



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

NOVEMBER 5, 2012

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR:

#### 1.1 **NONE**

### 2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 10130, REVISED PERMIT NO. 3** – Intent to consider an Addendum to a previously adopted Mitigated Negative Declaration – Applicant: Idyllwild Arts Foundation – Engineer: Southland Engineering -Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Mountainous Area Plan – Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (2-5 dwelling units per acre) (CD:MDR) – Located northerly of Tollgate Road, and westerly of SH-243 – 206 Gross Acres – Zoning: Controlled Development Areas (W-2), Watercourse, Watershed & Conservations Areas (W-1), and One-Family Dwellings Mountain Resort- 9,000 Square Foot Minimum (R-1A-9000). **REQUEST:** The Plot Plan proposes revisions to the existing master plan for the Idyllwild Arts foundation campus; modifications include the approval of new buildings, additions to existing buildings, relocation of approved buildings, change of use of existing and previously approved buildings, removal of previously approved buildings, removal of previously approved additions, demolition of existing structures, relocation of Temecula Drive, new gravel/dirt roads, new paved roads, 28 additional parking spaces, and 16 additional accessible parking spaces. Total Development will include 125 buildings and 299 parking spaces. NOTE: The Idyllwild Water District's wastewater treatment facility is located within the boundaries of the project site but is not a part of the project. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)

- 2.2 **PLOT PLAN NO. 25181** - CEQA Exempt - Applicant: Daryll Lynnes – Eng/Rep: Mark Botich – First/Fifth Supervisorial District – Gavilan Hills Zoning Area – Elsinore Area Plan – Rural Community: Estate Density Residential (2 Acres Minimum) - Located Northerly of Spencer Butte Drive, southerly of Big Sky Circle – Zoning: Residential Agricultural (R-A-2 1/2) 2 ½ Acres Minimum – **REQUEST:** The Plot Plan is a proposal to construct a detached garage/workshop/gym with a 2,728 square foot 1<sup>st</sup> floor and a 457 square foot mezzanine for storage 2<sup>nd</sup> floor on 2.6 acres, associated with the 3,295 square foot main residence and a detached 800 square foot pool building located at 24195 Spencer Butte Drive in the unincorporated Riverside County near Perris. APN: 390-320-021. Project Planner: Bahelia Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25207** - CEQA Exempt - Applicant: Constance and Richard Newton - Owner: Constance and Richard Newton – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Liberty Avenue, southerly of Temescal Canyon Road, easterly of Grant Street, westerly of Rosita Avenue – Zoning: Residential Agricultural – (R-A-20,000) (20,000 sq. ft. minimum lot size) – **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached garage on .94 acres, associated with the 1,791 square foot main residence with a detached 484 square foot garage located at 19890 Jolora Avenue in the unincorporated Riverside County near Corona. APN: 277-173-002. Project Planner: Bahelia Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25086** - CEQA Exempt - Applicant: TC Morris - Owner: Duane Young – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (2-5 DU/Acres Minimum) (CD:MDR ) and Very Low Density Residential (1 Acre Minimum) (CD:VLDR) – Located Southerly of Blackstone Court, easterly of Yucca Lane, westerly of Brownstone Lane – Zoning: One Family Residential (R-1-12,000) 12,000 square foot minimum lots size and (R-1) 7,200 square foot minimum lot size – **REQUEST:** The Plot Plan is a proposal to construct a 2,160 square foot detached garage on .46 acres, associated with the 1,815 square foot main residence located at 41501 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-045. Project Planner: Bahelia Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25208** - CEQA Exempt - Applicant: Agri-Builders - Owner: George Ziegler – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Development: Very Low Density Residential (1 Acre Minimum) (CD:VLDR) - Located Northerly and westerly of Union Street, easterly of Hannon Road, southerly of Brookside Avenue – Zoning: Residential Agricultural – (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 3,600 square foot detached metal storage building and permit an existing unpermitted 887 square foot detached garage with a 412 square foot patio on 1.52 acres, associated with the 1,853 square foot main residence with attached 775 square foot garage located at 11161 Union Street in the unincorporated Riverside County near Beaumont. APN: 400-241-010. Project Planner: Bahelia Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.6 **PLOT PLAN NO. 24969/VARIANCE NO. 1878** - CEQA Exempt - Applicant: Gayle Brewer – Eng/Rep: Dan Wishard – First/First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential - 1 Acre Minimum (RC:VLDR) - Located Northerly of Kramer Way, southerly of Cajalco Road, easterly of Gavilan Road, westerly of Smith Road – Zoning: Residential Agricultural – (R-A-1) 1 Acre Minimum - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 400 square foot detached garage, 556 square foot detached barn with attached shed row of 300 square feet

and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room and Variance No. 1878 to reduce the required 75 feet front yard setback to 31 feet for the guest quarters with storage and the detached barn setback from 75 feet to 10 feet front yard on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside county near Perris. APN: 285-170-009. Project Planner: Bahelia Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS:

Agenda Item No.: 2011  
Area Plan: Riverside Extended Mountain  
Zoning District: Idyllwild  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Directors Hearing: November 5, 2012  
Continued From: July 16, 2012, August 20,  
2012

PLOT PLAN NO. 10130, REVISED PERMIT NO. 3  
Environmental Assessment No. 42318  
Applicant: Idyllwild Arts Foundation  
Engineer/Representative: Southland  
Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

Plot Plan 10130 has a long history and is a complicated entitlement and a unique use with many special needs. The staff report for this project is structured differently than most in order to try to convey a full history and provide a full picture of the changes that are being requested. Revised Permit Number 3 (R3) is not proposing to stand alone, rather it has assumed that the past portions of the project are fully entitled, and the changes proposed in R3 are all that is analyzed under CEQA in the attached addendum to the Mitigated Negative Declaration, the findings, and the conclusions. The prior mitigation used for CEQA has been brought forward and all applicable past mitigation has been applied to R3. Thus, all mitigation and conditions of approval for R3 will apply to the entire project site. It is important to note that the previous entitlements feature many buildings that have never been constructed. The exhibits show these as 'proposed' because they are not yet built. However, they have been entitled with previous permits (entitlements). For actual changes proposed with this revision, see the "revisions" section below.

The project is located in the community of Idyllwild in the Riverside Extended Mountain Area Plan more specifically it is located northerly of Tollgate Road, and westerly of SH-243.

**Operation-**

Current operation of the campus includes three major uses. First, the Idyllwild Arts Academy (IAA) is a boarding high school for the arts, with a total student body of 295 students. Over 90 percent of those students live in dormitories on campus, and are not allowed cars. A significant percentage of faculty also live on campus, primarily as dorm parents. Areas of study for the school include classical music, jazz, theater, dance, moving pictures, creative writing and visual arts.

IAA is a pedestrian campus, with the great majority of trips on foot, and internal to the campus. A fleet of under 25 vans and cars are maintained to shuttle students to and from airports, music lessons and into the town of Idyllwild. Faculty and staff raise the daytime weekday population to 450. School year events on campus which generate vehicle trips from parents and visitors include Registration (broken up into three days), Graduation, and Parent's Weekend; an additional population of 100 is projected for those events. Almost half of the student body is International, so there are limited parent trips for those students.

The second major use is a Summer Program of long standing on campus for eight weeks duration from mid June through mid-August with a variety of workshops for all ages, family camp, and adult classes. Since this program is in lieu of school year classes, the campus population during this time is about the same, if not slightly increased over the regular daytime population; dorms are used since most classes run for a week.

D.M.

The third major use is an annual event that is now also being included in the entitlement for the first time, although the event has been running for 19 years. The annual event is called Jazz in the Pines, which is a weekend (2-day) event in late August, with some smaller scale activities occurring on Friday and the bulk of the events, and attendance, on Saturdays and Sundays. This even has almost a 20-year history and is tightly organized. According the organizer of the event Fridays usually host smaller events. Saturday's events usually afford crowds of up to 1,500. Sunday's events can range from 2,000 attendees to a maximum of 3,500. The only parking allowed on campus is for disabled persons and volunteers. Attendees are required to park off-site at three adjacent areas; Camp Emerson Boy Scout Camp, the Church of Jesus Christ of the Latter Day Saints, and the Idyllwild Elementary School. All three sites are near Toll Gate Road; shuttle buses bring them to and from the three event venues (all adjacent to each other) on campus. Ingress/Egress Access to the campus during the event is provided via Toll Gate Road. Highway Patrol assists in traffic demands and campus security, in addition to a host of private security. Emergency medical personal are on site as well. Several food vendors attend and temporary restroom facilities are brought to the site as well. All are required to be permitted through the Health Department, and said permits have been obtained in the past. With approval of the revised permit, the Jazz in the Pines event will not require a temporary use permit each year in order to operate.

#### **Revisions-**

R3 proposes:

- 1) To remove nine previously entitled but unbuilt structures from the master plan, including
  - o Structure 101 Housekeeping
  - o Structure 102 Housekeeping
  - o Structure 103 Shop Building
  - o Structure 104 Shop Building
  - o Structure 146 Classroom
  - o Structure 155 Classroom
  - o Structure 197 Soccer Field
  - o Structure 199 Campground
  - o Structure 200 Dance Studio
  
- 2) To re-locate four previously entitled but unbuilt structures on the master plan including
  - o Structure 178 Health Center
  - o Structure 212/229 Idyllwild Performing Arts center (previously one structure #, now phased into two)
  - o Structure 217 Phys. Ed. Center
  - o Structure 191 President's Residence
  
- 3) To introduce nineteen new structures to the master plan, including
  - o Structure 205 Faculty Housing
  - o Structure 208 Faculty Duplex
  - o Structure 209 Science Classroom
  - o Structure 210 Classroom
  - o Structure 211 Classroom
  - o Structure 213 Dean's Residence
  - o Structure 214 Faculty Housing
  - o Structure 215 Dean's residence
  - o Structure 216 Faculty Housing

- Structure 218 Housekeeping
  - Structure 219 Maintenance Facility
  - Structure 223 Housekeeping
  - Structure 224 Maintenance Building
  - Structure 226 Faculty Housing
  - Structure 227 Faculty Housing
  - Structure 228 Faculty Housing
  - Structure 220 Summer Dorm/Cabin 2 (Three existing cabins were proposed to be moved in R2 but are no longer proposed to move in R3; however, 220, 221, and 222 are three new cabins proposed in the same locations as the previous proposed relocation. Thus, these three were approved with R2, but will now be new for a total of three existing cabins [to remain where they are] and three new cabins)
  - Structure 221 Summer Dorm/Cabin 3
  - Structure 222 Summer Dorm/Cabin 4
- 4) To delete *additions* to six existing Structures that were proposed in R2 (and those additions are now being deleted from the master plan) including
- Addition to Structure 177 Elves shelf painting platform
  - Addition to Structure 134 MacNeal Hall
  - Addition to Structure 135 Husch Hall
  - Addition to Structure 182 Sequoia
  - Addition to Structure 115 Zimmerman Lodge
  - Addition to Structure 179 Krone House
- 5) An addition to one structure
- Structure 136 Bowman/ IAF
    - add 1,600 sq ft to the existing 25,600 sq ft Bowman Arts Center/IAF theater/Scene Shop
- 6) To change use of an existing structure
- Structure 171
    - photo studio to faculty housing
- 7) To relocate one existing structures
- Structure 130 Faculty Housing
- 8) Demolish 1 structure, Structure 118 on the master plan map, the El Centro Classroom.
- 9) Relocation of Temecula Drive, new grasscrete access roads, new paved roads, 131 additional parking spaces, and 16 additional accessible parking spaces.
- 10) To incorporate an annual special outdoor event to the entitlement called Jazz in the Pines.

Some proposed aspects of the previous entitlement, but yet to be executed, remain noted on R3 because they have yet to take place, and are thus, still proposed (although previously entitled). These include

- 1) Six proposed structures (not moving)
  - Structure 133 New Dormitory
  - Structure 110 Summer Cabin

- o Structure 160 Meadow 3 Classroom
- o Structure 161 Meadow 10 Classroom
- o Structure 150 Classroom
- o Structure 201 Water Tank

**Table 1** (attached) shows all this information in table form. Table 1 is broken into the following categories:

- Those in **Yellow** are 16 new structures proposed with the R3 permit
- Those in **Green** were approved with the R2 permit but will be relocated on the master plan
- Those in **Blue** are proposed structures that were approved with the R2 permit and propose no changes. They are in the list simply because they are not yet built.
- Those in **Pink** are proposing an addition to an existing structure that was previously permitted.
- Those in **Orange** propose changes of use in an existing structure that was previously permitted.

### **History-**

In order to clarify the history of the project's entitlements, the applicant has put together **Table 2** (attached). The project first sought entitlements in 1987. There were a host of structures, campgrounds, amphitheatres and other similar structures on site prior to 1987. In 1987 Plot Plan 10130 and 9937 proposed a number of additional structures. The first revision to the plot plan came in 1996 and proposed a host of changes including many school facilities. From 1997 to 2001 the County granted 4 substantial conformances (S1 through S4) that permitted relocations of structures, modifications to some, and the addition of new structures to the master plan. In 2003 the School was granted the second revision to the Plot plan which again changed many aspects of the master plan. From 2003 to 2010 four more substantial conformances were granted (S5 through S8) that again relocated some facilities, changed sizes of others and changed uses on one structure (film lot).

### **FURTHER PLANNING CONSIDERATIONS:**

**September 24, 2012**

The Project was continued from the July 16, 2012 hearing in order to allow additional time for the applicant to provide a copy of the Water Supply Study to the County and the Idyllwild Water District (IWD). The project was continued again from the August 20, 2012 hearing to allow time for the Environmental Assessment to be revised to incorporate the study. The revised study is attached and has been provided a full 20 day review for the public pursuant to CEQA requirements. The study concluded that the existing water line is sufficient for current and buildout demand; however a larger line is ultimately needed to address fire suppression needs. Temporarily the onsite pool will provide adequate additional fire suppression water capacity. As a result of the study the previous condition of approval 80.Planning.23, that was added as mitigation, is no longer needed and has been deleted. 80.Planning.23 added a maximum student population as it related to the water demands of the site. A new condition of approval, 10.Planning.41, has been added to maintain the student population limit of 400 but it no longer addresses water demand in any way.

