110066
GABRIEL FLORES
JACQUELINE H FLORES
19730 KATY WAY
CORONA CA 92881

277110054
MARILYN A MATHENY
19731 JOLORA AVE
CORONA CA 92881

277110025
VALENTIN ZAPATA
GUILLERMINA ZAPATA
19741 ARCADIA ST
CORONA CA. 92881

277110050
DENNIS WOODLAND
VICKY WOODLAND
19760 TEMESCAL CANYON RD
CORONA CA 92881

277110051
DENNIS WOODLAND
VICKY WOODLAND
19760 TEMESCAL CANYON RD
CORONA CA. 92881

277110006
JUAN C PAN
LINDA MICHELLE ROSALES
19837 ARCADIA ST
CORONA CA. 92881

277110044
MARGUERITE R HUME
210 WARMBLOOD WAY
NORCO CA 92860

277151004
GEORGE P RANDALL
MARIA E RANDALL
PHILLIP RANDALL

277110011
DEMIRAL EMMA SOLIMAN
28678 LA AZTECA
LAGUNA NIGUEL CA 92677

2248 BURNING TREE DR
CORONA CA 92882

277110010
DEMIRAL EMMA SOLIMAN
2900 GARRETSON AVE
CORONA CA 92881

277122011
TEM CAN PARTNERS INC
2933 PICASSO DR
BONITA CA 91982

277110015
DEREK FRANK CATALANO
DANA ALLISON CATALANO
4079 SHADY RIDGE CIR
CORONA CA 92881

277110040
DEREK FRANK CATALANO
DANA ALLISON CATALANO
4079 SHADY RIDGE CIR
CORONA CA 92881



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SHAWN E BRAWNER
43189 BUSINESS PARK DR
TEMECULA CA 92590

279041007
CESAR RAMIREZ
4440 OWENS ST NO 103
CORONA CA 92883

277122007
BRENT MAYS
DAVID VELARDE
CADE LEWIS
511 ALEX D OWNES DR
KINGS MOUNTAIN NC 28086

277122008
RIGHT SHOW CORONA
555 W FIFTH ST 48TH FLR
LOS ANGELES CA 90013

277110008
RICHARD TAMPLIN TRUST
RICHARD TAMPLIN
5610 FELSPAR ST
JURUPA VALLEY CA 92509

277151003
EDWARD SHAPIRO
MARY T SHAPIRO
570 CHARRO WAY
NIPOMO CA 93444

277122005
ALLAN M BERLAND
6 WOLFE CANYON RD
KENTFIELD CA 94904

277122013
TAM TRUONG
620 AVENIDA DEL SOL
CORONA CA 92882

277110004
ROGELIO WENCES
6724 MORRILL AVE
WHITTIER CA 90606

277151015
BETSABE VELA GARCIA
7296 MARILYN DR
CORONA CA. 92881

277151016
STEVEN STRUTHERS
7300 MARILYN DR
CORONA CA. 92881

277110007
TRICIA E OSBORNE GUNN
7457 FENNEL RD
RANCHO CUCAMONGA CA 91739

277110021
FORREST LYNN JENSEN
PHYLLIS DARLENE JENSEN
7486 SMERBER RD
CORONA CA 92881

277152002
JEFFREY WAGONER
KRISTINE WAGONER
7801 MARILYN DR
CORONA CA. 92881

277151020
ANDREW W ELLIS
SYNTHIA L ELLIS
7828 MARILYN DR
CORONA CA. 92881

277152003
DEJON L ANDERSON
TANYA N ANDERSON
7831 MARILYN DR
CORONA CA. 92881

277151014
KRISTIAN GARCIA
MARLENE ZUNIGA
7834 MARILYN DR
CORONA CA. 92881

277151013
THOMAS E MOORE
BARBARA A MOORE
7840 MARILYN DR
CORONA CA. 92881

277122003
FABIAN R ROJAS
ANGEL R ROJAS
7847 MINNESOTA RD
CORONA CA. 92881

277122002
RAUL MONTES
SINTHIA YUSSELA MONTES
7855 MINNESOTA RD
CORONA CA. 92881

277152004
JOHN THOMAS MESAROS
MICHELE DAWN MESAROS
7861 MARILYN DR
CORONA CA 92881

277122001
RIGOBERTO AGUILAR
7865 MINNESOTA RD
CORONA CA. 92881

277152005
TIM R WALDREP
DENISE E WALDREP
7873 MARILYN DR
CORONA CA. 92881

277152006
ALEJANDRA OCHOA
FELIPE GARCIA
7885 MARILYN DR
CORONA CA. 92881

277110001
LAWRENCE HAYDEN
7891 MINNESOTA RD
CORONA CA. 92881

277152007
CYNTHIA M RODARTE
JESSICA M NAVA
7901 MARILYN DR
CORONA CA. 92881

277152008
JAMES R HILDEBRAND
TERRI D ROBERTS
MARY HILDEBRAND
7933 MARILYN DR
CORONA CA. 92881

279042002
DAVE RUTKOSKI
8004 SANTA RITA ST
CORONA CA. 92881



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279031009
RUBEN DELATORRE
MARIA DELATORRE
8008 SANTA RITA ST
CORONA CA. 92881

279042003
GARY M WOLFF
8010 SANTA RITA ST
CORONA CA. 92881

279042004
BRENT M CHAPPELLE
DONNA M CHAPPELLE
8030 SANTA RITA ST
CORONA CA. 92881

277110002
CONCHITA R VICKERS
8061 SANTA ANITA ST
CORONA CA 92881

277110059
ROBERT LYLE WHITACRE
CAROLEE A WHITACRE
981 KIRKWOOD LN
LA HABRA CA 90631

277151011
BRIAN K STUART
GINA STUART
P O BOX 2556
CORONA CA 92878



Attn: Planning Department
City of Corona
400 S. Vicentia Ave
Corona, CA 92882

Supachai Kiatkeankul
2342 Calle Bienvenida
Chino Hills, CA 91709

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Gabriel and Jacqueline Flores
19730 Katy Way
Corona, CA 92881

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Animal Hospital / Conditional Use Permit No. 03787

Project Location: APN 277-110-066

Project Description: Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Supachai Kiatwankul

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt:

This proposed project is exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. This exemption applies to retail or office building structures that do not exceed 10,000 square feet and are located in an urbanized area, and zoned for such use. In this case, the proposal includes the conversion of an existing 1,514 square-foot structure, and a 1,454 square foot addition to support an Animal Hospital Facility. Animal Hospitals within the C-1/C-P zoning classification are allowed subject to the approval of a Conditional Use Permit (CUP). Since the project proposes a maximum of 2,968 square feet and located on a site zoned for the use, it would meet the minimum criteria for this exemption.

The exemption also requires that proposed use be restricted from involving the use of significant amounts of hazardous substances and that the site be located outside of any environmentally sensitive areas and have access to all available public services and facilities. The Animal Hospital use does not propose to use any significant amounts of hazardous substances, and during construction would only utilize typical materials such as paint and household cleaners. The site is located on Temescal Canyon Road where all utilities are available to service the proposed use. The site is not located in a mapped environmentally sensitive area and is located outside of the County's Multiple Species Habitat Conservation Plan area. The site is currently developed, and surrounded by development on three sides.

Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Corona's sphere of influence, approximately 1,800 feet to the south and 3,000 feet to the west of the City of Corona's city limits. The population of the City of Corona is 167,836. The project site is located in census tract 419.09 which has a population of approximately 4,990 people, and a density of 1,397 persons per

square mile. The U.S Bureau of Census, Map No. 75340 for Riverside-San Bernardino, CA. which defines this geographical area as an Urbanized Area, staff has determined that this criteria has been met regarding the site located within an urbanized area.

In addition, Section 15300.2 of the CEQA guidelines provides exceptions in the event that the project may have an impact on an environmental resource or critical concern when located in an area that has been designated, precisely mapped, and/or official adopted by federal, state, or local agencies. This exemption would be inapplicable if any of the following exceptions are triggered:

1. **Cumulative Impact.** Given the project's scale and scope, it is not anticipated to create, or contribute to a Cumulative Impact. The project has been evaluated through project design and conditions of approval to ensure that no significant impacts would be created.
2. **Significant Effect.** The proposed Animal Hospital as designed and conditioned will not have a significant effect on the environment.
3. **Scenic Highway.** The subject site is located on a parcel that has been previously developed. The proposed addition to the existing structure in compliance with the square footage, height requirements, and floor area ratio defined by the County's Zoning Ordinance and General Plan. The proposed development is typical of the surrounding area. The nearest State Eligible Scenic Highway is Interstate 15 Freeway, located approximately 1,800 feet west of the subject site. The areas between the subject site and Interstate 15 Freeway is predominately developed with varying topography and vegetation. It is not anticipated that the subject site would be distinguishably visible from this corridor, and therefore would not create an impact.
4. **Hazardous Waste Site.** The subject site is not located on a Hazardous Waste List as defined by Section 65962.5 of the Government Code.
5. **Historic Resources.** The subject site has not been identified as containing any historical resources, and therefore would not create an impact or substantial adverse change in the significance of a historic resource.

Therefore, the project as proposed, complies with CEQA Guidelines specifically qualifying for the Section 15303 exemption.

Travis Engelking County Contact Person (951) 955-1417 Phone Number

Signature Urban Regional Planner II Title _____ Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department 38686 El Cerrito Road
P.O. Box 3044 4080 Lemon Street, 12th Floor Palm Desert, CA 92201
Sacramento, CA 95812-3044 P.O. Box 1409
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Animal Hospital / Conditional Use Permit No. 03787

Project Location: APN 666-190-006 and APN 277-110-066 (See attached map)

Project Description: Conditional Use Permit No. 03787 (CUP03787) proposes to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 square foot one-story addition to an existing 1,514 square foot building on approximately .55 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Supachai Kiatwankul

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301 (b) 3)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized as a residential site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would expand the existing structure with a minor addition to the existing building. Therefore, the project as proposed, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Additionally, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as a 1,454 square foot addition, paint and signage to establish the Animal Hospital Facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

County Contact Person

Phone Number

Signature

Urban Regional Planner II

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY



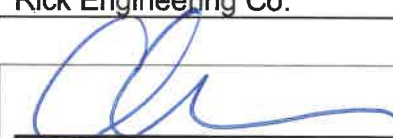
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: January 29, 2020

PROPOSED PROJECT

Case Number(s):	CUP180022	Applicant(s):	Thomas Hunt
CEQA Exempt	15301, 15061(b)3		
Area Plan:	REMAP	Representative(s):	
Zoning Area/District:	Idyllwild District		Rick Engineering Co.
Supervisory District:	Third District		
Project Planner:	Brett Dawson		
Project APN(s):	563-183-012, 563-193-001 thru 004 564-120-002 & 564-133-007		 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONIDTIONAL USE PERMIT NO. 180022 is a proposal to re-establish the expired Conditional Use Permit (CUP02702) for Tahquitz Pines Campground & Conference Center on a 21.0-acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building for guest housing, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool.

The above is hereinafter referenced as “the project”.

The project is located northerly of Hillsdale St., southerly of John Muir Rd., easterly of South Circle Dr., and westerly of Seneca Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061.B.3, and 15301 based on the findings and conclusions in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 180022, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities (PF), Very Low Density Residential (VLDR), and Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Medium Density Residential (MDR), Commercial Retail (CR)
Existing Zoning Classification:	Controlled Development (W-2), Village Tourist Residential (R-3A), One-Family Dwellings, Mountain Resort (R-1A-9000)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings, Mountain Resort (R-1A-9000)
East:	One-Family Dwellings, Mountain Resort (R-1A-9000)
South:	One-Family Dwellings, Mountain Resort (R-1A-9000)
West:	Village Tourist Residential (R-3A), One-Family Dwellings, Mountain Resort (R-1A-9000)
Existing Use:	Campground Facility
Surrounding Uses	
North:	Vacant & Scattered Single Family Residential
South:	Vacant & Scattered Single Family Residential
East:	Vacant & Scattered Single Family Residential
West:	Vacant & Scattered Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	21.0 acres	Not less than 20,000 sq. ft.
Existing Building Area (SQFT):	44,860 (combined)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	30 feet	Residential buildings not to exceed 40', all other not to exceed 50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Campground Facility/Parks and Recreational uses	44,860	1/8,000 sq. ft. of active recreational area	38	92
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152, 36
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

- The facility was originally a youth camp with a maximum occupancy of 330 students.
- June 1984 The Tahquitz Pines Campground and Conference Facility was originally approved under Conditional Use Permit No. 2702 (CUP02702). CUP02702 changed the site use to an adult and family retreat, which included building several new cabins and remodeling others.
- 1987 The first revised Conditional Use Permit (CUP02702R1) was approved in 1987 to remove five existing buildings and construct a workshop/storage facility on the site. At the same time, the life of the permit was extended for five additional years to expire on December 1992.
- September 1992 The Conditional Use Permit No. 2702 Revised Permit No. 1 amended No. 2 was first heard by the Planning Commission. The request was to extend the life of the existing permit five more years to September 23, 1997, and to add two dorms with 20 guest rooms and a dining hall. The proposal also included removal of 12 trees from the site. In accordance with Riverside County Ordinance No 559, the applicant applied for a tree removal permit through Plot Plan N. 13349. The case was continued to October 21, 1992 due to concerns for the proposed removal of oak trees, where the CUP was approved.

- May 1997 the Application to extend the life of the CUP was filed.
- September 1997 the Conditional Use Permit expired.
- December 1997 Conditional Use Permit No. 2702 Revised No. 2 went before the Planning Commission to indefinitely extend the life of the Conditional Use Permit No. 2702 Revised No. 1. No new construction was proposed. It was conditioned to expire 15 years after the final approval.
- February 1998 The Conditional Use Permit No. 2702 Revised No. 2 went before the Board of Supervisors for receive and file.
- 2013 The Conditional Use Permit No. 2702R2 expired when the property was in escrow to be purchased by California Baptist University.
- February 2018 PAR180011 was submitted on February 13, 2018 with the intent to determine the feasibility of re-establishing the expired Conditional Use Permit.
- October 15, 2018 California Baptist University submitted a new Land Use Entitlement application (CUP180022) to re-establish the expired Conditional Use Permit. No new development or structures are proposed for this project.

General Plan Policy Overlay

Riverside Extended Mountain Area Plan (REMAP)

Idyllwild/Pine Cove Village Tourist Area

The Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

REMAP 2.1 *Allow such uses as motels, hotels bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:*

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use. Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.*

REMAP 2.2 *Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water services to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.*

The project does not propose any uses that relate to the provisions of the policy area and therefore the provisions do not apply and the project does not conflict with the provisions in this policy area. The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 *Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.*

REMAP 6.2 *Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping.*

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301, and 15061(b)(3) of the State CEQA Guidelines.

Section 15301 exempts uses consisting of the operation, permitting, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposal is to re-establish an expired Conditional Use Permit and does not include any additional development. This would qualify for this exemption, the as it consists of the operation and permitting to reestablish the expired Conditional Use Permit (CUP02702) for Tahquitz Pines Campground & Conference Center on a 21.0-acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines guest housing building, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool.

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15061.b.3 General Rule, as the project is to re-establish an expired Conditional Use Permit, and does not propose any new development or the modification of any existing structures or buildings. With this CUP180022, there will be no expansion of the use beyond what is existing at the time of the Lead Agency's determination. Pursuant to *Section 15061.b.3 - The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.* It can be met with certainty that there is no possibility there will be a significant effect on the environment since the use would continue to operate as it has previously been operated in the past and no new development is proposed that would impact the existing site or that would allow for any expansion of the previously permitted use.

The environmental impacts for the approved existing facility under CUP02702 were addressed under EA36176 and CUP02702R1 and a Negative Declaration was adopted on September 23, 1992

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Public Facilities (CD: PF), Community Development: Medium Density Residential (CD: MDR), and Community Development: Very Low Density Residential (CD: VLDR).

The Public Facilities land use designation provides for the development of various public, quasi-public and private uses with similar characteristics. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use.

The use is a private facility that serves the public and the design criteria complies with the standards of this use. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent with the Public Facility (CD:PF) Land Use designation.

There are six parcels within the facility that differing General Plan Land Use Designations than the surrounding Public Facilities designation of the project. There are two parcels (563-183-012, 564-133-007) that have a designation of (CD:MDR) Medium Density Residential and four parcels on the southern end of the property that have a (CD:VLDR) Very Low Density Residential designation.

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP 6.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping

For the parcels designated Medium Density Residential, the parcel identified as APN: 564-133-007 is not an active use portion of the facility. It is currently vacant and will remain vacant. The other parcel identified as APN: 563-183-012 contains one cabin as part of a larger camp facility covered under the Conditional Use Permit 2702

2. The project site has a Zoning Classification of Controlled Development Areas (W-2) and Village Tourist Residential (R-3A) and One-Family Dwellings, Mountain Resort (R-1A-9000).

The proposed Conditional Use Permit is permitted within the Controlled Development (W-2) zoning classification on five parcels, (563-193-001-4, 564-120-002) with one parcel within the Village Tourist Residential (R-3A)(5630183-012) and One-Family Dwellings, Mountain Resort (R-1A-9000)(564-133-007) zoning classification for one parcel.

The Controlled Development Areas (W-2) zone permits camps with the approval of a Conditional Use Permit. The project includes a campground facility with supporting uses common for a camp facility.

The R-3A zone permits hotels, resort hotels and motels as well as recreational vehicle parks with a Conditional Use Permit. The building that is located on the parcel under the R-3A zone is one cabin as part of the larger campground facility covered under the Conditional Use Permit. Campgrounds and the associated accessory buildings are not specifically listed uses in the R-3A zone. Ordinance No. 348 Article VIII A. R-3A Zone, Section 8.25 Subsection F. defines "Same character and intensity:

"If any use that is not specifically listed in Subsections B., C and D may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it fails."

Given the limited portion of the camp facility that is located on this parcel as one cabin, the one cabin may be considered the same in character and intensity as a hotel, resort hotel, or motel that is permitted with a Conditional Use Permit, since the uses would offer overnight stays and there are no active portions of the larger camp facility that is located on this parcel in this zone.

Mobile home parks are permitted with the approval of a Conditional Use Permit within the R-1A zone. There is one parcel located within the R-1A zone that is not an active use portion of the facility. The lot is currently vacant and will remain vacant.

3. The project site is located within the REMAP, Idyllwild/Pine Cove Tourist Village Policy Area / Overlay.

The Idyllwild/Pine Cove Tourist Village Policy Area / Overlay is surrounded by national forest and wilderness areas and has developed as a mountain resort. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply

a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met.

REMAP 2.1 Allow such uses as motels, hotels bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use.

Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate rear-round off-street parking must be met.

REMAP 2.2 Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water services to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.