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use:

Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development:

2. Surrounding General Plan Land Use: Estate Density Residential (CD:EDR) (2 Acre Minimum), and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Village Tourist Policy Area  
Open Space: Conservation Habitat (OS:CH) to the north and west  
Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south  
Open Space: Recreation (OS:R), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the east
3. Existing Zoning: Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Areas (W-1)
4. Surrounding Zoning: Natural Assets (N-A) to the north  
One Family Dwellings Mountain Resort (R-1A), One Family Dwellings Mountain Resort - 2½ Acre Minimum (R-1A-2½), and One Family Dwellings Mountain Resort – 9,000 Sq Ft Minimum (R-1A-9,000) to the south, Controlled Development Areas (W-2), Watercourse, Watershed & Conservation Areas (W-1), and One Family Dwellings Mountain Resort – 9,000 Sq Ft Minimum (R-1A-9,000) to the east  
Rural Residential (R-R) to the west
5. Existing Land Use: Private high school
6. Surrounding Land Use: Single family residences to the south and east  
Vacant and scattered single family residences to the west
7. Project Data: Total Acreage: 205.2 Acres
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of an Addendum to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38875**, based on the findings incorporated in the initial study (EA42318) and the conclusion that none of the conditions described in California Code of Regulations, Section 15162 exist; and,

**APPROVAL** of **PLOT PLAN NO. 10130, REVISED PERMIT NO. 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum), and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Areas (W-1) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum), and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) on the Riverside Mountain Extended Area Plan.
2. The area is covered by the Idyllwild/Pine Cove Village Tourist General Plan Policy Area that basically allows for increased density and commercial activity as long as it does not detract from the nature of the area. Additionally it explains that bottled water purveyors would have a significant impact via CEQA. None of these apply to the project, and the project is therefore consistent with the policy.
3. The proposed use, a private high school, is permitted use in the Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio) designation.
4. The project site is surrounded by properties which are designated Open Space: Conservation Habitat (OS:CH) to the north and west, Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the south, and Open Space: Recreation (OS:R), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the east.

5. The zoning for the subject site is Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Areas (W-1).
6. The proposed use, a private school and an annual event related to the academic intent of the school, is a permitted use, subject to approval of a plot plan, in the Controlled Development Areas (W-2).
7. The proposed use, a private school and an annual event related to the academic intent of the school, is consistent with the development standards set forth in the Controlled Development Areas (W-2) zone.
8. The project site is surrounded by properties which are zoned Natural Assets (N-A) to the north, One Family Dwellings Mountain Resort (R-1A), One Family Dwellings Mountain Resort - 2½ Acre Minimum (R-1A-2½), and One Family Dwellings Mountain Resort – 9,000 Sq Ft Minimum (R-1A-9,000) to the south, Controlled Development Areas (W-2), Watercourse, Watershed & Conservation Areas (W-1), and One Family Dwellings Mountain Resort – 9,000 Sq Ft Minimum (R-1A-9,000) to the east, and Rural Residential (R-R) to the west.
9. The project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. Addendum to Environmental Assessment No. 38875 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Hydrology/Water Quality
  - c. Transportation/ Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters and none of the conditions described in California Code of Regulations, Section 15162 exist.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence area;
  - b. A Fault Zone;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. A City Sphere of Influence;
  - e. A Subsidence Area; or
  - f. An area with potential for liquefaction.
3. The project site is located within:
  - a. A High Fire area;
  - b. Areas of Flooding Sensitivity;
  - c. County Service Area No. 36; and
  - d. The Boundaries of the Hemet Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 557-120-001, 557-130-001, 557-140-001, 557-050-001, 557-211-007.

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Y:\Planning Case Files-Riverside office\PP10130R3\DH-PC-BOS Hearings\DH-PC\November 5 2012 DH\11-5-12 Staff  
Report.PP10130R3.docx  
Date Prepared: 09/24/12

Table 1

# of	All Proposed but unbuilt structures on the master plan	2010	MP	Comments
New Bldgs			Map #	
1	Idyllwild Performing Arts Center (IPAC)	212/229	Approved on R2 (was #185)	Became two structures on R3
	Concert Hall	212	Approved on R2	Changed Location on R3
	Theatre	229	Approved on R2	Changed Location on R3
2	Health Center	178	Approved on R2	Changed Location on R3
3	Exercise Facility	217	Approved on R2 (was #195)	Changed Location on R3
4	Maintenance Facility	219		Changed Location on R3
5	Maintenance Support Facility	224		
6	Housekeeping Facility	218		
7	Housekeeping Support Facility	223		
8	President's Residence	191	Approved on R2	
9	Deans Residence along Pierson	213		Changed Location on R3
10	Deans Residence next to Pine	215		
11	Adjunct Housing along Apela	216		
12	Adjunct Housing along Apela	226		
13	Adjunct Housing along Apela	227		
14	Dorm faculty at Small Dorms	205		
15	Dorm Faculty below Manzanita	228		
16	Dorm Faculty along Pierson	214		
17	Duplex across from Film Lot	208		
18	New Dormitory	133	Approved on R2	
19	Summer Dorm/Cabin 1	110	Approved on R2	
20	Summer Dorm/Cabin 2	220	Approved on R2 as relocation of bldg 119	
21	Summer Dorm Cabin 3	221	Approved on R2 as relocation of bldg 124	
22	Summer Dorm/Cabin 4	222	Approved on R2 as relocation of bldg 129	
23	Adjunct Housing along Apela (changed use)	171	Existing Building - but changed use proposed on R3	
24	Science Classroom	209		
25	1 (Meadows 3)	160	Approved on R2	
26	2 (Meadows 10)	161	Approved on R2	
27	3 (Meadows 6)	166	Approved on R2	
28	4 Near Ryan SS	150	Approved on R2	
29	5 Near Eschrich Humanities	210		
30	6 Near Studio D	211		
31	Improvement at IAF theatre (scene shop)	136	Addition to Existing Building	
32	Water Tank	201	Approved on R2	

- Those in Green were approved with the R2 permit but will be relocated on the master plan
- Those in Blue are proposed structures that were approved with the R2 permit and propose no changes. They are in the list simply because they are not yet built.
- Those in Pink are proposing an addition to an existing structure that was previously permitted.
- Those in Orange propose changes of use in an existing structure that was previously permitted.

Existing PRION 1987  
 IAF 1987  
 PP9037/10130  
 Table 2  
 PP10130R1 1996  
 PP10130R2 2003

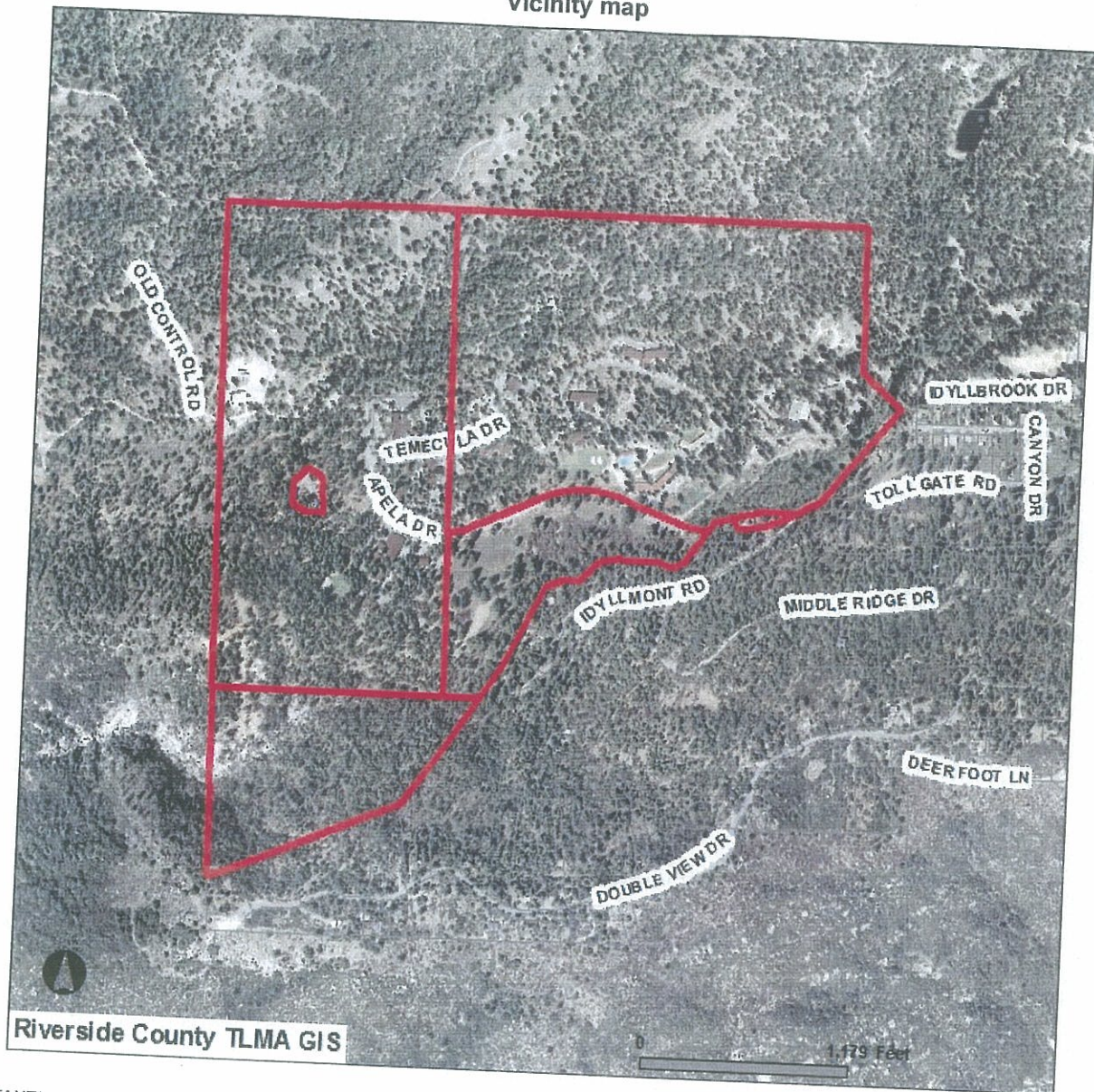
Map #	EXISTING BUILDINGS	Proposed	Status	MP	Proposed Building	Status	MP	Proposed Building	Status	
1	Thursa Fuji	Husch Dorm	Complete	101	Housekeeping Facility	Moved to PP10130R2		101	Housekeeping Facility - Revised Location	Deleted on PP101030R3
2	Sherman Costume	MacNeal Dorm	Complete	102	Housekeeping Facility	Moved to PP10130R2		102	Housekeeping Facility - Revised Location	Deleted on PP101030R3
3	CC Dance	3 Classrooms	Complete (M)	103	Shop Building	Moved to PP10130R2		103	Shop Building	Deleted on PP101030R3
4	CC Office	New Recital Hall	Completed (Barn)	104	Shop Building	Moved to PP10130R2		104	Shop Building	Deleted on PP101030R3
5	CC Art	New Dance Studio	Completed (Lewitzky)	105	Maintenance Building	Moved to PP10130R2		105	Maintenance Building/ FILM LOT	Moved to PP101030R3
6	CC Music			110	Summer Cabins	Moved to PP10130R2		110	Summer Cabins (110,220,221,222)	Moved to PP101030R3
7	Hummingbird Hollow			119	Dorm 3 - RELOCATE	Moved to PP10130R2		115	Log Lodge Addition	Deleted on PP101030R3
8	Elve's Shelf			121	Trailer 2 - RELOCATE	Moved to PP10130R2		116	Nelson Dining Hall	Completed
9	Dorm 6			124	Dorm 4 - RELOCATE	Moved to PP10130R2		117	Elves Shelf Deck	Completed
10	Birchard Music			129	Dorm 1 - RELOCATE	Moved to PP10130R2		119	Dorm 3 - RELOCATE	Deleted on PP101030R3
11	Birchard Dance Platform			135	Bowman Administrative Office	Completed (Parke)		121	Trailer 2 - RELOCATE/Store	Deleted on PP101030R3
12	Levitzky Dance Platform			145	New Painting Studio	Completed (Ryan)		124	Dorm 4 - RELOCATE	Deleted on PP101030R3
13	Studio D			149	New Classroom/Studio	Completed (Millsap)		128	Trailer 3 - RELOCATE/Store	Deleted on PP101030R3
14	Native American Studio			151	Krone Library	Completed		129	Dorm 1 - RELOCATE	Deleted on PP101030R3
15	Steele Hicks			153	Bio Lab	Completed		130	Trailer 1 - RELOCATE	Moved to PP10130R3
16	Mellor Studio			156	Meadows 8 Classroom	Completed		133	Proposed New Dormitory	Moved to PP10130R3
17	Bow Arts Café			157	Meadows 7 Classroom	Completed		134	MacNeal Addition	Moved to PP10130R3
18	Ray Todd Quad/gallery			159	Meadows 4 Classrooms A&B	Completed		135	Husch Addition	Deleted on PP101030R3
19	Bowman Arts Center			171	Photo Lab addition	Completed		142	Steer/Hicks Remodel	Deleted on PP101030R3
20	Painting Studio A			172	New Dormitory	Moved to PP10130R2		143	Old Dining Hall Conversion	Completed
21	Kiln Area			185	New Theatre Complex	Completed (Pierson)		146	New Classroom	Moved to PP10130R3
22	Dining Hall			191	Headmaster Residence	Moved to PP10130R2		147	Native Am Arts Classroom	Completed
23	Zimmerman Lodge			201	New Water Tank	Moved to PP10130R2		150	Proposed New Classroom	Moved to PP10130R3
24	Picnic Area			134	6 New Paved Roads	1 Completed		155	Proposed New Classroom	Moved to PP10130R3
25	Dorms 1-5			135	MacNeal Dorm Addition	Moved to PP10130R2		170	Proposed Water Well	Completed
26	Public Restrooms/Laundry			200	Tennis Courts New	Completed 1		171	Photo Lab Addition	Moved to PP10130R3
27	Rush Memorial Hall			134	Soccer Field New	Moved to PP10130R2		178	Proposed New Health Center	Moved to PP10130R3
28	Photo Studio/Restrooms			135	Basketball Courts New	Moved to PP10130R2		179	Krone House Addition	Deleted on PP101030R3
29	Rush Dance Platform			200	Proposed Dance Studio	Completed (Husch Field)		180	Proposed Music Portable	Completed
30	Manzanita Chalet			155	Proposed Portable Classroom	Moved to PP10130R2		182	Sequoia Addition	Completed
31	Oak Chalet			145	Proposed Portable Classroom	Moved to PP10130R2		185	Proposed Concert Hall	Deleted on PP101030R3
32	Krone House			161	Proposed Portable Classroom	Moved to PP10130R2		191	Headmasters Residence	Moved to PP10130R3
33	Kyra Wayne Residence Hall			Substantial Conformances		Approved		200	Proposed New Dance Studio	Deleted on PP101030R3
34	George Wayne Residence Hall			S1	Relocate Proposed Dance Studio	Approved		204	Proposed Water Well	Completed
35	Observatory			S2	Addition to Existing Dance Studio	8/20/1997		55	Relocated Proposed Tennis Courts ...	Approved
36	Sequoia Chalet			S3	Reduce Krone Library to 9700 SF to move bldg	8/24/1998		56	small dorms to be shoppbuildings...	Withdrawn
37	Pine Chalet			S4	Increase Exhibition Center	5/18/2000		57	Increase Exercise Facility	11/8/2007
38	Maintenance Building				Increase Painting Studio	1/18/2001		58	Add free standing shade structure to CC dance floor	3/27/2008
39	Troy A-Frames & Bath House (12)				New Building #77			Substantial Conformance		
40	Eagles Nest Studio							Substantial Conformance		
41	Rehearsal Platforms							Relocated Proposed Tennis Courts ...		
No #	Holmes Amphitheatre							small dorms to be shoppbuildings...		
No #	Swimming Pool							Increase Exercise Facility		
No #	Jr Players Theatre							Increase Motion Pix Studio to 3863 SF		
No #	Campground (43 sites)							Add free standing shade structure to CC dance floor		
								Changed Use - Maint Bldg to Film Lot		

Table 2 (cont.)  
PP20150R3  
2010  
Proposed

# of New Blids	MP Map #	MP Map #	Building Description	Status	Map #	Building Description	Status	Map #	Building Description	Status
1	212/229	212	Concert Hall	D	147	Native Arts Studio	E	193	Water Supply Well	E
2	229	229	Theatre	D	148	Ryan Sound Stage	E	194	Faculty Housing	E
3	178	178	Health Center	D	149	Milzap Studio	E	195	Exercise Facility	E
4	217	217	Exercise Facility	D	150	Classroom	E	196	Hiking Restrooms	PR
5	219	219	Maintenance Facility	D	151	Krone Library	P	197	Soccer Field	E
6	224	224	Maintenance Support Facility	P	152	Chemistry Lab	E	198	Tennis Courts	D
7	218	218	Housekeeping Facility	E	153	Thursa Fugl Dance Studio	E	199	Camppground	E
8	223	223	Housekeeping Support Facility	E	154	Shoustra Science Lab	E	200	Dance Studio	D
9	191	191	President's Residence	E	155	Physics/Math Lab	E	201	Water Tank	D
10	213	213	Deans Residence along Pierson	P	156	Classroom	D	202	Water Tanks	P
11	215	215	Deans Residence next to PINE	E	157	Meadow 8 Classroom	E	203	Holmes Amp/Kent Bowl	E
12	216	216	Adjunct Housing along Apela	E	158	Meadow 7 Classroom	E	204	Water Supply Well	E
13	226	226	Adjunct Housing along Apela	E	159	Meadow 9 Classroom	E	205	Faculty Housing	E
14	227	227	Adjunct Housing along Apela	E	160	Meadow 4 Classroom	E	206	Exercise Building	P
15	205	205	Dorm facility at Small Dorms	E	161	Meadow 3 Classroom	P	207	Richard Wilson	E
16	223	223	Dorm Facility below Manzanita	E/PAD	162	Meadow 10 Classroom	E	208	Faculty Duplex	E
17	214	214	Dorm Facility along Pierson	E	163	Studio D	E	209	Science Classroom	P
18	208	208	Duplex across from Film Lot	E/PAD	164	Stephens Recital Hall	E	210	Classroom	P
19	133	133	New Dormitory	E	165	Birchard Writing	E	211	Classroom	P
20	110	110	Summer Dorm/Cabin 1	E	166	Carolyn Lowman ESL	E	212	IPAC Concert Hall	P
21	220	220	Summer Dorm/Cabin 2	E	167	Meadow 6 Classroom	P	213	Deans Residence	P
22	221	221	Summer Dorm/Cabin 3	E	168	Meadow 5 Classroom	E	214	Faculty Housing	P
23	222	222	Summer Dorm/Cabin 4	E	169	Meadow 1 Classroom	E	215	Deans Residence	P
24	171	171	Adjunct Housing along Apela (changed use)	E	170	JPT	E	216	Faculty Housing	P
25	209	209	Science Classroom	E	171	Water Well Supply	E	217	Phys. Ed. Center	P
26	160	160	1 (Meadows 3)	E	172	Faculty Housing	ECU	218	Housekeeping	PR
27	161	161	2 (Meadows 10)	E	173	Pierson Hall	E	219	Maintenance Building	P
28	150	150	3 (Meadows 6)	E	174	Oak Chalet	E	220	Summer Cabin/Dorm	P
29	210	210	4 Near Ryan SS	E	175	Pool House/Restrooms	E	221	Summer Cabin/Dorm	P
30	211	211	5 Near Eschrich Humanities	E/PR	176	Pool Supply Water Tank	E	222	Summer Cabin/Dorm	P
31	136	136	Improvement at IAF theatre (scene shop)	E	177	Swimming Pool	E	223	Housekeeping	P
				E	178	George Wayne Hall	E	224	Maintenance Building	P
				P	179	Health Center	PR	225	Maintenance Shop	P
				E/PAD	180	Krone House	E/PAD	226	Faculty Housing	E
				E/PAD	181	Pondrosa Offices	E	227	Faculty Housing	P
				E/PA	182	Wayne Practice Rooms	E	228	Faculty Housing	P
				E	183	Sequoia	E/PAD	229	IPAC Theatre	P
				E	184	Pine Chalet	E			
				E	185	Marshall Hawkins Jazz	E			
				E	186	Theatre Center	PR			
				E	187	Troy Music Rooms (12)	E			
				E	188	Troy Restrooms	E			
				E	189	South Classroom	E			
				E	190	North Classroom	E			
				E	191	Eagles Nest	E			
				E	192	President's Residence	PR			
				D	193	Nursery Shed	E/R			

P= Proposed  
D= Deleted from Prior  
PR= Proposed/Relocated  
E/D = Existing Demolish  
E/R = Existing Relocated  
E/PR= Existing Proposed Relocation  
E/PA = Existing Proposed Addition  
E/PAD = Existing Proposed Addition Deleted  
E/ECU = Existing Changed Use  
E= Existing (no change)

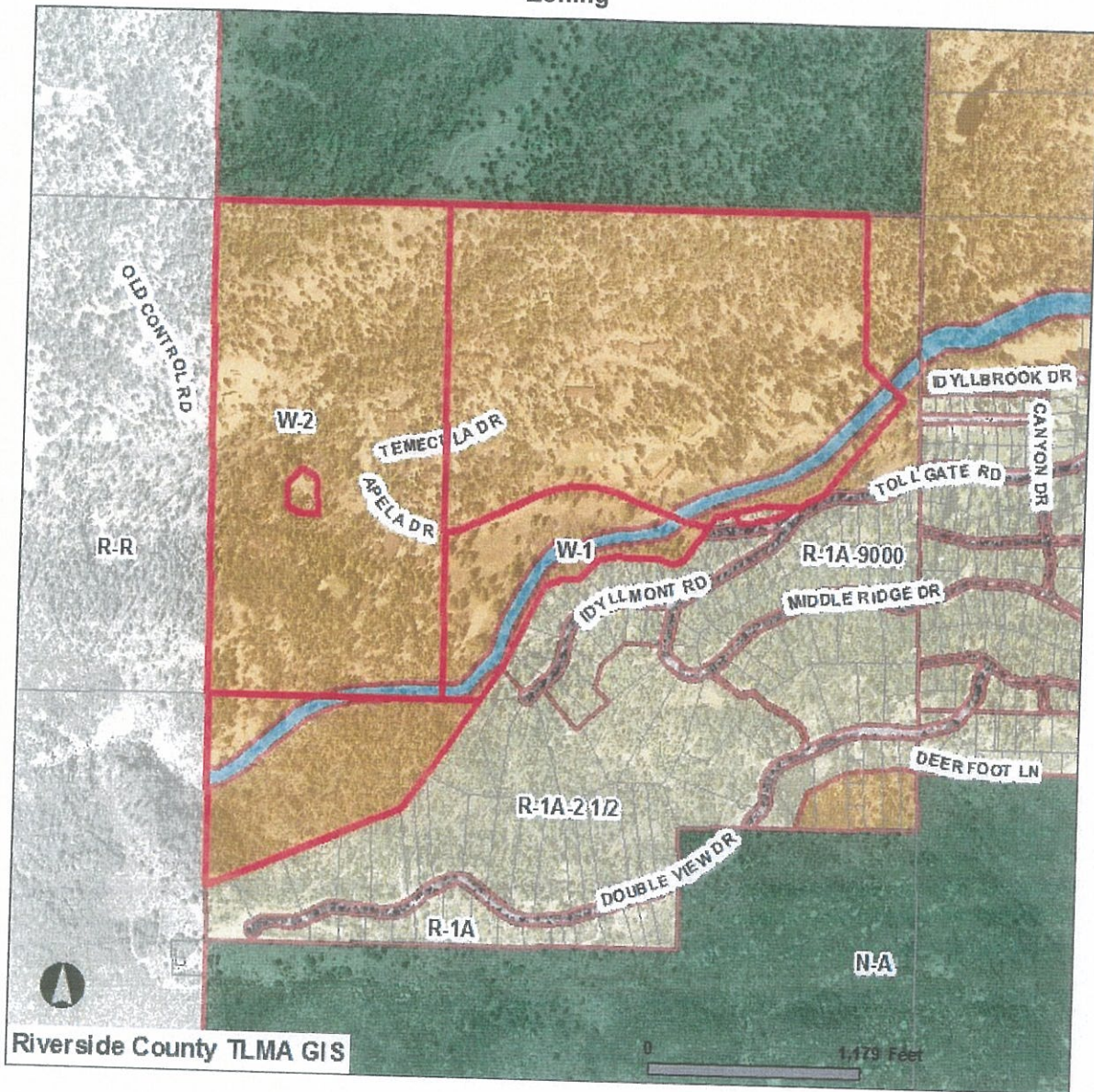
Vicinity map



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

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Version 120405

Zoning



**\*IMPORTANT\***

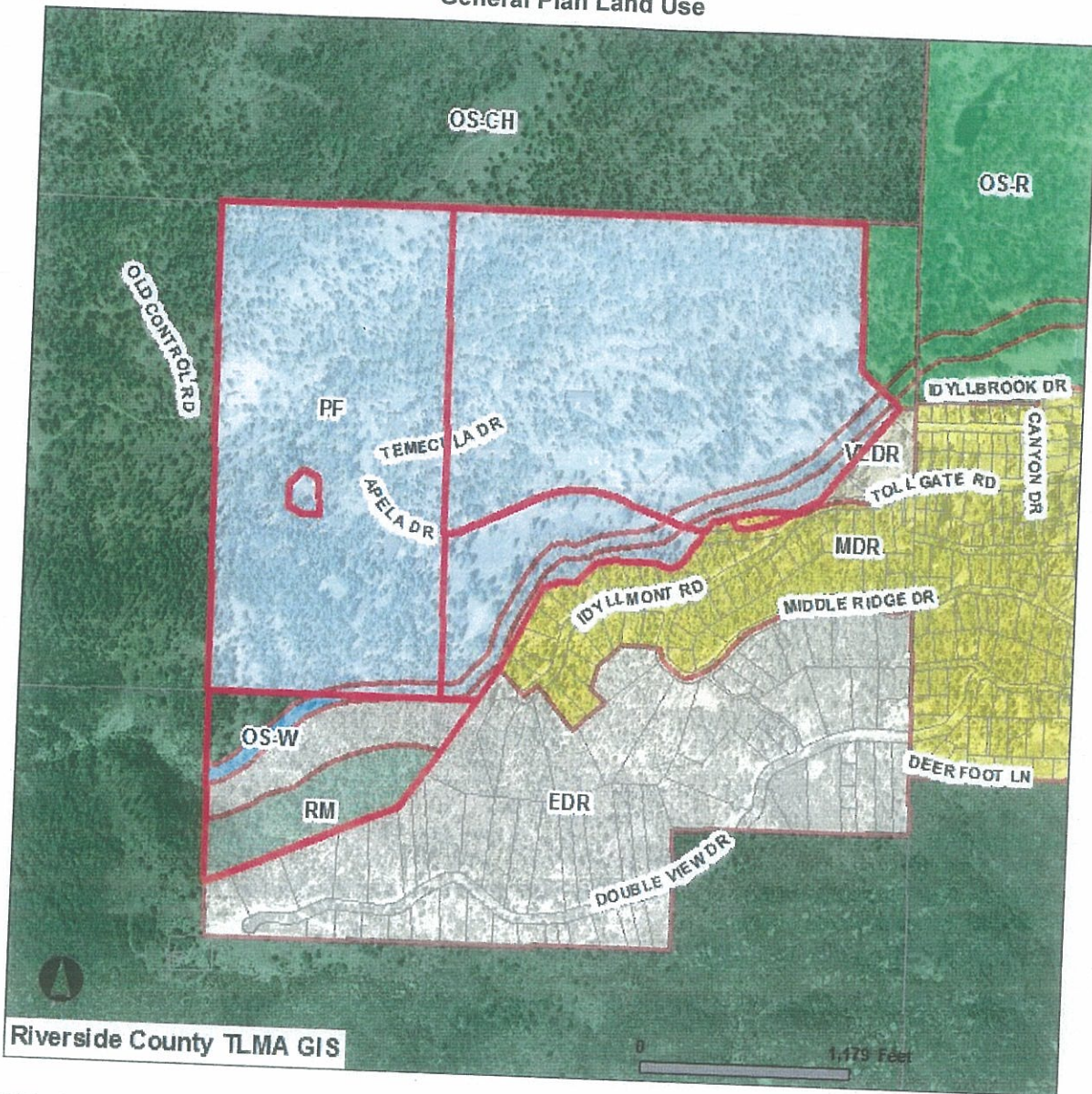
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### General Plan Land Use