The project proposes uses that relate to the provisions of the policy area and therefore the the project does not conflict with the provisions in this policy area. Campgrounds are a listed use in the area plan provided in the REMAP. Page 7 states:

“Idyllwild/Pine Cove - This is the largest of the mountain resort areas within REMAP, including single family homes, retail commercial facilities, bed and breakfast accommodations, motels, campgrounds, cultural/educational uses, and mixed use centers. These communities have a cozy village ambiance that makes them especially desirable resort and residential areas. The community’s proximity to recreational opportunities and natural open space as well as their remoteness from urbanized areas make them an attractive retirement and vacation destination.”

4. The existing use, a campground with a conference facility, is consistent with Ordinance No. 348 (Land Use Zoning Ordinance), and is an allowable use within the Controlled Development (W-2) and Village Tourist Residential (R-3A) zoning classifications with Conditional Use Permit approval as noted above. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Conditional Use Permit

The following findings are required to approve the project, pursuant to the provisions of Ordinance No. 348, Section 18.28:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

The project site has a General Plan Land Use Designation of Community Development: Public Facilities (CD: PF), Community Development: Medium Density Residential (CD: MDR), and Community Development: Very Low Density Residential (CD: VLDR).

The Public Facilities land use designation provides for the development of various public, quasi-public and private uses with similar characteristics. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use.

The use is a private facility that serves the public and the design criteria complies with the standards of this use. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent with the Public Facility (CD:PF) Land Use designation.

There are six parcels within the facility that have differing General Plan Land Use Designations than the surrounding Public Facilities designation of the project. There are two parcels (563-183-012, 564-133-007) that have a designation of (CD:MDR) Medium Density Residential and four parcels on the southern end of the property that have a (CD:VLDR) Very Low Density Residential designation.

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP 6.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping

For the parcels designated Medium Density Residential, the parcel identified as APN: 564-133-007 is not an active use portion of the facility. It is currently vacant and will remain vacant. The other parcel identified as APN: 563-183-012 contains one cabin as part of a larger camp facility covered under the Conditional Use Permit 2702

2. The existing use, a Campground and Conference Facility, is consistent with Ordinance 348 (Land Use) and is allowed within the Controlled Development (W-2) and Village Tourist Residential (R-3A), One Family Dwellings Mountain Resort (R-1A), Zoning Classification with an approved Conditional Use Permit as noted above. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Policies at the General Plan and Area Plan levels implement the vision and goals of Riverside County. The County of Riverside Vision details the physical, environmental, and economic qualities that the County aspires to achieve. Using that Vision as the primary foundation, the General Plan establishes

policies for development and conservation within the entire unincorporated Riverside County territory. The General Plan's policy goals that the project is consistent with are provided below:

Based on the above, the Project specifically addresses these General Plan Policies, and demonstrates consistency with the General Plan. This is simply a sampling of General Plan Policies that the proposed Project is consistent with and not an exhaustive list of all consistent Policies. Therefore, the Project would be consistent with the General Plan.

Riverside County Ordinance No. 348. The project site is located within the Zoning Classifications of Controlled Development Areas (W-2) and Village Tourist Residential (R-3A) and One-Family Dwellings, Mountain Resort (R-1A-9000).

The proposed Conditional Use Permit is permitted within the Controlled Development (W-2) zoning classification on five parcels, (563-193-001-4, 564-120-002) with one parcel within the Village Tourist Residential (R-3A)(5630183-012) and One-Family Dwellings, Mountain Resort (R-1A-9000)(564-133-007) zoning classification for one parcel.

The Controlled Development Areas (W-2) zone permits camps with the approval of a Conditional Use Permit. The project includes a campground facility with supporting uses common for a camp facility.

The R-3A zone permits hotels, resort hotels and motels as well as recreational vehicle parks with a Conditional Use Permit. The building that is located on the parcel under the R-3A zone is one cabin as part of the larger campground facility covered under the Conditional Use Permit. Campgrounds and the associated accessory buildings are not specifically listed uses in the R-3A zone. Ordinance No. 348 Article VIII A. R-3A Zone, Section 8.25 Subsection F. defines "Same character and intensity:

"If any use that is not specifically listed in Subsections B., C and D may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls."

Given the limited portion of the camp facility that is located on this parcel as one cabin, the one cabin may be considered the same in character and intensity as a hotel, resort hotel, or motel that is permitted with a Conditional Use Permit, since the uses would offer overnight stays and there are no active portions of the larger camp facility that is located on this parcel in this zone.

Mobile home parks are permitted with the approval of a Conditional Use Permit within the R-1A zone. There is one parcel located within the R-1A zone that is not an active use portion of the facility. The lot is currently vacant and will remain vacant.

This Conditional Use Permit will not be detrimental to the health, safety and general welfare of the community because the environmental impacts for the approved existing facility under CUP02702 were addressed under EA36176 and CUP02702R1 and a Negative Declaration was adopted on September 23, 1992. The current proposal is to re-establish an expired Conditional Use Permit. The current proposal is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061.B.3, and 15301 based on the findings and conclusions in the staff report provided above. Additionally, conditions of approval have been incorporated for the Conditional Use Permit as are necessary to ensure the protection of the public health, safety and general welfare.

The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the surrounding area is mountainous open space and single-family residences. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent the development of the land, and due to the open recreational use of the property, adds to the natural atmosphere of the surrounding area.

3. That the plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The overall Project and the Conditional Use Permit present a minimal amount of traffic during operation based on the type of project it is. The campers typically arrive to the facility in buses, or arrive individually and stay onsite their entire stay. No additional construction or increase of intensity of the existing use is proposed, whereby no new improvements are required.
4. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. No subdivision of the site is proposed at this time to divide the property to sell individual structures and based on the type of project no subdivision is anticipated.

Development Standards Findings:

Section 15.2 Controlled Development Areas (W-2) Zone, Development Standards:

- a. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred-five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.* The project site is an existing campground and conference hall facility. There are no permanent residences located on site. Furthermore, no structures exceed the fifty (50') foot height maximum.
- b. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified a particular area or use.* The project is to re-establish an expired permit for an existing 21-acre campground and conference facility. The project does not propose any improvements or new structures or buildings or any subdivision that would affect the minimum lot sizes.
- c. *Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.* There are no animals at this facility and they do not propose any animals in the future. Therefore, this does not apply to this project.
- d. *Automobile storage spaces shall be provided as required by section 18.12 of this ordinance.* The existing project provides 92 parking spaces throughout the facility, which meets the required

parking based on Parks and Recreational uses which would require 38 spaces, where 92 have been provided.

Village Tourist Residential (R-3A) Section 8.26 General Residential Development Standards:

- a. *The minimum lot area shall be 9,000 square feet.* The project is to renew an expired permit for an existing 21 acre campground and conference facility. The project does not propose any improvements or new structures or buildings.
- b. *The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for mobile home parks shall be as required by Section 19.91. of this ordinance. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre.* There is no proposed new construction.
- c. *Off-street parking facilities shall be provided as required by Section 18.12. of this ordinance.* The project is an existing camp and conference hall facility providing a total of 92 parking spaces located throughout the facility. The parcel (563-183-012) with the Village Tourist Residential zoning contains one cabin with parking provided throughout the facility. There is no proposed new construction.
- d. *Building height limits, required front, rear and side yard setbacks, permitted lot coverage and distance between main buildings shall be the same as in the R-3 Zone (50 feet).* The existing buildings and structures do not exceed 50 feet in height. There is no proposed new construction.

There is one parcel located within the R-1A Zone that is not an active use portion of this facility.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable

State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This site is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Idyllwild Fire District.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from neighbors who indicated support or opposition to the proposed project.