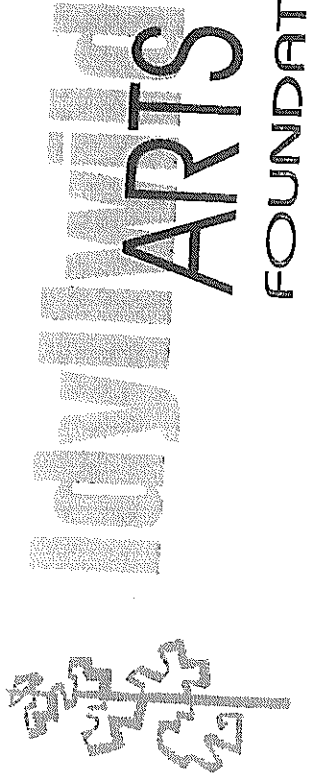


Riverside County TLMA GIS

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Version 120405



52500 TEMECULA DRIVE

IDYLLWILD, CA 92549

MASTER PLAN  
PP10130-R-3

MP-1 - MP-8

PP10130-R-3

EXHIBIT

A



MP-2 2010

**REVISED MASTER PLAN**  
5000 TERKONA DRIVE  
**PERMIT**

**ARTS FOUNDATION**

**10130**

**MP-2 2010**

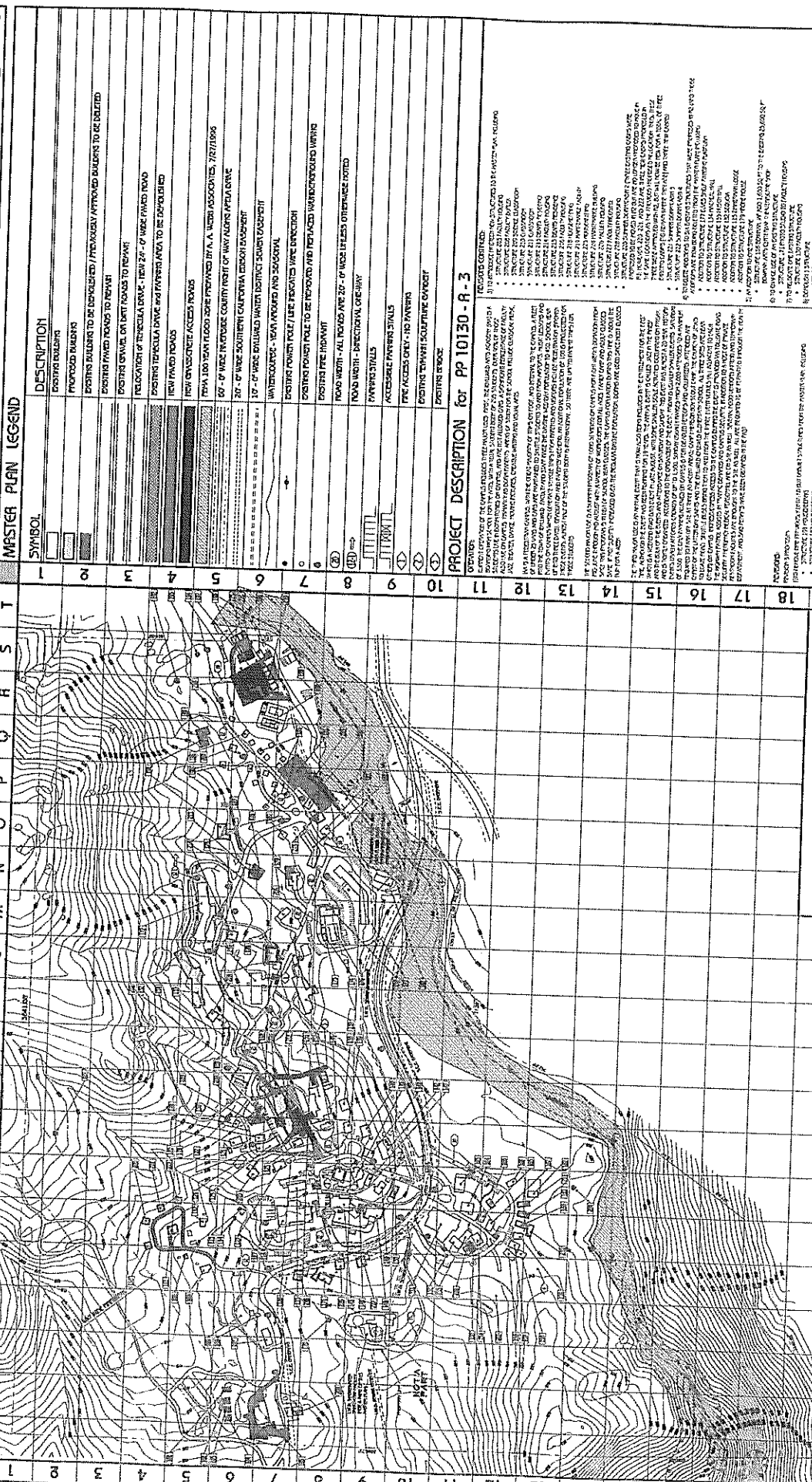
NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED	REVISION	STATUS	PLAN	SCALE	SHEET NO.	TOTAL SHEETS
1	REVISION	10/15/2010	...	...	...	...	...	...	...	...	...

**MASTER PLAN BUILDING and FEATURE SCHEDULE NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**EXISTING and PROPOSED PARKING**

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED	REVISION	STATUS	PLAN	SCALE	SHEET NO.	TOTAL SHEETS
1	REVISION	10/15/2010	...	...	...	...	...	...	...	...	...



SYMBOL		DESCRIPTION
1	[Symbol]	EXISTING ROADWAY
2	[Symbol]	PROPOSED ROADWAY
3	[Symbol]	EXISTING BUILDING TO BE DEMOLISHED / PROPOSED APPROVED BUILDINGS TO BE DELIMITED
4	[Symbol]	EXISTING PAVED ROADWAY TO REMAIN
5	[Symbol]	EXISTING DRIVEWAY OR DRIVE TO REMAIN
6	[Symbol]	RELOCATION OF TERCELA DRIVE - 100' WIDE PAVED ROAD
7	[Symbol]	EXISTING TERCELA DRIVE AND IMPROVED DRIVE TO BE DEMOLISHED
8	[Symbol]	NEW PAVED ROADWAY
9	[Symbol]	NEW DRIVEWAY ACCESS ROADS
10	[Symbol]	TRAIL 100' WIDE ROAD TO BE REMOVED WITH A. WERN ASSOCIATES, 1/27/1995
11	[Symbol]	50' - 10' WIDE IN-ROADS COUNTY RIGHT OF WAY ADJACENT DRIVE
12	[Symbol]	30' - 10' WIDE SOUTHERN CALIFORNIA RAILROAD EASEMENT
13	[Symbol]	UNIMPROVED - YEAR ROAD AND DRIVEWAY
14	[Symbol]	EXISTING POWER POLE / LINE PROPOSED WITH DIRECTION
15	[Symbol]	EXISTING FIRE HYDRANT
16	[Symbol]	ROAD WIDTH - ALL ROADS ARE 20' - 30' WIDE UNLESS OTHERWISE NOTED
17	[Symbol]	ROAD WIDTH - DIRECTIONAL DRIVEWAY
18	[Symbol]	PAVING STIPPLES
19	[Symbol]	ACCESSIBLE PARKING STIPPLES
20	[Symbol]	PRE ACCESS ONLY - NO PARKING
21	[Symbol]	EXISTING TRAFFIC SIGNALING CONTROL
22	[Symbol]	EXISTING SIGNAL

**PROJECT DESCRIPTION for PP 10130 - R - 3**  
 THE PROJECT DESCRIBES THE REVISIONS TO THE MASTER PLAN FOR THE ARTS FOUNDATION. THE PROJECT IS SITUATED ON THE EAST SIDE OF TERCELA DRIVE, BETWEEN 10TH AND 11TH AVENUES. THE PROJECT AREA IS APPROXIMATELY 1.5 ACRES. THE PROJECT WILL INCLUDE THE REVISIONS TO THE MASTER PLAN, THE RELOCATION OF TERCELA DRIVE, AND THE CONSTRUCTION OF NEW ROADS AND DRIVEWAYS. THE PROJECT WILL ALSO INCLUDE THE REVISIONS TO THE TRAFFIC SIGNALING CONTROL AND THE EXISTING SIGNAL. THE PROJECT WILL BE CONSTRUCTED IN PHASES. THE FIRST PHASE WILL INCLUDE THE REVISIONS TO THE MASTER PLAN, THE RELOCATION OF TERCELA DRIVE, AND THE CONSTRUCTION OF NEW ROADS AND DRIVEWAYS. THE SECOND PHASE WILL INCLUDE THE REVISIONS TO THE TRAFFIC SIGNALING CONTROL AND THE EXISTING SIGNAL. THE PROJECT WILL BE COMPLETED BY 2010.

**MP-4** 2010 **RRR** ENGINEER ARCHITECT  
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 (303) 733-1111

**ARTS FOUNDATION**  
 5500 TARELLA DRIVE, DENVER, CO 80247

**REVISED MASTER PLAN**  
 DRAWN BY: DSAP

**REVISED FOR PERMIT** P.P. 101301

**MP-4** 2010



FINISH EXTERIOR GRADE and FINISH FLOOR ELEVATIONS							
BUILDING	EXT. GR.	FIN. FLOOR	BASE FLOOD ELEV.	BUILDING	EXT. GR.	FIN. FLOOR	BASE FLOOD ELEV.
101 (PROPOSED)	PA	PA		201 (PROPOSED)	PA	PA	5100.00
102 (EXISTING)	PA	PA		202 (PROPOSED)	UNDES	5127.20	5100.00
103 (EXISTING)	PA	PA		203 (PROPOSED)	UNDES	5093.50	5100.00
104 (EXISTING)	PA	PA		212 (PROPOSED)	UNDES	5161.70	5100.00
110 (PROPOSED)	5091.00	5123.50	5118.00	216 (PROPOSED)	UNDES	5061.50	5100.00
112 (EXISTING)	PA	PA		220 (PROPOSED)	UNDES	5173.50	5110.00
117 (EXISTING)	PA	PA		221 (PROPOSED)	UNDES	5152.50	5110.00
118 (EXISTING)	PA	PA		222 (PROPOSED)	UNDES	5127.50	5110.00
119 (EXISTING)	PA	PA		223 (PROPOSED)	UNDES	5093.50	5100.00
121 (EXISTING)	PA	PA		225 (PROPOSED)	UNDES	5072.50	5100.00
127 (EXISTING)	5124.00	5123.50	5113.00	226 (PROPOSED)	UNDES	5161.70	5100.00
128 (EXISTING)	PA	PA					
130 (EXISTING)	PA	PA					
131 (EXISTING)	5101.00	5101.50	5118.00				
135 (EXISTING)	UNDES	5100.00	5061.00				
145 (EXISTING)	PA	PA					
150 (PROPOSED)	5119.00	5120.50	5076.00				
170 (EXISTING)	PA	PA					
171 (EXISTING)	PA	PA					
200 (EXISTING)	PA	PA					

PROPOSED CONSTRUCTION DATES		
BUILDING NUMBER	DESCRIPTION	CONSTRUCTION DATE
110 (PROPOSED)	SHARED CAR/DRY	UNDESIGN
127 (EXISTING)	SUPPLY/INVENTORY FACILITY	UNDESIGN
130 (PROPOSED)	FORMAL/COFFEE/PAVILION LOCATIONS	UNDESIGN
136 (EXISTING)	SHOW/ARTS GALLERY (IF TREATMENT PLANT) OR OFFICE	UNDESIGN
150 (PROPOSED)	CLUBHOUSE	UNDESIGN
201 (PROPOSED)	WATER TOWER	UNDESIGN
202 (PROPOSED)	FACILITY HOUSE	UNDESIGN
212 (PROPOSED)	PAVILION HOUSE	UNDESIGN
216 (PROPOSED)	PAVILION HOUSE	UNDESIGN
220 (PROPOSED)	SUPPLY/COFFEE/DRINK	UNDESIGN
221 (PROPOSED)	SUPPLY/COFFEE/DRINK	UNDESIGN
222 (PROPOSED)	FACILITY HOUSE	UNDESIGN
223 (PROPOSED)	FACILITY HOUSE	UNDESIGN
225 (PROPOSED)	PAVILION HOUSE	UNDESIGN
226 (PROPOSED)	PAVILION HOUSE	UNDESIGN

NOTE: CONSTRUCTION OF THIS ENTIRE PROJECT IS ACCOMPANIED BY FOUNDATIONS ONLY. A CONSTRUCTION DATE OFFSET BE ESTABLISHED UNTIL A DESIGN HAS BEEN A CONTRACT FOR A SPECIFIC PROJECT. PROJECTS WITHOUT DATES HAVE A CONSTRUCTION DATE LISTED AS "UNDESIGN".

MASTER PLAN - NORTHWEST QUADRANT  
 SCALE: 1" = 100 FT.

NORTH

EXHIBIT A page 4 (for reference only see full sheets for detail)

**MP-5 2010** **RRR** **ARTS FOUNDATION** **REVISED MASTER PLAN** **PERMIT** **10130** **MP-5 2010**

REVISED MASTER PLAN PERMIT 10130

REVISED MASTER PLAN PERMIT 10130

REVISED MASTER PLAN PERMIT 10130

FINISH EXTERIOR GRADE and FINISH FLOOR ELEVATIONS			
BUILDING	EXT. GR. FIN. FLR. BASE FLOOD ELEV.	BUILDING	EXT. GR. FIN. FLR. BASE FLOOD ELEV.
155 (PROPOSED)	3188.00	3189.00	3189.00
176 (PROPOSED)	3140.00	3140.44	3140.00
181 (PROPOSED)	3159.00	3159.00	3110.00
213 (PROPOSED)	3147.50	3110.00	3110.00
214 (PROPOSED)	3103.50	3110.00	3110.00
215 (PROPOSED)	3111.50	3094.00	
217 (PROPOSED)	3115.50	3117.17	3198.00
218 (PROPOSED)	3104.00	3108.07	3166.00
219 (PROPOSED)	3108.00	3108.07	3198.00
220 (PROPOSED)	3112.00	3112.07	3110.00
224 (PROPOSED)	3112.00	3112.07	3110.00
226 (PROPOSED)	3102.00	3102.00	3110.00

PROPOSED CONSTRUCTION DATES		
BUILDING NUMBER	DESCRIPTION	CONSTRUCTION DATE
155 (PROPOSED)	NEW DOMESTIC / COMMERCIAL	UPPERMID
176 (PROPOSED)	HEALTH CENTER	FISCAL YEAR 2012
181 (PROPOSED)	PEASANTS HOME	FISCAL YEAR 2012
213 (PROPOSED)	DEANS RESIDENCE	FISCAL YEAR 2012
214 (PROPOSED)	DEANS RESIDENCE	UPPERMID
215 (PROPOSED)	DEANS RESIDENCE	UPPERMID
216 (PROPOSED)	FACULTY HOUSING	UPPERMID
217 (PROPOSED)	PHYSICAL EDUCATION CENTER	UPPERMID
218 (PROPOSED)	HOUSEKEEPING	UPPERMID
219 (PROPOSED)	MAINTENANCE	UPPERMID
220 (PROPOSED)	HOUSEKEEPING	UPPERMID
224 (PROPOSED)	MAINTENANCE	UPPERMID
226 (PROPOSED)	FACULTY HOUSING	UPPERMID

**NOTE:**  
 PROPOSED CONSTRUCTION FOR THIS PERMIT IS ACCORDING TO DRAWINGS ONLY. A CONSTRUCTION DATE CANNOT BE ESTABLISHED UNTIL A OWNER HAS MADE A COMMITMENT FOR A SPECIFIC PROJECT. PROJECTS WITHOUT DEDICATING A CONSTRUCTION DATE LISTED AS "UPPERMID".