APPEAL INFORMATION

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

RCO NO. 348, Section 18.26 Permit Applications

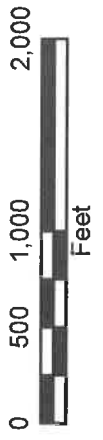
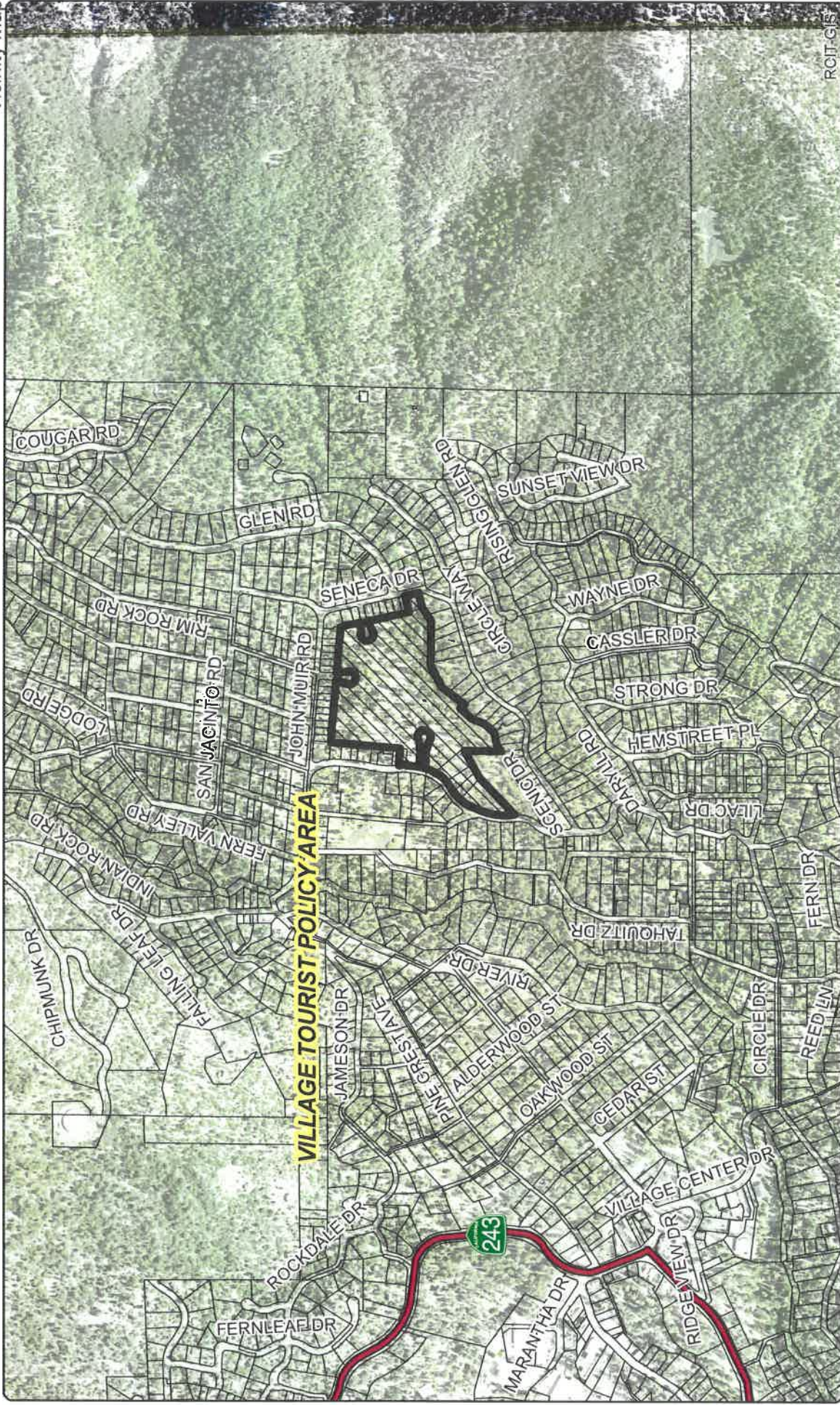
F. PROCEEDING BEFORE THE BOARD OF SUPERVISORS.

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP180022
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 10/25/2019
 Vicinity Map



Zoning Dist: Idyllwild

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for in the previous General Plan. The County of Riverside Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Whitehall.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180022

LAND USE

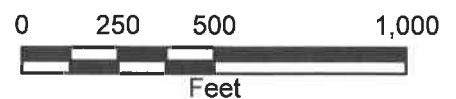
Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Exhibit 1



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

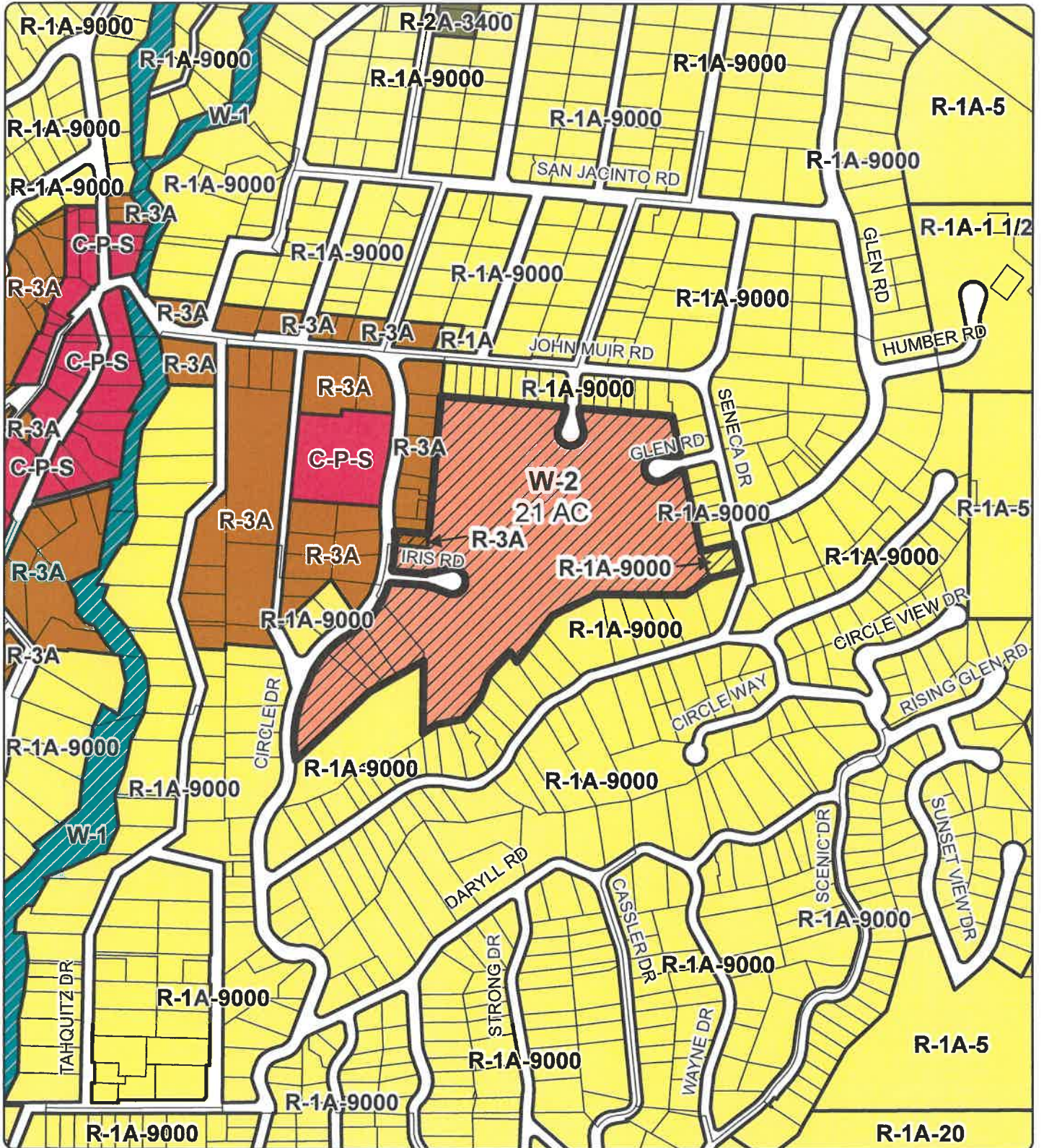
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180022

EXISTING ZONING

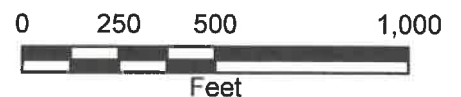
Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Exhibit 2



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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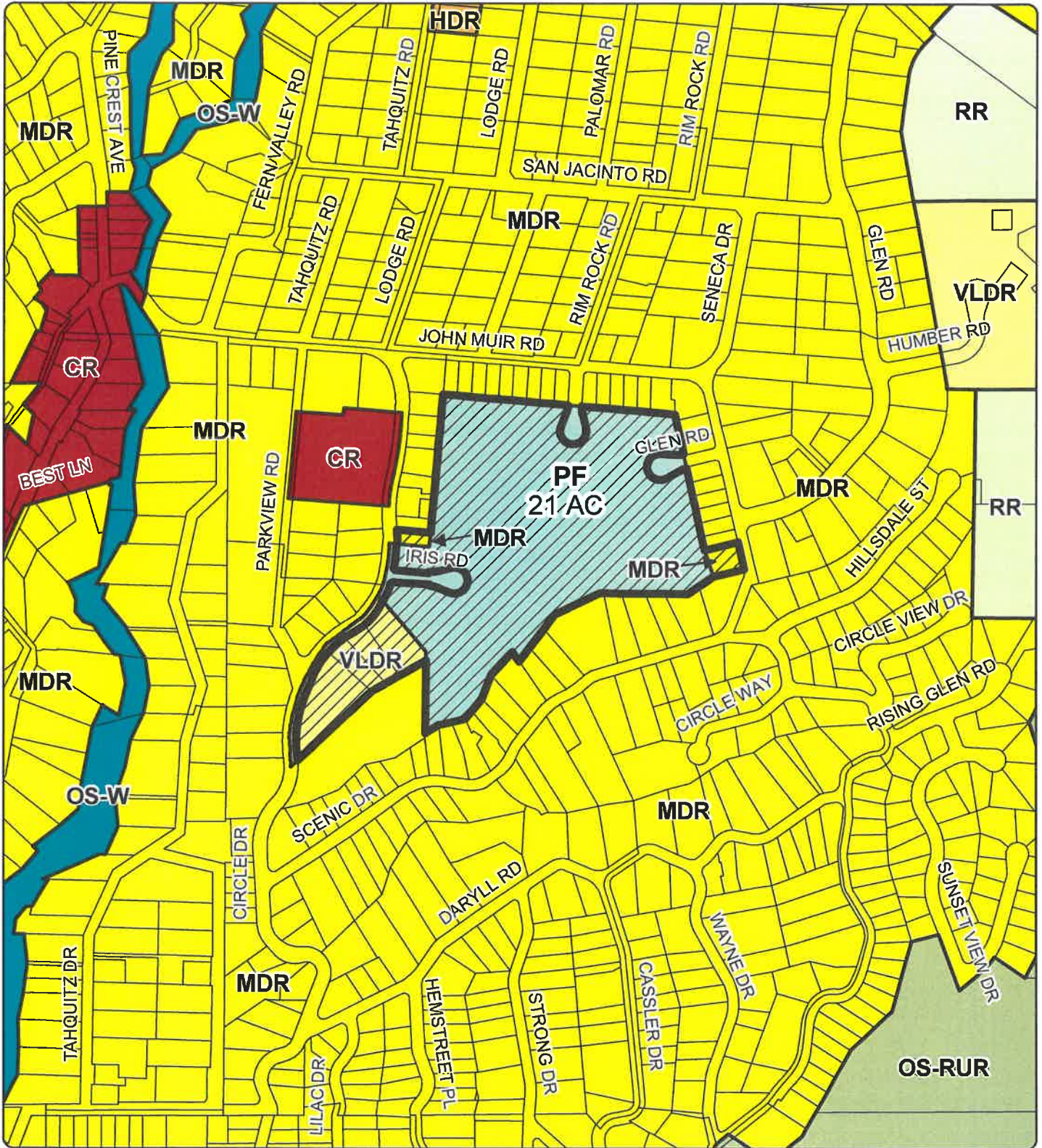
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180022

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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Tahquitz Pines Conference Center (TPCC)

55251 South Circle Drive

Idyllwild, Calif. 92549

Submittal for: Conditional Use Permit: CUP 180022

**Traffic Management Plan for TPCC
(Non-Emergency)**

TPCC's operation of the site for conferences and camps are almost exclusively held over weekend periods (Thursday-Sunday). On infrequent occasions various academic class and retreats or athletics team(s) in training are undertaken by TPCC ownership, California Baptist University (CBU), and may utilize the property on dates when attending conferences are not in use. For these uses transportation for the students and athletes are provided by CBU buses.

TPCC guests arrive on their first day of attendance not prior to 2PM, and most, usually whether in separate vehicles or often in buses, arrive between that period and over the next 90 minutes. Ingress to the TPCC site is directly off South Circle Drive turning right into the "TPCC Main Entrance", refer to the Traffic Management Plan Exhibit attached. The main entrance is clearly visible via large signage and an identifying archway, and kept clear from possible visual obstruction from large trees.

Please note that TPCC is the last and only such facility on South Circle Drive with private residential units directly beyond the TPCC main entrance. TPCC attending groups when traveling in larger "caravans" of cars/buses are requested to notify TPCC registration staff no less than 15 minutes before arrival as to prepare TPCC traffic management staff to ready for attendees arrival and directional assistance.

The entrance to the TPCC grounds are clearly marked with signage including "Slow to 5mph" and directional to "Parking Area". The main entrance is a right-in off South Circle Drive. Attendee vehicles once making the right turn into the premises are directed by TPCC Staff to veer slightly to their right to the guest parking areas (as noted on the Traffic Management Plan Exhibit attached), a short distance from the entrance also aided by directional signage.

TPCC Staff are assigned to assist the arriving vehicles towards the guest parking area and utilize small hand held bright colored flags to augment clear direction to these areas.

TPCC Staff ensure that vehicles and buses are parked facing back towards TPCC main entrance and out to South Circle to enhance eventual dispersal/egress of the attendees and/or for individual exiting which may occur either by early departure including initial conference/camp drop-off situations. Vehicles with HC designation are directed by TPCC staff to the HC designated stalls which are to the further right of the guest parking area and alongside the TPCC registration building.

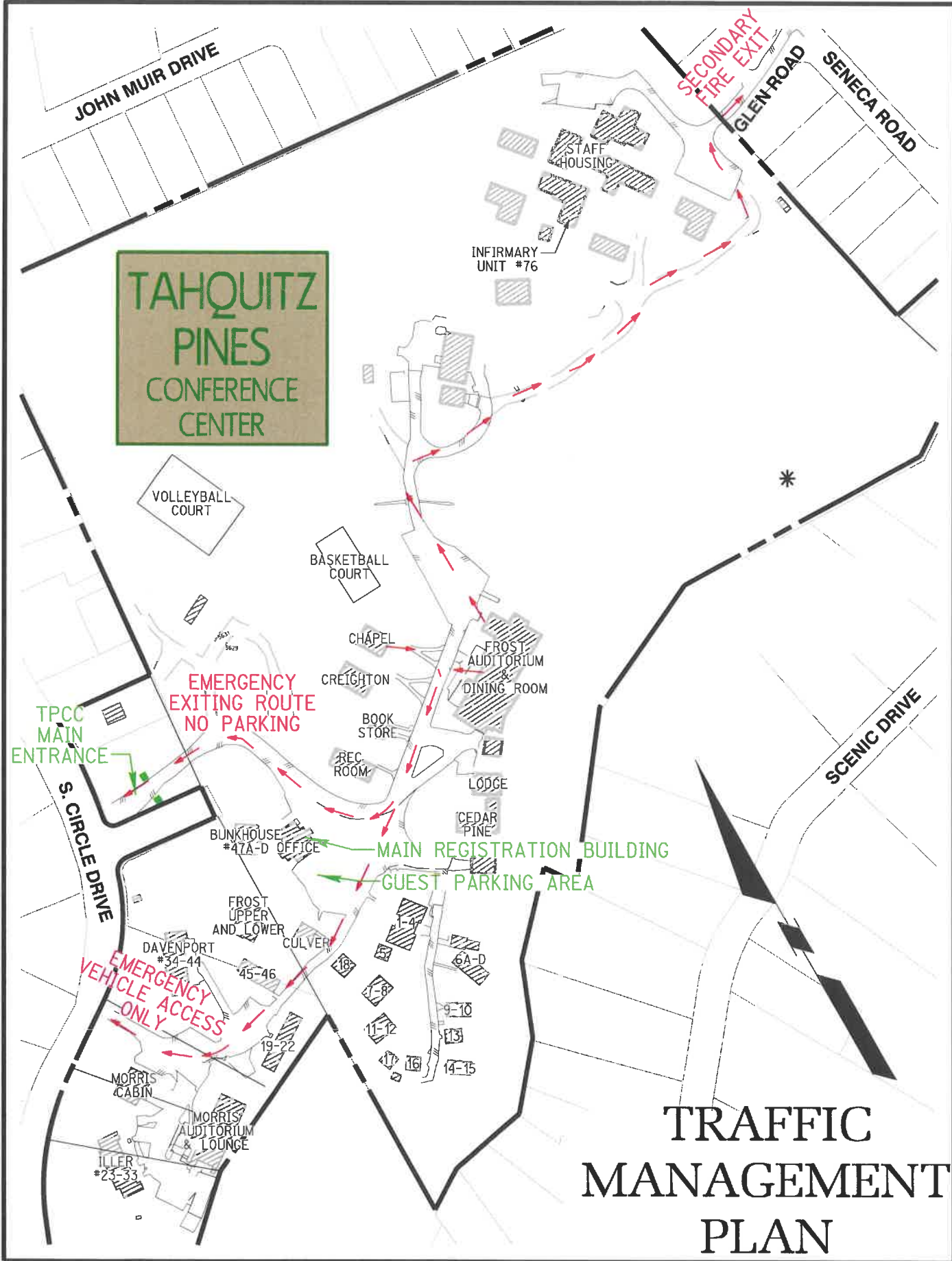
TPCC Staff instruct conference/camp attendee leadership upon arrival as to prohibition of attendee vehicles parking in designated emergency exiting routes, all clearly designated by signage and red curbs, or risk citation/possible removal via a tow service from emergency services. A map of the TPCC property and highlights of these areas is provided to conference attendee leadership upon their arrival and in their registration confirmation packets.

TPCC Staff ensure all access ways are always clear from obstructions and upon their parking will direct attendee leadership to the main registration building adjacent to the guest parking areas where TPCC registration staff coordinates with attendee leadership as to the various organized camp designation materials and a list of “cabin/dorm” assignments for all attendees (note TPCC capacity is 180 attendees per conference/camp), along with distribution to attendee leadership of the following:

- Map of the TPCC area
- Review of Emergency procedures, including Emergency Traffic exiting
- Location of the infirmary

The documents are all covered in separate submittal(s) within this CUP application as requested.

TPCC attending conferences/camps are to be exited from the TPCC grounds no later than noon on check-out date, where again TPCC Staff assist in the orderly and safe discernment of vehicles and buses.



TRAFFIC MANAGEMENT PLAN

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

Juan C. Perez
Agency Director



01/21/20, 10:07 am

CUP180022

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180022. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180022) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp ground & Conference Center on a 21.0 acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building for guest housing, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool. - APN 563-183-012, 564-133-007, 563-193-001, 563-193-002, 563-193-003, 563-193-004, 564-120-002

Advisory Notification. 3 AND - Causes for Revocation

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

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), dated 11-15-2018
Other Exhibit(s)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses at the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Advisory Notification. 7 AND - Lighting Hooded/Directed

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

Advisory Notification. 8 AND - No Off Road Uses Allowed

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.

Advisory Notification. 9 AND - No Onsite Signs

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.

The signs should comply with the applicable Design Guidelines: 3rd District Design Guidelines.

BS-Grade

BS-Grade. 1 Gen - Custom

Conditional Use Permit No. 180022 proposes to renew the expired conditional use permit and does not propose any new development or grading. The Grading Division does not object to this proposal.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

Building and safety review

E Health

E Health. 1 Maximum Occupancy

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans - Traffic Management Plan

Tahquitz Pines Conference Center (TPCC)
55251 South Circle Drive
Idyllwild, Calif. 92549

Submittal for: Conditional Use Permit: CUP 180022

Traffic Management Plan for TPCC (Non-Emergency)

TPCC's operation of the site for conferences and camps are almost exclusively held over weekend periods (Thursday-Sunday). On infrequent occasions various academic class and retreats or athletics team(s) in training are undertaken by TPCC ownership, California Baptist University (CBU), and may utilize the property on dates when attending conferences are not in use. For these uses transportation for the students and athletes are provided by CBU buses.