**MASTER PLAN - NORTHEAST QUADRANT**  
 SCALE: 1" = 100 FT.

**NORTH**

EXHIBIT A page 5 (for reference only see full sheets for detail)

FINISH EXTERIOR GARDE and FINISH FLOOR ELEVATIONS							
BUILDING	EXT. GR.	FIN. FLR.	BASE FLOOD ELEV.	BUILDING	EXT. GR.	FIN. FLR.	BASE FLOOD ELEV.
110 (PROPOSED)	5064.70	5066.70	5066.00	211 (PROPOSED)	5071.50	5064.00	5066.00
101 (PROPOSED)	5062.20	5064.00	5063.00				
106 (PROPOSED)	5069.20	5067.70	5066.00				
209 (PROPOSED)	5101.20	5102.70	5102.00				
210 (PROPOSED)	5071.50	5073.00	5072.00				
211 (PROPOSED)	5071.50	5073.00	5072.00				

PROPOSED CONSTRUCTION DATES		
BUILDING NUMBER	DESCRIPTION	CONSTRUCTION DATE
100 (PROPOSED)	PERIOD 3 - CLASSROOM	UNDETERMINED
101 (PROPOSED)	PERIOD 10 - CLASSROOM	UNDETERMINED
106 (PROPOSED)	PERIOD 6 - CLASSROOM	UNDETERMINED
209 (PROPOSED)	SCIENCE CLASSROOM	UNDETERMINED
210 (PROPOSED)	CLASSROOM	UNDETERMINED
211 (PROPOSED)	CLASSROOM	UNDETERMINED

NOTE: PROPOSED CONSTRUCTION FOR THIS EXHIBIT PROJECT IS SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS. A CONSTRUCTION DATE CANNOT BE ESTABLISHED UNTIL A DESIGN HAS BEEN A COMMITMENT FOR A SPECIFIC PROJECT. PROJECTS WITHOUT DESIGN HAVE A CONSTRUCTION DATE LISTED AS "UNDETERMINED".

**MASTER PLAN - SOUTHWEST QUADRANT**  
 SCALE: 1" = 100 FT.

NORTH



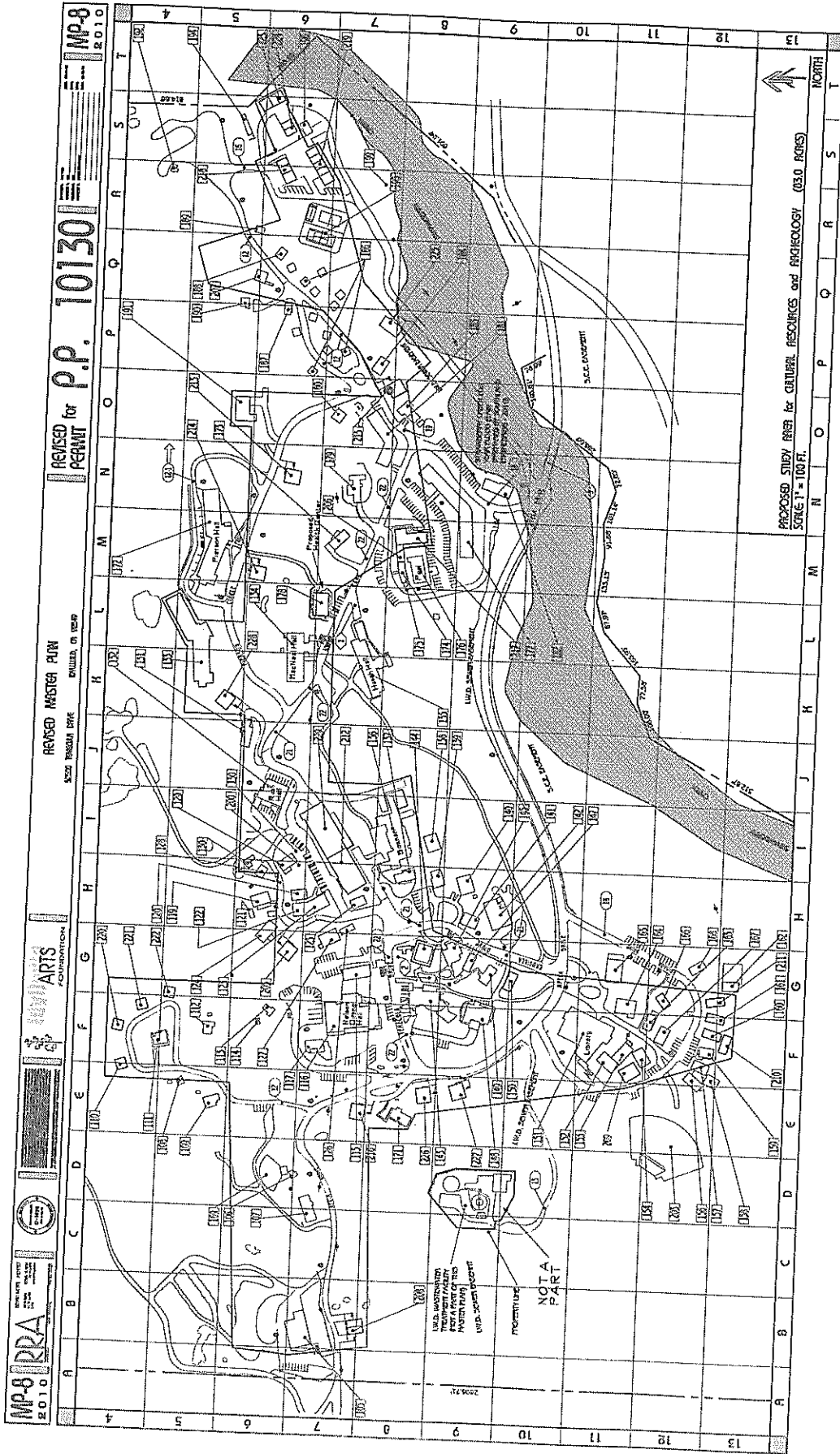


EXHIBIT A page 7 (for reference only see full sheets for detail)

**MP-7**  
8010

**10130**

REVISOR FOR P.P. PERMIT

REVISOR FOR P.P. PERMIT

REVISED MASTER PLAN  
DRAWN ON 1989

SEED THROUGH DRAW

ARTS FOUNDATION

NOTE: THIS SHEET APPLIES TO SHEET MP-8 ONLY

EXISTING AND PROPOSED BUILDINGS

EXISTING AREA  
PROPOSED AREA  
TOTAL AREA  
FOOTING

FOOTING  
TOTAL AREA  
FOOTING

NO.	EXISTING		PROPOSED		TOTAL		FOOTING	
	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER
1	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
2	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
3	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
4	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
5	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
6	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
7	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
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22	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
23	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
24	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
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79	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
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91	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
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98	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
99	0.4	0.4	0.4	0.4	0.8	0.8	0.4	0.4
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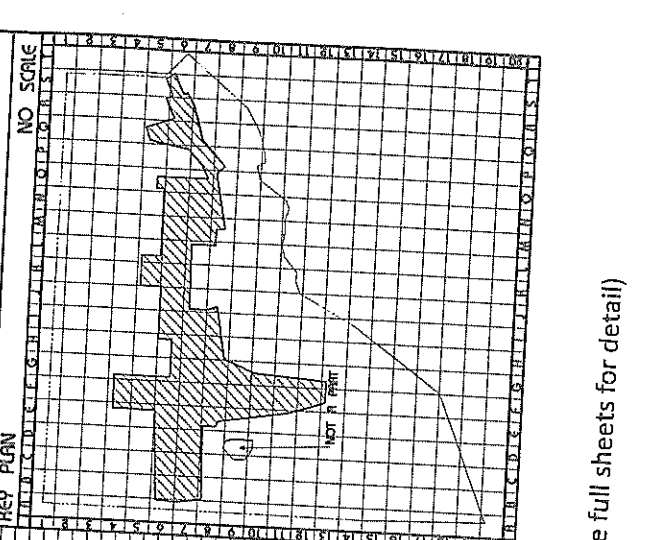
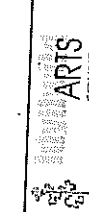


EXHIBIT A page 8 (for reference only see full sheets for detail)

MP-15  
2010

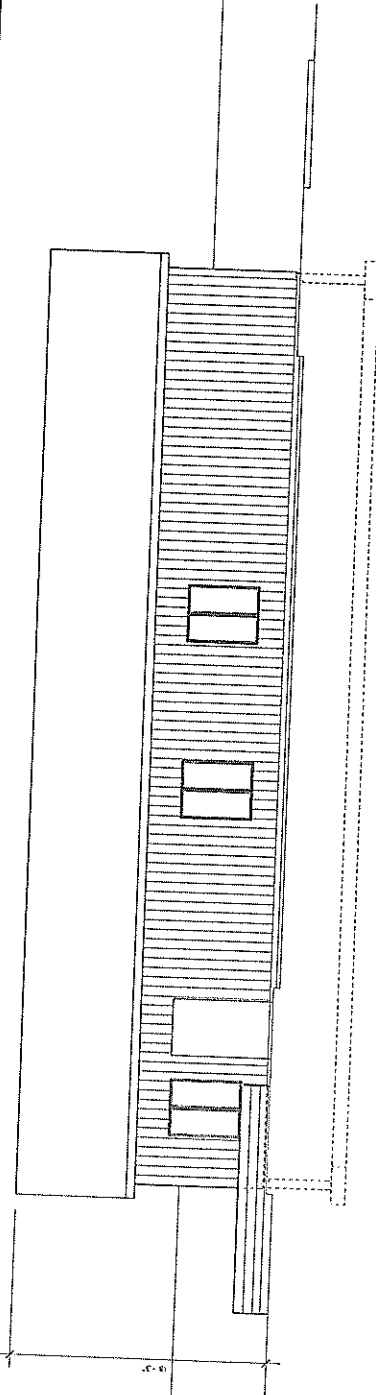


REVISOR: RRA  
DATE: 11/11/10

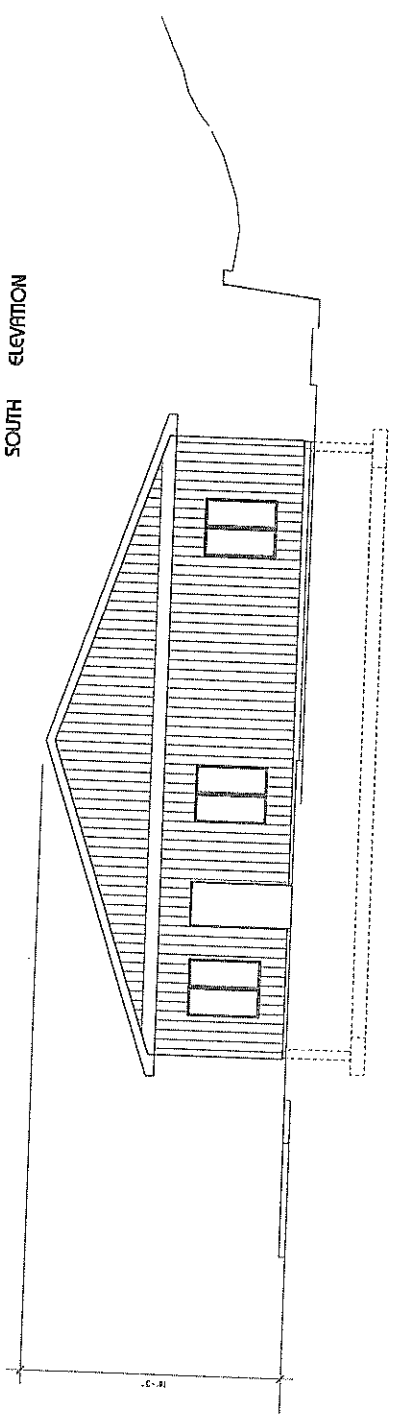
REVISED MASTER PLAN  
REVISED FOR PERMIT

MP-15  
2010

ARTS FOUNDATION  
BUILDING 178 - HEALTH CENTER  
REVISED FOR PERMIT  
DATE: 11/11/10



SOUTH ELEVATION



EAST ELEVATION

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

- EXTERIOR MATERIALS**
- EXPOSED FOUNDATION WALLS: SPALL-FREE CONCRETE BLOCK
  - EXTERIOR SIDING: 5/8" G.T. GIB. TEXTURE 1:1 PLYWOOD SIDING
  - EXTERIOR WOOD TRIM: ASPHALUM GEMM. WOODWORKS 0 8" O.C.
  - EXTERIOR WOOD FLOOR: 1" - REGRAIN GEMM.
  - EXTERIOR WOOD ROOF: 2" - REGRAIN GEMM.
  - FLOORING: GEMM. TR. COMPOSITION SINGLETS - PARTIALLY GROUND

EXHIBIT C1 (for reference only see full sheets for detail)

MP-9  
2010

REGULATORY ASSISTANT  
P.L. 811  
P.L. 710  
P.L. 610



ARTS  
FOUNDATION

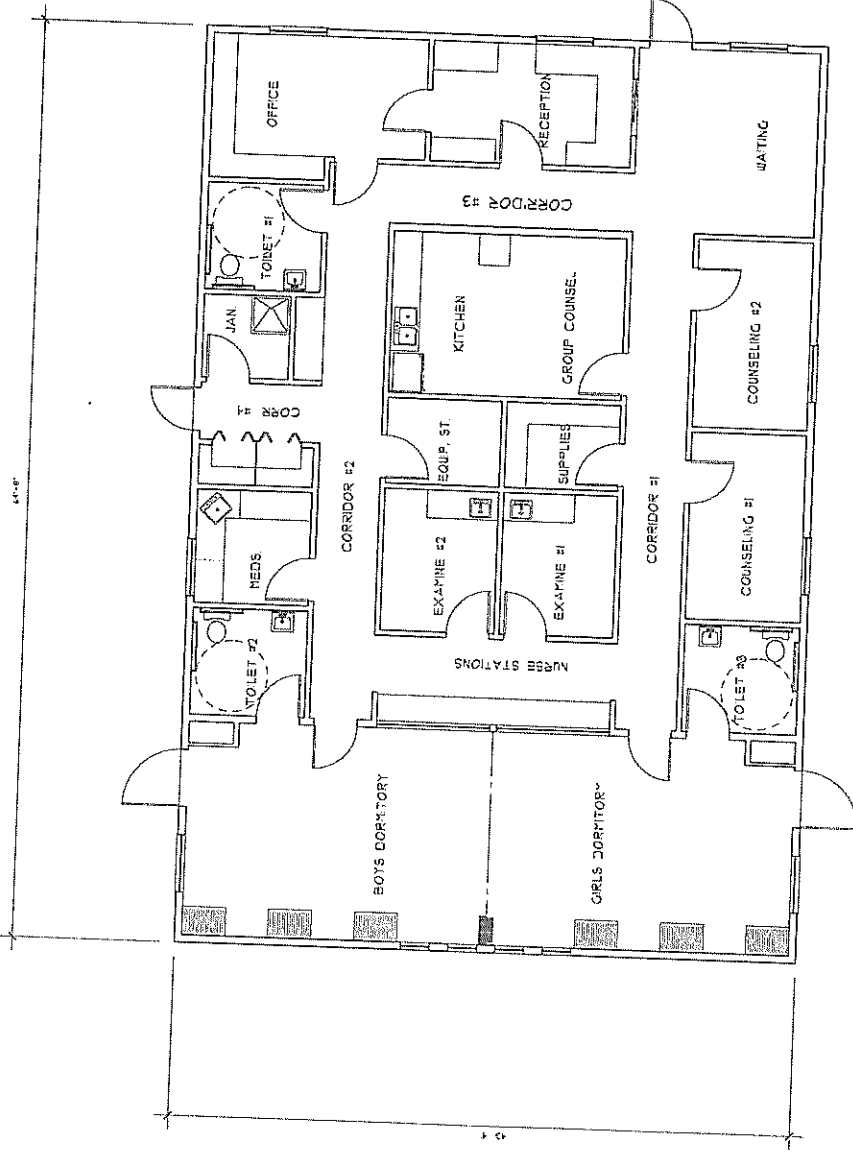
REVISED MASTER PLAN  
SEEBE TENDRUP DRIVE  
EXAMILD, CT 06549