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TPCC Staff ensure all access ways are always clear from obstructions and upon their parking will direct

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans - Traffic Management Plan (cont.)

attendee leadership to the main registration building adjacent to the guest parking areas where TPCC registration staff coordinates with attendee leadership as to the various organized camp designation materials and a list of "cabin/dorm" assignments for all attendees (note TPCC capacity is 180 attendees per conference/camp), along with distribution to attendee leadership of the following:

- Map of the TPCC area
- Review of Emergency procedures, including Emergency Traffic exiting
- Location of the infirmary

The documents are all covered in separate submittal(s) within this CUP application as requested. TPCC attending conferences/camps are to be exited from the TPCC grounds no later than noon on check-out date, where again TPCC Staff assist in the orderly and safe discernment of vehicles and buses.

Plan: CUP180022

Parcel: 563193001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Fee Balance Not Satisfied

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

060 - Planning. 2 Gen - Preserve existing trees Not Satisfied

All existing trees on the subject property shall be preserved wherever feasible. If there they cannot be preserved, they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning-EPD

060 - Planning-EPD. 1 MSHCP Consistency Prior to Grading - EPD Not Satisfied

Prior to issuance of any grading or building permits a consistency analysis by a biologist with a Memorandum of Understanding (MOU) with Riverside County will be required to ensure that the project is in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) by submitting a Consistency Analysis. The document must be submitted to EPD for review and approval. The project will need to be consistent with Sections 6.1.2, 6.1.3, 6.3.2 (including Mountain Yellow-Legged Frog surveys), and 6.1.4 of the MSHCP.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

Planning

080 - Planning. 1 Gen - Electric Vehicle Not Satisfied

Prior to building permit, the project shall comply with electrical vehicle Ordinance Section 18.12.c or Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Plan: CUP180022

Parcel: 563193001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Gen - Lighting Plans Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 Gen - Parcel Merger Required Not Satisfied

Within 6 months of approval, the applicant shall have a parcel merger approved or recorded.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 Water System Not Satisfied

Since this project is to be served water by a small water system (<200 service connections), a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity (to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 90 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at the owner's expense. Towed vehicles may be reclaimed at or by telephoning "In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Existing Structures Not Satisfied

Plan: CUP180022

Parcel: 563193001

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Existing Structures (cont.) Not Satisfied

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 3 Gen - Irrigation Not Satisfied

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348 and include a rain shut off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

090 - Planning. 4 Gen - Lighting Plan Comply Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 5 Use - Pool Fencing Not Satisfied

The swimming pool shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. The swimming pool shall provide for access by physically-handicapped persons.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 2, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Idyllwild Fire District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
County Service Area No. 36 c/o EDA
Hill Municipal Advisory Council (MAC)

Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Hemet Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 180022 – CEQA Exempt – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD: VLDR), Community Development: Public Facilities (CD:PF) – Location: Northerly of Hillsdale St., southerly of John Muir Rd., easterly of South Circle Dr., and westerly of Seneca Rd. – 21.0 ac – Zoning: Controlled Development (W-2) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp ground & Conference Center. There is no new development proposed for this project. The project site is an existing camp ground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space - APN 563-183-012, 563-183-025, 563-193-001, 563-193-002, 563-193-003, 563-193-004, 564-120-002. **BBID: 429-602-841**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on November 15, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at dbowdan@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: HUNT PUBLIC RELATIONS

Contact Person: TOM HUNT E-Mail: tom@hunt-pr.com

Mailing Address: 3900 MARKET STREET SUITE 270
RIVERSIDE CA 92501
City State ZIP

Daytime Phone No: (951) 680-1955 Fax No: (951) 248-0922

Engineer/Representative Name: RICK ENGINEERING CO.

Contact Person: JOSH BARRETT E-Mail: jbarrett@rickengineering.com

Mailing Address: 1770 IOWA AVENUE SUITE 100
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner Name: CALIFORNIA BAPTIST UNIVERSITY

Contact Person: MARK HOWE E-Mail: mhowe@calbaptist.edu

Mailing Address: 8432 MAGNOLIA AVENUE
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 343-4299 Fax No: (951) 343-4578

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

CALIFORNIA BAPTIST UNIVERSITY
PRINTED NAME OF PROPERTY OWNER(S)

 MARK HOWE
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563-193-001 to 004, 563-133-007, 563-183-012, 564-120-002

Approximate Gross Acreage: 21 ACRES

General location (nearby or cross streets): North of SCENIC DRIVE, South of JOHN MUIR DRIVE, East of S. CIRCLE DRIVE, West of SENECA ROAD.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A new CUP for Tahquitz Pines Camp & Conference Center in Idyllwild: Expired CUP is 2702R2.

We have filed this "as-is" extension.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	5625		1	DINING	<input type="checkbox"/>	
2	768		1	INFIRMARY BLDG	<input type="checkbox"/>	
3	420		1	STORAGE	<input type="checkbox"/>	
4	800		1	CEDAR PINES BLDG	<input type="checkbox"/>	
5	144		1	LAUNDRY	<input type="checkbox"/>	
6	1000		1	BUILDING	<input type="checkbox"/>	
7	768		1	BUILDING	<input type="checkbox"/>	
8	440		1	GIFT SHOP	<input type="checkbox"/>	
9	800		1	RECREATION BLDG	<input type="checkbox"/>	
10	774		1	OFFICE	<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

EXISTING Buildings/Structures:

No.*	Square Feet	Height	Stories	Use/Function	To Be Removed	Bldg. Permit No.
11	945		1	BUILDING	<input type="checkbox"/>	
12	1435		1	CABIN	<input type="checkbox"/>	
13	800		1	CABIN	<input type="checkbox"/>	
14	400		1	CABIN	<input type="checkbox"/>	
15	1136		1	BULDING	<input type="checkbox"/>	
16	625		1	BUILDING	<input type="checkbox"/>	
17	756		1	CABIN	<input type="checkbox"/>	
18	1080		1	CABIN	<input type="checkbox"/>	
19	5511		1	BUILDING	<input type="checkbox"/>	
20	528		1	CABIN	<input type="checkbox"/>	
21	482		1	MAINTENANCE	<input type="checkbox"/>	
22	561		1	STORAGE	<input type="checkbox"/>	
23	1650		1	CABIN	<input type="checkbox"/>	
24	256		1	STORAGE	<input type="checkbox"/>	
25	660		1	CABIN	<input type="checkbox"/>	
26	660		1	CABIN	<input type="checkbox"/>	
27	448		1	CABIN	<input type="checkbox"/>	
28	256		1	STORAGE	<input type="checkbox"/>	
29	448		1	CABIN	<input type="checkbox"/>	
30	256		1	CABIN	<input type="checkbox"/>	
31	256		1	CABIN	<input type="checkbox"/>	
32	400		1	SHED	<input type="checkbox"/>	
33	528		1	SHED	<input type="checkbox"/>	
34	560		1	BUILDING	<input type="checkbox"/>	
35	756		1	SHOWER	<input type="checkbox"/>	
36	192		1	STORAGE	<input type="checkbox"/>	
37	400		1	CABIN	<input type="checkbox"/>	
38	400		1	CABIN	<input type="checkbox"/>	
39	1078		1	CABIN	<input type="checkbox"/>	
40	400		1	CABIN	<input type="checkbox"/>	
41	400		1	CABIN	<input type="checkbox"/>	
42	400		1	CABIN	<input type="checkbox"/>	
43	400		1	CABIN	<input type="checkbox"/>	
44	400		1	CABIN	<input type="checkbox"/>	
45	400		1	CABIN	<input type="checkbox"/>	
46	400		1	CABIN	<input type="checkbox"/>	
47	400		1	CABIN	<input type="checkbox"/>	
48	192		1	PUBLIC RESTROOM	<input type="checkbox"/>	
49	3474		1	CABIN	<input type="checkbox"/>	
50	3474		1	CABIN	<input type="checkbox"/>	

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). 2702R2
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

N/A, NO PROPOSED IMPROVEMENTS

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: N/A, NO PROPOSED IMPROVEMENTS

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) N/A, NO PROPOSED IMPROVEMENTS Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

10/28/2019

Property Owner(s) Signature(s) and Date

MARK HOWE

CALIFORNIA BAPTIST UNIVERSITY

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Public Facilities (CD-PF) – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Hillsdale Street, southerly of John Muir Road, easterly of South Circle Drive, and westerly of Seneca Road – 21.0 Acres – Zoning: Controlled Development (W-2) – One-Family Dwellings – Mountain Resort (R-1A-9000) – Village Tourist Residential (R-3A) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp Ground and Conference Center. There is no new development proposed for this project. The project site is an existing camp ground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 29, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 24, 2019,

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

APN (s) or case numbers CUP180022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

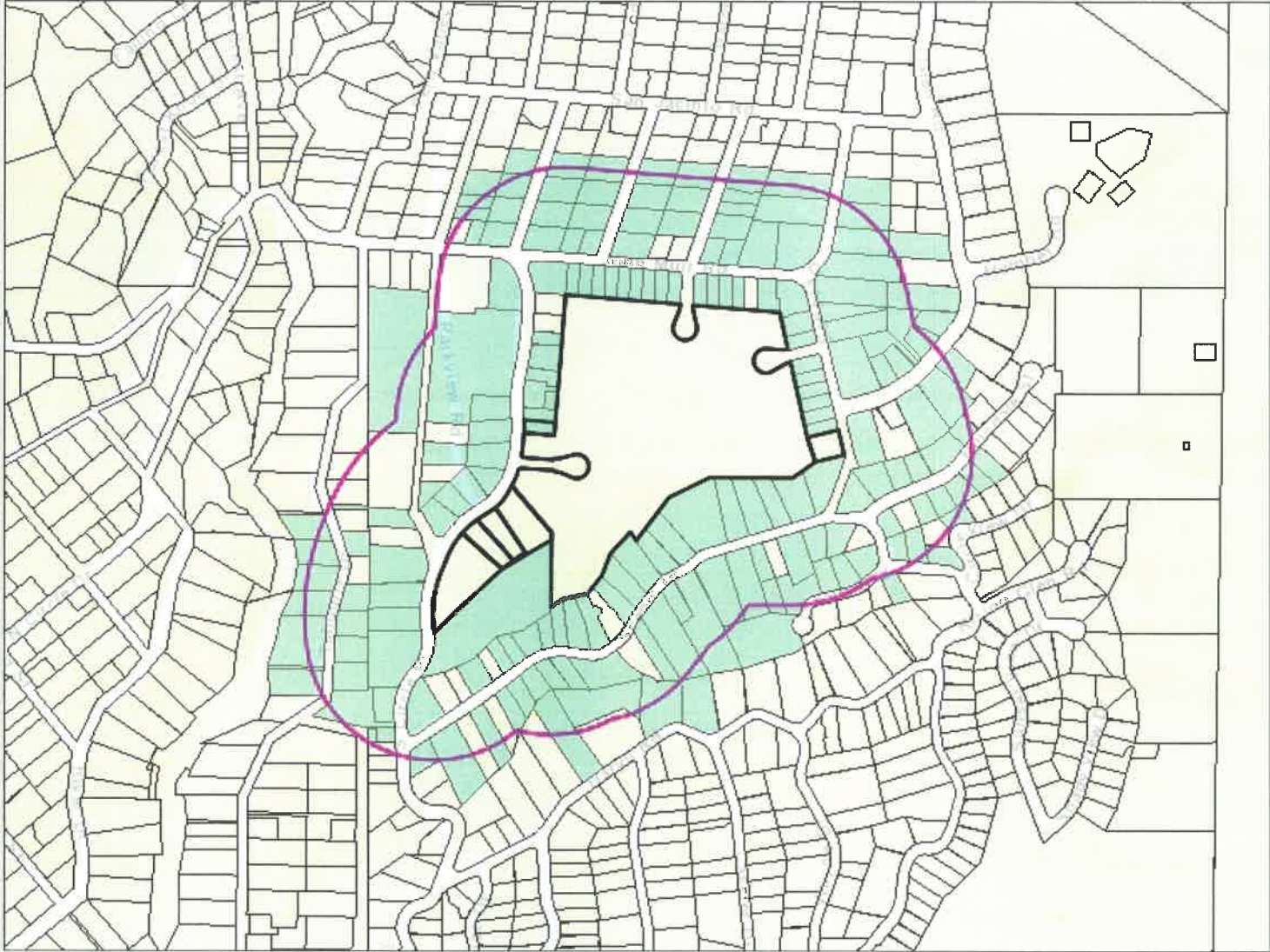
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP180022 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/24/2019 2:30:05 PM

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564154006
NICKLAUS COWAN
1005 S TREMONT ST
OCEANSIDE CA 92054

564102003
DOUGLAS M COFFEY
REBECCA A KOSKINEN
10234 VISTA DE LA CRUZ
LA MESA CA 91941

564163014
DEBORAH E R HANAN
MICHAEL Z HANAN
1031 S RIMPAU BLV
LOS ANGELES CA 90019

564131008
JOHN MCDILL
1091 E SIERRA WAY
PALM SPRINGS CA 92264

564133005
TODD E MILLAM
JOY E MILLAM
11088 BLUE ALLIUM ST
FOUNTAIN VALLEY CA 92807

563193005
JOHN L MONTAGUE
11122 BRUNSWICK WAY
SANTA ANA CA 92705

564111016
THOMAS JOSEPH GAUSEPOHL
PEGGY ANN GAUSEPOHL
1171 VIA ESTRELLADA
FALLBROOK CA 92028

564140024
JOHN SANCHEZ
GEORGIANA SANCHEZ
1196 SPICESTONE DR
HEMET CA 92545

564112012
TIMOTHY M HOY
KAREN A HOY
1219 E BARHAM DR SPC 168
SAN MARCOS CA 92078

563222014
RYAN POSNER
ALEXANDRA POSNER
12412 SYLVAN ST
NORTH HOLLYWOOD CA 91606

564111006
MILDRED K JONES
12848 BARCELONA
YUCAIPA CA 92399

563183023
ELIZA S KONG
1316 S MANHATTAN PL
LOS ANGELES CA 90019

564111008
DAVID C BUCK
MARILYN H BUCK
1335 RAINBOW RIDGE LN
ENCINITAS CA 92024

563191004
LAUREEN GIEDT RODMAKER
TERESA A STEVENS
1413 COLONIAL AVE
ANAHEIM CA 92802

564132004
GEORGE A GOODSON
CAROLYN ELLIS
SCOTT E MCKINNEY

1420 CALLE MARBELLA
OCEANSIDE CA 92056

564133004
CLIFFORD ALAN HELBOCK
JANET EILEEN HELBOCK
14231 AUGUSTA DR
VALLEY CENTER CA 92082

564112023
BENJAMIN KNOELL STAFFORD
SARAH NICOLE ANDERSON
1472 SANTA MARTA CT
SOLANA BEACH CA 92075

564132003
KENNETH WAYNE DEVORE
LINDA JO DEVORE
15943 ALTA VISTA RD NO D
LA MIRADA CA 90638

564111009
CYNTHIA A BROOKS
160 W AVENIDA SAN ANTONIO
SAN CLEMENTE CA 92672

564174009
JERRY W SHARMAN
16035 VALLEY VIEW AVE
SANTA FE SPRINGS CA 90670

563182005
ALAN M HEATON
VERITY J HOSKINS
1677 BURGUNDY RD
ENCINITAS CA 92024

564140021
MICHAEL L SCHNEIR
NANETTE D SCHNEIR
16842 LIVORNO DR
PACIFIC PALISADES CA 90272

563172010
MICHAEL W VANZEE
SHANA D VANZEE
1687 INDICA RD
HEMET CA 92545

563182002
WILLIAM R DAY
1702 SHAW CIR
PLACENTIA CA 92870

563213042
BRUCE ALLEN LEE
17481 VULCAN CT
RIVERSIDE CA 92504

564152013
STEPHEN H HALVORSON
CAROL D HALVORSON
1763 WOODBINE PL
OCEANSIDE CA 92054

564112002
JOSEPH L ZANE
SHIHO JUNE ZANE
17689 SAN VICENTE ST
FOUNTAIN VALLEY CA 92708

564152015
JOHN R SPENCER
CLAUDIA J SPENCER
17959 AVENIDA ALOZDRA
SAN DIEGO CA 92128

564112024
SUSAN WHITMORE MIN
1821 DELOZ AVE
LOS ANGELES CA 90027

563191003
DAL M STONE
18395 STONECREST DR
LAKE ELSINORE CA 92530

564102013
CHARMIAN KINNER
1862 PENNINGTON
TUSTIN CA 92780

563181004
KWIKSET EMPLOYEES TRUST
19701 DA VINCI
LAKE FOREST CA 92610

563205008
ROBERT M NEWCOMBE
DEBORAH A NEWCOMBE
2006 HILLDALE DR
LA CANADA CA 92011

563201006
CHERYL ROBERTSON
JAMES W HODGE
JUDITH L HODGE

21145 VIA PRESIDIO
YORBA LINDA CA 92886

564132013
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FLORA J SUGANO
2121 LARK BAY LN
LAKEWOOD CA 90712

563201007
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LORENE E JOHNSON
2144 FALLEN LEAF LN
FALLBROOK CA 92028

564163006
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217 RENO AVE
RENO NV 89509

563191006
STEVEN NEAL JANZEN
MARGENE MARIE JANZEN
227 ALAMEDA DE LAS PULGAS
REDWOOD CITY CA 94062

563204001
LINDA HALL
EDGAR LEWIS
23164 VISTA RAMONA RD
RAMONA CA 92065

564174008
CHARLES P HRESIL
LOUISA GOLDEN
2317 HICKORY ST
SAN DIEGO CA 92103

564132017
DAVID E MARTIN
233 N FARRELL DR
PALM SPRINGS CA 92262

564140029
SHERRY TITLOW
MONA A CASTRO
2376 N MARVEL AVE
SIMI VALLEY CA 93065

564151001
VICTOR GILLESPIE
JOHN J GILLESPIE
2460 STATE ST
EL CENTRO CA 92243

563192007
JEFFERY BELL
2476 PITCH LN
LAKE HAVASU CITY AZ 86406

564140004
CHARLES HENRY EHRLINGER
ELIZA BURNS EHRLINGER
2490 LOY LN
LOS ANGELES CA 90041

564111017
ROTH BONNIE FLOWERS TRUST
MICHALOPOULOS DEMETRIOS TRUST
25380 SCENIC DR
IDYLLWILD CA. 92549

564163009
KATHLEEN DANA HAINE
2545 BAY VISTA LN
LOS OSOS CA 93402

563172005
DENISE SUZANNE OHRAZDA
25460 TAHQUITZ RD
IDYLLWILD CA. 92549

564151002
STACEY GRANT
25485 SENECA DR
IDYLLWILD CA. 92549

564133006
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KAYLI S BLUNDELL
ANDREA I NEUMARK