REVISOR  
DATE  
BY

PERMIT  
P.P. 10130

MP-9  
2010

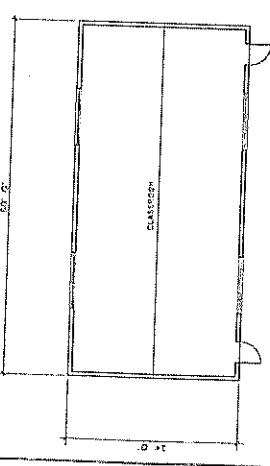
BUILDING 178 - HEALTH CENTER



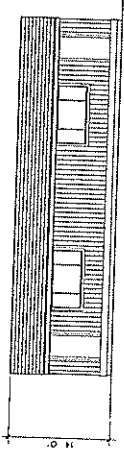
FLOOR PLAN

SCALE 1/4" = 1'-0" SCALE 1/4" = 1'-0"

**BUILDINGS 150, 160, 161, 166, 210 and 211 - CLASSROOMS**

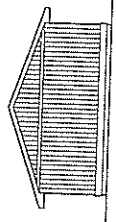


**FLOOR PLAN** SCALE: 1/8" = 1'-0"



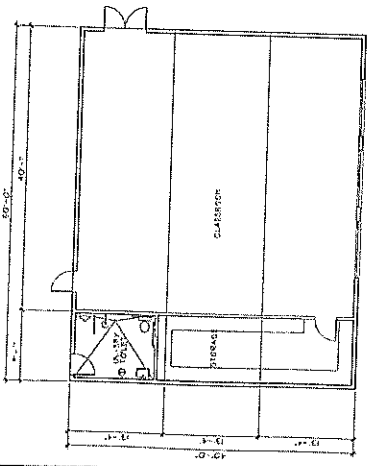
**EXTERIOR ELEVATIONS**

- EXTERIOR MATERIALS**
- EXPOSED CONCRETE FLOOR
  - 5/8" COT. GR. TYP. 1" x 1" PLANKWOOD STRIPS
  - RESILIN. KEROL. W/ PROFILES @ 8" O.C.
  - 1" x 1" RESILIN. COOR.
  - 2" x 1" RESILIN. COOR.
  - CLASS. 1" COMPOSITION STRAPLES - HARVEST EXCLUD.

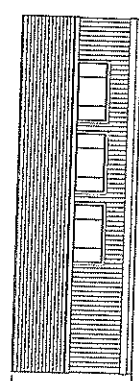


SCALE: 1/8" = 1'-0"

**BUILDING 209 - SCIENCE CLASSROOM**

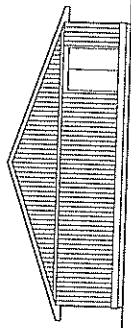


**FLOOR PLAN** SCALE: 1/8" = 1'-0"



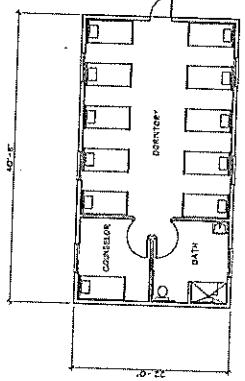
**EXTERIOR ELEVATIONS**

- EXTERIOR MATERIALS**
- EXPOSED CONCRETE FLOOR
  - 5/8" COT. GR. TYP. 1" x 1" PLANKWOOD STRIPS
  - RESILIN. KEROL. W/ PROFILES @ 8" O.C.
  - 1" x 1" RESILIN. COOR.
  - 2" x 1" RESILIN. COOR.
  - CLASS. 1" COMPOSITION STRAPLES - HARVEST EXCLUD.

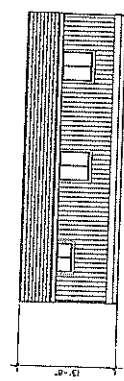


SCALE: 1/8" = 1'-0"

**BUILDINGS 110, 220, 221, and 222 - SUMMER CABINS / DORMS**

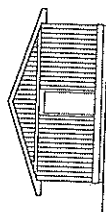


**FLOOR PLAN** SCALE: 1/8" = 1'-0"



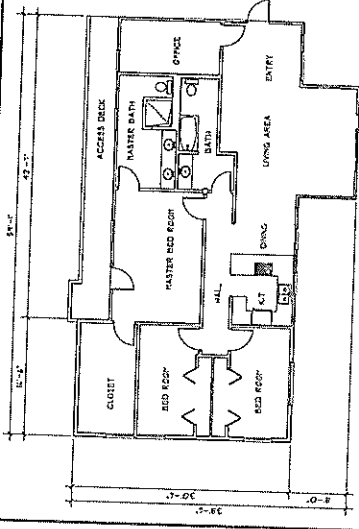
**EXTERIOR ELEVATIONS**

- EXTERIOR MATERIALS**
- EXPOSED CONCRETE FLOOR
  - 5/8" COT. GR. TYP. 1" x 1" PLANKWOOD STRIPS
  - RESILIN. KEROL. W/ PROFILES @ 8" O.C.
  - 1" x 1" RESILIN. COOR.
  - 2" x 1" RESILIN. COOR.
  - CLASS. 1" COMPOSITION STRAPLES - HARVEST EXCLUD.

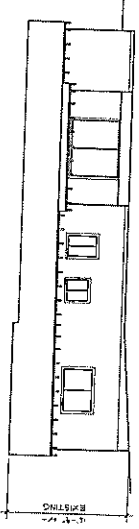


SCALE: 1/8" = 1'-0"

**BUILDING 171 - FACULTY HOUSING (CHANGE OF USE)**

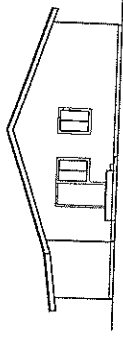


**FLOOR PLAN** SCALE: 1/8" = 1'-0"



**EXTERIOR ELEVATIONS**

- EXTERIOR MATERIALS**
- EXPOSED CONCRETE FLOOR
  - 5/8" COT. GR. TYP. 1" x 1" PLANKWOOD STRIPS
  - RESILIN. KEROL. W/ PROFILES @ 8" O.C.
  - 1" x 1" RESILIN. COOR.
  - 2" x 1" RESILIN. COOR.
  - CLASS. 1" COMPOSITION STRAPLES - HARVEST EXCLUD.



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

EXHIBIT B2 (for reference only see full sheets for detail)

EXHIBIT C2 (for reference only see full sheets for detail)

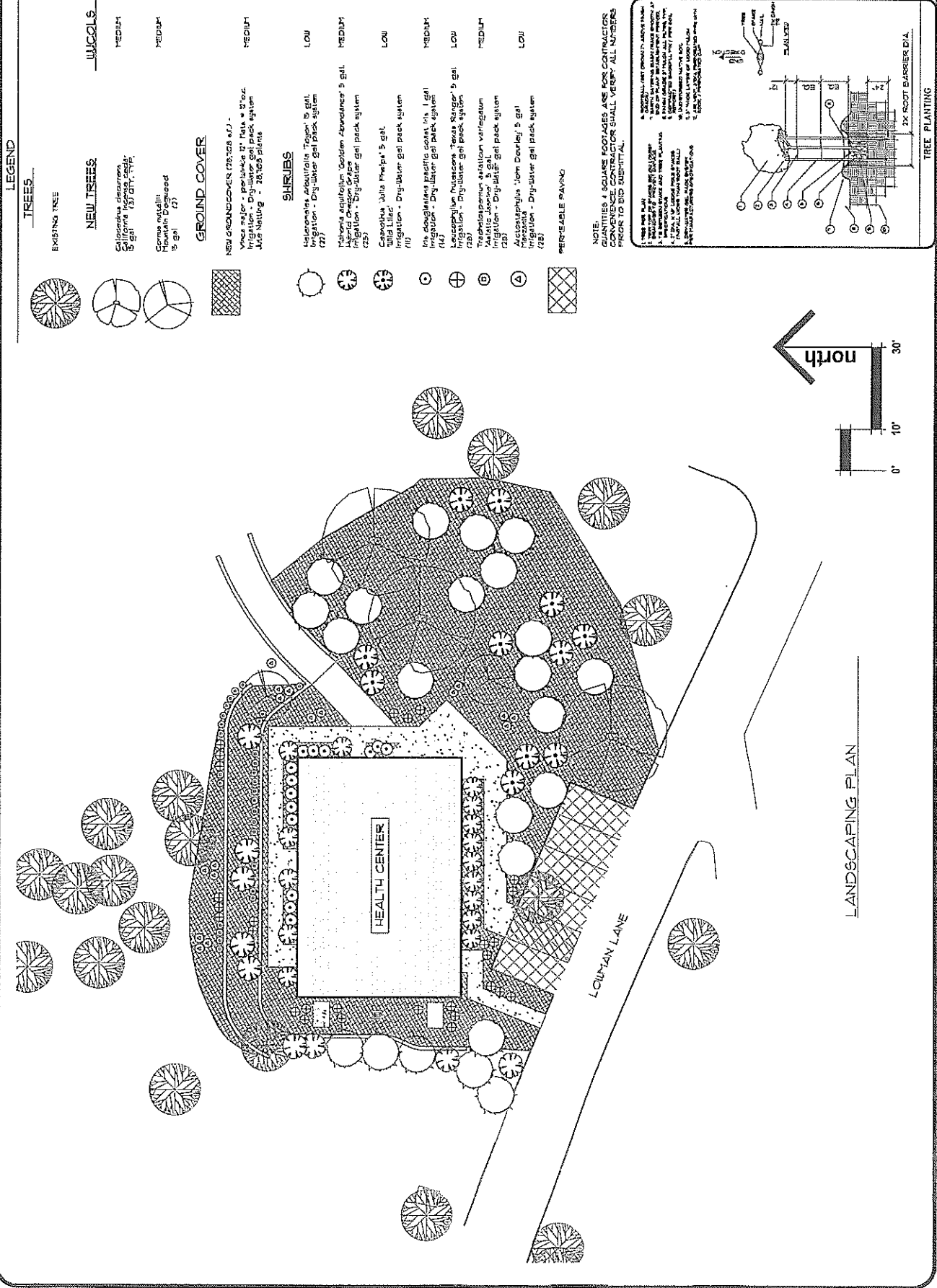


EXHIBIT L (for reference only see full sheets for detail)

**Signage:**

1. All Directional signage to be natural wood plank with block lettering
2. All building signage to be 3" green block lettering on wood frame.
3. Exterior Memorial Plaques (mounted on buildings) to be bronze casting as established throughout campus.

**Special Features**

1. Natural Edge finishes acceptable for interior space - include natural stone, log posts, natural edge posts & beam work. Examples found in the Krone Library, and the Nelson Hall Fireside Room.

# Idyllwild Arts Academy

## Natural Landscaping Policy

### Summary

Idyllwild Arts Academy will enhance its naturally landscaped campus by making maximum use of native and drought tolerant trees, shrubs and perennials and the use of "hard" landscaping including rock groups, lodge pole fencing and natural trails throughout the campus.

### Planting

The school has historically used native, drought tolerant trees, shrubs and perennials. Plantings have evolved over the years to our current policy of using native plants only. Attached photographs illustrate this planting approach. This policy has been adopted due to a combination of ecological and sustainable, aesthetic and practical reasons. Idyllwild Arts Academy exists in a Transition Zone between High Desert and Mountain areas, with a finite and costly water supply. There has been a further movement on campus to restore natural habitat through re-seeding of perennial grasses and planting of native species for a variety of reasons including support for wildlife renewal. IAA's Natural Landscaping Policy will continue and expand this approach, thus allowing native landscapes and ecological systems to become part of the educational program at Idyllwild Arts Academy. Maintenance of plants and grounds will follow fire safety protocols as well.

Examples of plantings at Idyllwild arts Academy include (and are also illustrated):

Trees: Black Oak, Interior Live Oak, White Fir, Pinyon Pine, Jeffery Pine, Coulter Pine.

Shrubs: Manzanita, Mountain Mahogany, Flannel Bush, Coffeeberry, Western Azalea, Western Redbud, Ceanothus.

### Hard Landscaping

Memorial groves and walking trails have been created on campus in recent years (again, illustrations are attached) by creating rock groupings, lodge pole fencing and natural walking surfaces. Future creation of outdoor student seating areas and a centralized "quad" will utilize a similar hard landscaping approach.

**CASE #: PP10130R3**  
**EXHIBIT: Landscape Design Guidelines**  
**DATED: 5/10/12**  
**PLANNER: M. STRAITE**



### **Existing Irrigation**

There is a limited amount of existing irrigation on campus; water use for irrigation purposes has been reduced 50 percent within the past two years. All irrigation is hard-line PVC pipe with adjustable bubblers, on timers. This has been found to be the most effective way for IAA to get water to plants while minimizing evaporation and avoiding damage by ground squirrels and gophers. Native plants require less water, and extensive mulching (materials gathered on site) increases conservation.





Welcome to  
Stephens Recital Hall





Welcome to  
Parks Exhibition Center

PARKS EXHIBITION  
CENTER















# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42318 (revised September 24, 2012)

**Project Case Type (s) and Number(s):** Plot Plan No. 10130, Revised Permit No. 3

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Matt Straite

**Telephone Number:** (951) 955-8631

**Applicant's Name:** Idyllwild Arts Foundation

**Applicant's Address:** P. O. Box 38, Idyllwild, CA 92549

**Engineer's Name:** Southland Engineering

**Engineer's Address:** 2200 Business Way Suite 100 Riverside CA

### I. PROJECT INFORMATION

#### A. Project Description:

**Plot Plan 10130** has a long history and is a complicated entitlement and a unique use with many special needs. Revision Number 3 (R3) is not proposing to stand alone, rather it has assumed that the past portions of the project are fully entitled, and the changes proposed in R3 are all that is analyzed in this EA. The prior mitigation used for CEQA has been brought forward and all applicable past mitigation has been applied to R3. Thus, all mitigation and conditions of approval for R3 will apply to the entire project site. It is important to note: the previous entitlements feature many buildings that have never been constructed. The exhibits show these as 'proposed' because they are not yet built. However, they have been entitled with previous permits (entitlements). For actual changes proposed with the this revision, see the "revisions" section below.

#### **Operation-**

Current operation of the campus includes three major uses. First, the Idyllwild Arts Academy (IAA) is a boarding high school for the arts, with a total student body of 295 students. Over 90 percent of those students live in dormitories on campus, and are not allowed cars. A significant percentage of faculty also live on campus, primarily as dorm parents. Areas of study for the school include classical music, jazz, theater, dance, moving pictures, creative writing and visual arts.

IAA is a pedestrian campus, with the great majority of trips on foot, and internal to the campus. A fleet of under 25 vans and cars are maintained to shuttle students to and from airports, music lessons and into the town of Idyllwild. Faculty and staff raise the daytime weekday population to 450. School year events on campus which generate vehicle trips from parents and visitors include Registration (broken up into three days), Graduation, and Parent's Weekend; an additional population of 100 is projected for those events. Almost half of the student body is International, so there are limited parent trips for those students.

The second major use is a Summer Program of long standing on campus for eight weeks duration from mid June through mid-August with a variety of workshops for all ages, family camp, and adult classes. Since this program is in lieu of school year classes, the campus population during this time is about the same, if not slightly increased over the regular daytime population; dorms are used since most classes run for a week.

The third major use is an annual event that is now also being included in the entitlement for the first time, although the event has been running for 19 years. The annual event is called Jazz in the Pines, which is a weekend (2-day) event in late August, with some smaller scale activities occurring on Friday and the bulk of the events, and attendance, on Saturdays and Sundays. This even has almost a 20-year history and is tightly organized. According the organizer of the event Fridays usually host smaller events. Saturday's events usually afford crowds of up to 1,500. Sunday's events can range from 2,000 attendees to a maximum of 3,500. The only parking allowed on campus is for disabled persons and volunteers. Attendees are required to park off-site at three adjacent areas; Camp Emerson Boy Scout Camp, the Church of Jesus Christ of the Latter Day Saints, and the Idyllwild Elementary School. All three sites are near Toll Gate Road; shuttle buses bring them to and from the three event venues (all adjacent to each other) on campus. Ingress/Egress Access to the campus during the event is provided via Toll Gate Road. Highway Patrol assists in traffic demands and campus security, in addition to a host of private security. Emergency medical personal are on site as well. Several food vendors attend and temporary restroom facilities are brought to the site as well. All are required to permitted through the Health Department, and said permits have been obtained in the past.

### Revisions-

Revision 3 proposes:

- 1) To remove nine previously entitled but unbuilt structures from the master plan, including
  - o Structure 101 Housekeeping
  - o Structure 102 Housekeeping
  - o Structure 103 Shop Building
  - o Structure 104 Shop Building
  - o Structure 146 Classroom
  - o Structure 155 Classroom
  - o Structure 197 Soccer Field
  - o Structure 199 Campground
  - o Structure 200 Dance Studio
  
- 2) To re-locate four previously entitled but unbuilt structures on the master plan including
  - o Structure 178 Health Center
  - o Structure 212/229 Idyllwild Performing Arts center (previously one structure #, now phased into two)
  - o Structure 217 Phys. Ed. Center
  - o Structure 191 President's Residence
  
- 3) To introduce nineteen new structures to the master plan, including
  - o Structure 205 Faculty Housing
  - o Structure 208 Faculty Duplex
  - o Structure 209 Science Classroom
  - o Structure 210 Classroom
  - o Structure 211 Classroom
  - o Structure 213 Dean's Residence
  - o Structure 214 Faculty Housing
  - o Structure 215 Dean's residence
  - o Structure 216 Faculty Housing
  - o Structure 218 Housekeeping
  - o Structure 219 Maintenance Facility
  - o Structure 223 Housekeeping
  - o Structure 224 Maintenance Building
  - o Structure 226 Faculty Housing

- Structure 227 Faculty Housing
  - Structure 228 Faculty Housing
  - Structure 220 Summer Dorm/Cabin 2 (Three existing cabins were proposed to be moved in R2 but are no longer proposed to move in R3; however, 220, 221, and 222 are three new cabins proposed in the same locations as the previous proposed relocation. Thus, these three were approved with R2, but will now be new for a total of three existing cabins [to remain where they are] and three new cabins)
  - Structure 221 Summer Dorm/Cabin 3
  - Structure 222 Summer Dorm/Cabin 4
- 4) To delete *additions* to six existing Structures that were proposed in R2 (and those additions are now being deleted from the master plan) including
- Addition to Structure 177 Elves shelf painting platform
  - Addition to Structure 134 MacNeal Hall
  - Addition to Structure 135 Husch Hall
  - Addition to Structure 182 Sequoia
  - Addition to Structure 115 Zimmerman Lodge
  - Addition to Structure 179 Krone House
- 5) An addition to one structure
- Structure 136 Bowman/ IAF
    - add 1,600 sq ft to the existing 25,600 sq ft Bowman Arts Center/IAF theater/Scene Shop
- 6) To change use of an existing structure
- Structure 171
    - photo studio to faculty housing
- 7) To relocate one existing structures
- Structure 130 Faculty Housing
- 8) Demolish 1 structure, structure no. 118 on the master plan map, the El Centro Classroom.
- 9) Relocation of Temecula Drive, new grasscrete access roads, new paved roads, 131 additional parking spaces, and 16 additional accessible parking spaces.
- 10) To incorporate an annual special event to the entitlement called Jazz in the Pines.

Some proposed aspects of the previous entitlement, but yet to be executed, remain noted on R3 because they have yet to take place, and are thus, still proposed (although previously entitled). These include

- 1) Six proposed structures (not moving)
- Structure 133 New Dormitory
  - Structure 110 Summer Cabin
  - Structure 160 Meadow 3 Classroom
  - Structure 161 Meadow 10 Classroom
  - Structure 150 Classroom
  - Structure 201 Water Tank

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

**C. Total Project Area:** 206 gross acres

Total Structures: 203    Current Student Population: 300    Current daytime Population: 450  
Maximum Student Population: 400

**D. Assessor's Parcel No(s):** 557-120-001, 557-130-001, 557-140-001, 557-050-001, and 557-211-007.

**E. Street References:** Northerly of Tollgate Road and westerly of Highway 243.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 East, Section 14 and Section 23

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently developed as a boarding high school focused on the arts. The proposed site is surrounded by public lands and single family residences to the south and east and vacant and scattered single family residences to the west.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio), Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum), and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire area and has been reviewed by Riverside County Fire Department and the Idyllwild Fire Division. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading, construction and operational activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Riverside Extended Mountain

**C. Foundation Component(s):** Community Development, Open Space, and Rural

**D. Land Use Designation(s):** Mostly Community Development: Public Facilities (CD: PF)( $\leq$  0.60 Floor Area Ratio), but also small parts of the project site contain Open Space: Conservation Habitat (OS:CH), Open Space: Water (OS:W), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum), and Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Village Tourist Policy Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Open Space: Conservation Habitat (OS:CH) to the north and west, Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south, and Open Space: Recreation (OS:R), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the east.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Areas (W-1)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Natural Assets (N-A) to the north, One Family Dwellings Mountain Resort (R-1-A), One Family Dwellings Mountain Resort - 2½ acre minimum (R-1A-2½), and One Family Dwellings Mountain Resort – 9000 sq ft minimum (R-1-A-9000) to the south, Controlled Development Areas (W-2), Watercourse, Watershed & Conservation Areas (W-1), and One Family Dwellings Mountain Resort – 9000 sq ft minimum (R-1-A-9000) to the east, and Rural Residential (R-R) to the west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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



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

### III. 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

9/26/12

Date

Matt Straite  
Printed Name

For Carolyn Syms Luna, Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways," Environmental Assessment No. 38875

Findings of Fact:

a) The project is located more than eight miles away from State Highway 243, which is a State designated scenic corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The design of the school is compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Environmental Assessment No. 38875

Findings of Fact:

a) The project site is located 26.38 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries (COA 10.PLANNING.30). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. The annual event will also not create any significant increase in lighting as the event does not operate at outside at night.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Environmental Assessment No. 38875

Findings of Fact:

a-b) The proposed project is mostly existing and was reviewed previously under Environmental Assessment No. 38875, but does propose some new structures. The new structures will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways. 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 upon adjoining properties or public right-of-ways (COA 10.PLANNING.6). This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. The project will also be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant. The annual event will also not create any significant increase in lighting as the event does not operate at outside at night.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Assessment No. 38875

Findings of Fact:

a) According to the General Plan, the project is located in an area that is not mapped for Agricultural Resources. Therefore, the proposed project will not 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.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) This impact category was not previously analyzed in Environmental Assessment No. 38875 as it has recently been added by the County to the Environmental Assessment form. However, the County 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 site is located within a forested area. The project is designed in a way to preserve the natural setting and capitalize on the forest environment. Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Environmental Assessment No. 38875

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB) and was previously analyzed under Environmental Assessment No. 38875. The revised project will contain modifications to the master plan including some additional structures and an annual event which may result in slightly increased impacts over the version of the project studied in Environmental Assessment No. 38875. Operationally there would be no difference because the increase in structure count will not increase vehicle miles traveled in any way, and the operation of the use itself does not generate any air quality impacts; and the event is only once a year for a few days. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP. The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Riverside Extended Mountain Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated, including in the unpaved parking areas. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Department of Fish and Game or U. S. Wildlife Service?</u>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Site Visit by Environmental Programs Department (EPD) on 6/22/10, Environmental Assessment No. 38875

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no significant impact.

b-c) No sensitive biological resources were identified on the project site during the Environmental Programs Division site visit on June 22, 2010 or in the previous Environmental Assessment No. 38875. However, there is habitat present for possible nesting birds. Thus, prior to the issuance of any grading permit, the area to be impacted shall be staked out on the ground and the Environmental Programs Division shall inspect the area for potential impacts to biological resources (drainages or trees with nests) (COA 60.EPD.1). With the incorporation of this mitigation measure, the project will have a less than significant impact. Therefore, there is no significant impact. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration. The onsite survey is generally looking for nesting birds in any trees that are scheduled to be removed due to construction. However, the project has a tree removal plan that will significantly limit the removal of trees for construction. If any nests are identified during the survey, construction must wait until the nest is no longer in use, which would not last more than one season (a few months). For the reasons listed above this requirement is considered a minor addition to the previous mitigation measures, one that is consistent with the requirements of many more modern permits. This additional mitigation is consistent with CEQA Guidelines section 15162 and 4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) As explained in Environmental Assessment No. 38875, the project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites; nor does any of the proposed revisions in Revised Permit No. 3. Therefore, there is no significant impact.

e-f) As explained in Environmental Assessment No. 38875, the project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) As explained in Environmental Assessment No. 38875 the proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to the issuance of any grading permit, the area to be impacted shall be staked out on the ground and the Environmental Programs Division shall inspect the area for potential impacts to biological resources (drainages or trees with nests). (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Environmental Assessment No. 38875, PD-A-4734 by MC Horne consults, dated May 2012.

Findings of Fact:

a-b) For the purposes of the current revision (R3), one original building (Birtcher Writing Studio designated as Primary Number P33-020408) dating to 1950 was identified and evaluated for its historic significance under CEQA. The entire Idyllwild Arts campus within the Master Plan was identified as a historic resource (P33-020407). There are two identified historic buildings outside of the Master Plan boundaries that have not been evaluated or documented as a part of this project. These are the Steere Hicks building and Studio D. Condition of Approval 10.PLANNING.38 explains that if any future project proposes to demolish or modify either of these buildings, or should the Master Plan boundaries be expanded to include one or both of these buildings, or any other historic resource identified, a complete architectural history documentation and evaluation shall be required for review and acceptance by the County Archaeologist and the County Historic Preservation Officer. However, because these are currently not part of the project, this is not considered mitigation and there is no impact to historic resources or sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Source: Project Application Materials, Environmental Assessment No. 38875, PD-A-4734 by MC Horne consults, dated May 2012.

Findings of Fact:

a-b) As analyzed in Environmental Assessment No. 38875, the project will not destroy any Archeological sites; cause any substantial adverse change to any archeological resource. Prehistoric resources were identified in the Phase 1 cultural study (PD-A-4734 by MC Horne consults, dated May 2012) but they were offsite and will not be impacted by the project. There will be less than significant impacts to the resources. A condition of approval (COA 10.PLANNING.37) has been added to the project that will require that the County be contacted if any prehistoric resources have been identified during any ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes.

c) The project will not disturb any known human remains in the project site. A condition of approval has been added to the project (COA 10.PLANNING.36) that will implement State requirements in the event that a human remain is identified during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes.

d) According to the Phase 1 cultural study and review by the County Archeologist, the project will not restrict any religious or sacred uses within the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", GIS database, County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

a) According to the General Plan as explained in Environmental Assessment No. 38875, 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 (COA 10.PLANNING.1). This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

a) As explained in Environmental Assessment No. 38875 the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) Per Environmental Assessment No. 38875 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

a) Environmental Assessment No. 38875 explained, the project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review, Environmental Assessment No. 38875

Findings of Fact:

a) According to GIS database, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review, Environmental Assessment No. 38875

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 volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review, Environmental Assessment No. 38875

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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?

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review, Environmental Assessment No. 38875

a) As explained in the previous Environmental Assessment, the development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The revisions to the modifications to the master plan including some additional structures; however, these disturbances are consistent in nature with those previously proposed. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials, Environmental Assessment No. 38875

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These were analyzed in the previous Environmental Assessment and will continue to be requirements of this new revised permit (see Condition of Approval 10.BS GRADE.6, and 60.BS GRADE.1). These are considered standard conditions and not mitigation for CEQA.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, Environmental Assessment No. 38875

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 Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials, Greenhouse Gas Technical Report by Katie Walters M.S., LEED AP dated May 3, 2012

Findings of Fact:

a) Analysis by Katie Walters indicates the project's annual GHG emissions will be 1,216.36 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,000 MTY CO<sub>2</sub>e for residential and commercial project currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (mostly Public Facilities) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. And a host of other State requirements listed in the GHG study noted above.

As a result of implementation of, and compliance with, the above measures, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review and Idyllwild Fire Protection District, Environmental Assessment No. 38875

Findings of Fact:

a-b) The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Idyllwild Fire Protection District for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site currently contains a school. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Environmental Assessment No. 38875

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Environmental Assessment No. 38875

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Idyllwild Fire Protection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District's requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Assessment No. 38875

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the southeastern portion of the site is within the 100 year Zone A flood plain limits for Strawberry Creek as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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delineated on Panel 06065 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, the proposed building and parking lot are outside the floodplain and on higher ground (COA 10.FLOOD RI.1). Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The development of this project could adversely impact water quality. In order to mitigate for water quality impacts the project shall provide best management treatment practices, including a filter strip along southeastern boundary. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and any other necessary documentation to the District for review (COA 60. FLOOD RI. 1). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project, as analyzed in Environmental Assessment No. 38875 and the proposed revisions in R3, will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e) The project, including the additional structures proposed in this revision to the permit (R3), will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned for all drainage facilities to be designed to accommodate 100 year flood storm flows (COA 10.BS GRADE.14). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60.BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. FLOOD RI. 1). Therefore, the impact is considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant with mitigation incorporated. With section b above, and here in section h of the Hydrology section of the Environmental Assessment, under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration. The BMP's required in the mitigation listed below are considered minor in nature. They are specific to buildings, not the entire project, and are small in scale compared to most BMP's for water quality. This additional mitigation is consistent with CEQA Guidelines section 15162 and 4.