2552 LAUGHLIN AVE
LA CRESCENTA CA 91214

564152011
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MARIA T MIZERA
25541 GLEN RD
IDYLLWILD CA. 92549

564133002
JOSEPH K BERNIER
LISA N BERNIER
25575 SENECA DR
IDYLLWILD CA. 92549

564154015
GREGORY B STEWART
PATRICIA A STEWART
25630 GLEN RD
IDYLLWILD CA. 92549

564154013
JILL P MURPHY
BERNARD E HOFFINGER
26 MERILL DR
PALM DESERT CA 92260

564163013
B F B INC
2711 28TH ST
SAN DIEGO CA 92104

564112019
LAWRENCE E KING
RITA K KING
27125 CRYSTAL SPRINGS RD
CANYON COUNTRY CA 91387

564152018
HAROLD SHERWOOD
MARY SHERWOOD
277 BLUE RIDGE LN
SAN JACINTO CA 92583

563213004
ADAM URIAH KEMPLER
JENNIFER KEMPLER
28021 WELLSTON DR
SANTA CLARITA CA 91350

564140027
LAUREEN E LITTLE
2808 BALBOA DR SE
VANCOUVER WA 98683

564164008
GERALD L LIPSCOMB
2955 NIGHT WATCH WAY
ALPINE CA 91901

564140026
ELLIOT B LAWRENCE
KIRSTIN LAWRENCE
3 GUADALMINA DR
DANA POINT CA 92629

564174014
KAREN ANN KAPP
JANE E MEIER
3048 BONITA MESA RD
BONITA CA 91902

563172009
DALE W BECKER
VERA RAMOS
3103 FLINTRIDGE DR
FULLERTON CA 92835

563201002
IONA MARSAA
32012 SAGE RD
HEMET CA 92544

564140007
ROBERT C NOREN
JEANENE Y NOREN
3220 GOLDSMITH
SAN DIEGO CA 92106

564140050
RICHARD MCCOWAN
XIAOLI YU
32206 CAMINO GUARDA
TEMECULA CA 92592

564102011
ROLAND R SPEERS
FLORENCE B SPEERS
338 VIA LIDO SOUD
NEWPORT BEACH CA 92663

564140003
DEAN EDWARD KEEFER
37621 CATHEDRAL CANYON DR
CATHEDRAL CITY CA 92234

564111001
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564131005
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564152012
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LAURA J GURLING
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MILTON FL 32571

564111020
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4305 LOS PADRES DR
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564163020
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43096 WINTERGROVE DR
ASHBURN VA 20147

564102002
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564131007
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563201003
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564140046
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4637 EL CERRITO DR
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564111011
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CHARLOTTE L GARCIA
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ESCONDIDO CA 92025

564174010
CLAUDIA MARY DAVIES
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EL CAJON CA 92020

564140018
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HADERA WOLDEMICHAEL
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564175009
STEPHEN J DELONGE
51 DARTMOUTH DR
RANCHO MIRAGE CA 92270

564174006
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5169 PRINCESS ANNE
LA CANADA CA 91011

564132015
CHELSEA KAY HOPKINS
JAMES CODY HOPKINS
5382 LAVERNE CIR
WESTMINSTER CA 92683

564175010
ROBERT O OLSON
DALE T OLSON
OSBORNE OLSON

5450 SIESTA DR
SAN DIEGO CA 92115

564131009
MILDRED KATHLYN KIMPTON
RAYMOND WILLIAM KIMPTON
5476 WAYMAN ST
RIVERSIDE CA 92504

564131002
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ROBYN R WINKS
55025 JOHN MUIR RD
IDYLLWILD CA. 92549

564112016
MAX F NAVARRO
DAWN NAVARRO
55230 CIRCLE WAY
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563182006
KIRK D STEPHENSON
YVONNE STEPHENSON
55260 S CIRCLE DR
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563183011
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ELENA BONILLA
55275 S CIRCLE DR
IDYLLWILD CA. 92549

563183025
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ELENA BONILLA
55275 S CIRCLE DRIVE
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563183016
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OLGA B GILBERT
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IDYLLWILD CA. 92549

564140025
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6041 SUN KNOLL CIR
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563172012
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564175008
DARREL I METZ
ALICE METZ
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CHINO CA 91710

563204003
CODA FAMILY TRUST W
LEO R CODA
712 N POPLAR PL
ANAHEIM CA 92805

564112020
LINDA MILLER LEADS
722 POMELO DR
VISTA CA 92081

564152006
HOROVITZ INES FAMILY TRUST
INES HOROVITZ
7301 BALBOA BLVD UNIT 10
LAKE BALBOA CA 91406

564112018
WILLIAM G WARING
DOROTHY H WARING
73186 FIDDLENECK LN
PALM DESERT CA 92260

564132014
DONALD H WADE
RITA P WADE
73355 GRAPEVINE ST
PALM DESERT CA 92260

563192006
RONALD VAUGHN STPIERRE
MELINDA JANE STPIERRE
74037 ANGELS CAMP RD
PALM DESERT CA 92260

564131004
DENNIS M WOODARD
JANE ELLEN M WOODARD
7404 RONDEL CT
SAN DIEGO CA 92119

563222012
RICHARD L SPICER
PATRICIA H SPICER
75855 ALTAMIRA DR
INDIAN WELLS CA 92210

563172004
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SALLY J RIGDON
771 N HEMET ST
HEMET CA 92544

564102014
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KATHRYN L EVINGER
774 N 12TH ST
BANNING CA 92220

564163021
STUART BAILEY
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78528 BOUSAINVILLEA
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564152009
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7887 WHITEGATE AVE
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563183012
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563205002
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564111010
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LONG BEACH CA 90815

563191002
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564132001
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564152005
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923 PASEO DOROTEA
PALM SPRINGS CA 92264

564131006
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SHANNON M MCANDREWS
944 JASMINE CT
CARLSBAD CA 92011

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564112022
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564175005
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TERESA H BRUNS
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563192004
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GREGORY R DUNLAP
P O BOX 1212
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564131001
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P O BOX 1347
IDYLLWILD CA 92549

564111025
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LORI ANNE MONTGOMERY
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AVALON CA 90704

563201004
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IDYLLWILD CA 92549

563213003
IDYLLWILD ALL YEAR RESORT INC
P O BOX 147
IDYLLWILD CA 92549

564154008
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P O BOX 1553
IDYLLWILD CA 92549

563222013
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P O BOX 1618
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563205003
JANET M WOODS
P O BOX 1640
IDYLLWILD CA 92549

563182007
SUSAN GRANT
P O BOX 1691
IDYLLWILD CA 92549

563211001
TERRY GRINER
NAOMA GRINER
P O BOX 1692
IDYLLWILD CA 92549

564111007
DENNIS STANLEY FOGLE
BETH CAROL FOGLE
P O BOX 185
IDYLLWILD CA 92549

564102008
STEWART MCCLURE
VALERIE MCCLURE
P O BOX 2078
VISTA CA 92085

563172008
FRANZ DORNINGER BIELECKI
P O BOX 2081
IDYLLWILD CA 92549

564164005
WILLIAM B BARNETT
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P O BOX 2099
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564140019
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564152002
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564112015
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564102005
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SALLY PRIESING
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564111024
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564140022
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P O BOX 3146
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564152008
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563172006
JUDI G MILIN
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564112014
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P O BOX 3197
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563192005
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563183026
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563182004
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563191005
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564112009
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564112026
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P O BOX 3509
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563211002
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564152014
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564132002
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564112025
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564174011
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JOYGENE LAYTART ALLGEIER
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563205009
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564174012
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564112013
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563172011
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P O BOX 621
IDYLLWILD CA 92549

563192002
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563221004
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564111012
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564152010
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563205005
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563182003
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COLIN M DAY
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563211003
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564175004
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563201001
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SUSAN A LEONG
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564111013
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564175007
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564112003
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564163007
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563221006
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PO BOX 1692
IDYLLWILD CA 92549

564152001
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PO BOX 1816
IDYLLWILD CA 92549

564152007
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563211004
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563183024
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563204004
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564133001
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Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP180022

Project Location: 55251 S Circle Drive, Idyllwild CA

Project Description: A request for a Conditional Use Permit for revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding one existing building and one new structure.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Tom Hunt 3900 Market Street Suite 270, Riverside CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (_____)
- Other:
15061(b)(3)

Reasons why project is exempt: This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301, and 15061(b)(3) of the State CEQA Guidelines. Section 15301 exempts uses consisting of the operation, permitting. The proposal is to re-establish an expired Conditional Use Permit and does not include any additional development. This would qualify for this exemption. There is no new development proposed for this project.

This proposed project is exempt from California Environmental Quality Act (CEQA) Section 15061.b.3 General Rule, as the project does not propose any new development or the modification of any existing structures or buildings. It can be met with certainty that there is no possibility there will be a significant effect on the environment since the use would continue to operate as it has previously been operated in the past and no new development is proposed that would impact the existing site or that would allow for any expansion of the previously permitted use.

County Contact Person *Phone Number*

Signature **Title** **Date**

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. - County Clerk Posting Fee \$50

FOR COUNTY CLERK'S USE ONLY

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