**Mitigation:** A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Flood Control District's Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit. A copy of the project specific WQMP shall be submitted to the District for review and approval. The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year (COA: 60.FLOOD RI.01, 60.FLOOD RI.02, 80.FLOOD RI.02, 90.FLOOD RI.01, 90.FLOODRI.02, and 90.FLOOD RI.03).

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

## 26. Floodplains

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

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

**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Environmental Assessment No. 38875

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, including the additional proposed structures, will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

Source: Riverside County General Plan, GIS database, Project Application Materials, Environmental Assessment No. 38875

Findings of Fact:

- a) The high school proposal was reviewed under Environmental Assessment No. 38875. The Revision is proposing modifications to the master plan including additional structures and an annual event for a few days a year in August. The project site is mostly designated as Community Development: Public Facilities (CD: PF) ( $\leq 0.60$  Floor Area Ratio) designation in the Riverside Mountain Extended Area Plan. All active project areas are within the PF designation. An educational facility is consistent within the Community Development: Public Facilities (CD: PF) Land Use designation intent and policies. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, impacts are less than significant.
- b) The project is not located within a city sphere of influence. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Environmental Assessment No. 38875

Findings of Fact:

a-b) The project is zoned Controlled Development Areas (W-2) which permits schools (see Article XV, Section 15.1,c,(2)). The property is surrounded by Rural Residential (RR) to the west, Natural Assets (N-A) to the north and south, One Family Dwellings Mountain Resort Two and a Half Acre Minimum (R-1A-2 1/2). A school and the related uses, including the annual event, are consistent with the uses permitted in the zone. The proposed project is compatible with the existing surrounding zones. Therefore, the impact is considered less than significant.

c) The project is designated as Community Development: Public Facilities (CD: PF) (≤ 0.60 Floor Area Ratio). Surrounding properties are designated Open Space: Conservation Habitat (OS:CH) to the north and west, Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south, and Open Space: Recreation (OS:R), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the east. The proposed project is compatible with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area," Environmental Assessment No. 38875

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that is not studies for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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 the 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

- NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable
- C - Generally Unacceptable              D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Environmental Assessment No. 38875, personal communication with event coordinator Ted Cummings with Matt Straite on May 16, 2012.

Findings of Fact:

a) The school noise impacts were addressed in Environmental Assessment No. 38875 and were found to be less than significant. The new structures proposed will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b-c) The project noise impacts were addressed in Environmental Assessment No. 38875. The revisions to the project (R3) include some additional structures that could create minor impacts during construction, but County ordinances will mitigate the impacts. The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact from construction and operation of the school is considered less than significant. However, the project revisions also include the incorporation of the "Jazz in the Pines" event that will bring many spectators (no more than 3,500 on Saturday and 2,500 on Sunday) once a year for two days (not including smaller private events that may take place the day before or after) to the site for a concert based event. This event, described in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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detail in the project description section of the EA, is two days long and includes several performance areas throughout the school site. The main performance area is an outdoor amphitheater. The amphitheater performances are located about 1/3 of a mile from the property limits through thick brush, forested areas, and over a ridge that is approximately 200 feet tall. Additionally the property is surrounded by public lands. There is another much smaller performance area that is located closer to the property limits, about 1/4 of a mile. The volume of this stage is intentionally limited and would still have to comply with the County noise requirements. The actual performances from the event are the only source expected to have the potential to be heard offsite. Additionally the event has been running for over 20 years and has not had any noise related complaints. A condition of approval has been added to the project that requires noise studies to be done if any noise related complains are received by neighboring properties (COA 10.PLANNING.23). This is a standard condition of approval for use cases and not considered mitigation for CEQA purposes. Because the location of the main performance area is obstructed by thick brush, forested areas, and natural terrain features, and because the event hours of operation are from 10am to about 6pm, because the site is surrounded by public lands, and because there is no history of noise complaints, the noise levels from the event are not anticipated to create any impacts.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Environmental Assessment No. 38875

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

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) 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, in fact the project is creating additional housing in the area for the transient high school population. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The school has been operating on the site for many years and will not remove any housing. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections, even with the inclusion of the additional proposed structures. The project will have no impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project would not have an incremental effect on the level of fire services provided in the vicinity of the project area. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures are required.

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**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Use cases are not required to pay School fee, and the case is a school, so no impact is expect.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential effects to library services (COA 90.PLANNING.28). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Environmental Assessment No. 38875

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. 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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c) The project is located within County Service Area No. 36. Commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Environmental Assessment No. 38875

Findings of Fact: According to the current General Plan, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Department of Transportation Review, Environmental Assessment No. 38875, personal communication with event coordinator Ted Cummings with Matt Straite on May 16, 2012.

Findings of Fact:

a) The previous project was reviewed under Environmental Assessment No. 38875. The revision does propose an annual event and modifications to the master plan including the addition of additional structures, but these will not change the student body population or staffing levels, so no change is expected based on the operation and construction of the revision. The revision also proposes to incorporate the "Jazz in the Pines" annual event which will bring traffic to the area. Mass transit is provided for the event pursuant to the traffic management study outlined in COA 10.TRANS.5. The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project will not 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. The project, including the annual event, will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project was analyzed under Environmental Assessment No. 38875 and no new roads are being proposed. The existing roads will not be impacted as the student population is not anticipated to change based on the revision. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. During the annual event Highway Patrol is on site as well as emergency medical services to assure appropriate services are provided. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. COA 10.PLANNING.39 requires that emergency services be provided on site during the event. The intent is to assure that any emergency services that may be required in the surrounding community will not be impacted by the event, because the event would have exclusive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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services. With this mitigation provided, project will have no significant impact. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration. The requirement for emergency services is considered a minor addition to the previous mitigation measures. This additional mitigation is consistent with CEQA Guidelines section 15162 and 4.

**Mitigation:** Condition of Approval 10.PLANNING.39 requires that adequate emergency services, including medical and police, shall be on site during the Jazz in the Pines annual event.

**Monitoring:** Conditions of approval are monitored through the Building and Safety review process as well as administration of Code Enforcement activity.

**44. Bike Trails**

**Source:** Riverside County General Plan, Environmental Assessment No. 38875

**Findings of Fact:** According to the General Plan, no bike trails will be affected by the project area. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

**Source:** Department of Environmental Health Review, Environmental Assessment No. 38875, Water Demand Study for Idyllwild Arts Academy Campus by Robert Krieger dated August 10, 2012

**Findings of Fact:**

a and b) As analyzed in Environmental Assessment No. 38875 and the Water Demand Study, the project will be served by the Idyllwild Water District (IWD) pursuant to the arrangement of financial agreements. The project is a master plan for the entire campus layout, most structures exist, others are proposed. The site is currently served by a 3 inch main line from IWD. The project will add additional structures as well as an annual event, and thus additional facilities that will tie into the main line used by the school. It is important to distinguish that this project is a master plan. Floor plans and elevations were not provided for each structure proposed on the plan. The footprints have been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established to determine impacts for other categories in CEQA, but without floor plans, water fixture counts (sinks, toilets ect.) could not be established at this time. However, a Water Demand Study was submitted by the applicant to IWD at the request of IWD to ascertain the water demand requirements at full buildout. The study concluded that the school has sufficient water supply currently through the existing 3 inch meter to meet current and ultimate water needs, not including fire suppression needs. According to the study a 4 inch meter would be required to provide both demand and fire suppression needs. The Idyllwild Fire Protection District (IFPD) has agreed that until the 4 inch line is created, the supply from an existing onsite pool will suffice to provide adequate fire suppression needs. With IFPD's acceptance of the temporary fire suppression measures, the 3 inch metered service, along with campus storage, is capable of meeting all current facilities operations (normally and at peak demand) and all proposed buildings in phases 1, 2 and 3. No condition of approval was added for the 4 inch line construction as that will be a function of the will serve letters issued by IWD. As a result, no mitigation is required.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**46. Sewer**

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

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

**Source:** Department of Environmental Health Review, Environmental Assessment No. 38875, Water Demand Study for Idyllwild Arts Academy Campus by Robert Krieger dated August 10, 2012, additional correspondence with the study's author, and the Idyllwild Water District website-<http://www.idyllwildwater.com/>

**Findings of Fact:**

a and b) As analyzed in Environmental Assessment No. 38875, the Water Demand Study, and as illustrated on the IWD website, the Idyllwild Water District will service the project with sewer services. At this point it is difficult to illustrate the impacts of the schools master plan, and buildout, because the amount of cumulative growth in the surrounding community cannot be reasonably foreseen. IWD charges connection fees to fund water supply and wastewater treatment improvements. Currently, IWD charges are \$ 5,092/EDU for water and \$ 5,447/EDU for wastewater. IWD will probably institute a similar charge for recycled water once it develops a recycled water system for which it is now seeking State grant funds. IAF water and wastewater flows will increase respectively at about 2% per year and less than 3% per year on average to buildout, causing IWD's flows to increase at about 1%, less for water and more for wastewater during that same period. The IWD website under "sewer"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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states that the wastewater treatment plant has a capacity of 250,000 gallons per day and it treats about 110 acre feet per year, which is nearly 36,000,000 gallons per year or about 99,000 gallons per day. The treatment plant is operating at about 40% capacity, of which about 25% is attributable to IAF. At buildout and with no increase in wastewater flows except for contributions from IAF, the treatment plant would be operating at 46% capacity and IAF's contribution would be about 36%. Therefore, the plant should have capacity, the school will only be contributing a small percentage of the wastewater processed by the plant, and the IWD will be able to use connection fees to address any possible expansion needs should the cumulative development outside the school project result in the need to expand the facilities.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**47. Solid Waste**

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

**Source:** Riverside County General Plan, Riverside County Waste Management District correspondence, Environmental Assessment No. 38875

**Findings of Fact:**

a) As analyzed in Environmental Assessment No. 38875, the project will not substantially alter existing or future solid waste generation patterns and disposal services. Because the proposed revision, including the addition of 16 new structures, will not be increasing the student population, it is anticipated that there will be no increase in the volume of solid waste being generated for operational purposes. Specific measures will be required for trash disposal for the annual event as required by COA 10.PLANNING.39. This is not considered mitigation as the volume provided by the event alone is not enough to impact the landfills that serve the project. The event is only two days a year and less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**48. Utilities**

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

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

Source: Riverside County General Plan, Environmental Assessment No. 38875

Findings of Fact:

a-c) As analyzed in Environmental Assessment No. 38875, the project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities, even with the addition of 16 new structures.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The School operation for the project will not require additional governmental services. The annual event will require some minor permits that they have been obtaining for over 20 years. Because this event is now being incorporated into the parent permit (PP10130R3) the plot plan will now require some additional government services, but the event is only two days a year and therefore, less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Environmental Assessment No. 38875

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

Mitigation: No mitigation measures are required.

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

<p><b>50.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Environmental Assessment No. 38875

Water Demand Study for Idyllwild Arts Academy Campus by Robert Krieger dated August 10, 2012, additional correspondence with the study's author, and the Idyllwild Water District website- <http://www.idyllwildwater.com/>

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

## VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA.PP10130R3

Revised: 9/24/2012 3:55 PM



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

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number or Name: PP10130 Revised No. 2

Environmental Assessment No. 38875

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY: *See attached Initial Study.*

COMPLETED/REVIEWED BY:

By: Grace Williams Title: Urban Regional Planner II

Date: October 1, 2003

Applicant/Project Sponsor: Idyllwild Arts Foundation / KCT Consultants

Date Submitted: November 27, 2002

ADOPTED BY:

- Board of Supervisors
- Planning Commission
- East Area Planning Council
- Planning Director
- Other \_\_\_\_\_

Person Verifying Adoption: Grace Williams

Title: Urban Regional Planner II

Date: October 20, 2003

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

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, 2<sup>nd</sup> Floor, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact, Grace Williams at (909) 955-3067.

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 38875  
**Project Case Type (s) and Number(s):** Plot Plan No. 10130R2  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9th Floor; Riverside, California 92501  
**Contact Person:** Grace I. Williams  
**Telephone Number:** (909) 955-3067  
**Applicant's Name:** Idyllwild Arts Foundation  
**Applicant's Address:** P.O. Box 38, Idyllwild, CA. 92549

### I. PROJECT INFORMATION

**Project Description:** The proposed project will involve the following revisions and additions to an existing arts school master plan: the relocation of thirteen previously approved buildings (two 960 SF housekeeping buildings, two 960 SF shop buildings, one 5400 SF maintenance shop/offices/storage, three 1400 SF dormitory buildings, three 1200SF classrooms, a 5000SF home belonging to the headmaster, and a 1000SF cedar portable classroom; the removal and storage of three lodging areas totaling 1500SF in size. The relocation or removal of listed buildings will allow for the addition of the following new facilities: A new 18000SF dormitory building, five new classroom buildings totaling 5760 SF in size, a new 3000SF health center, 3000SF exercise building, and 2400SF dance studio. In addition, two new water supply wells are proposed to accommodate for the new facilities.

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

**C. Total Project Area:** 206 acres

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

**D. Assessor's Parcel No(s):** 557-120-001, 557-130-001, 557-140-001, 557-050-001, 557-211-007

**E. Street References:** The proposed project is located north of Apela Drive and west of State Highway 243.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 14, 23, Township 5 South, and Range 2 East.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently developed as an Arts school. The topography is that of natural slopes with vegetation consisting of Jeffery pines, chaparral, oak woodlands, and forest vegetation. The proposed site is located west of State Hwy 243 and is surrounded by residential use.

### II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

**A. Open Space and Conservation Map Designation(s):** Areas Not Designated As Open Space.

**B. Land Use Planning Area (L.U.P.A.) Information**

1. L. U. P. A. Name(s): Idyllwild
2. Subarea, if any: N/A
3. Community Policy Area, if any: N/A

**C. Area Plan Land Use Allocation Map Information**

1. Area Plan, if any: Remap
2. Area Plan Land Use Designation, if any: Public Facilities, Very Low Density Residential, Rural Mountains, Open Space Water Conservation, and Open Space Conservation Habitat.

**D. 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

**E. Existing Zoning:** W-2 (Controlled Development Area), W-1 (Watercourse, Watershed and Conservation Areas)

**F. Proposed Zoning, if any:** None.

**G. Adjacent and Surrounding Zoning:** R-R to the West , W-2, W-1 to the North, R-1A-2 ½ to the East and South. <sup>1</sup>

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below (  ) 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 checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<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"/> Other
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

**IV. DETERMINATION:**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

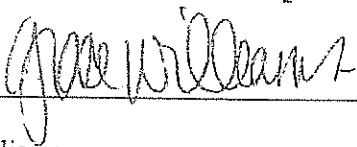
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



Date October 1, 2003

Grace I. Williams

For Robert Johnson, ICP, Planning Director

Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 - 21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California

Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

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

Source: RCIP Figure C-7 "Scenic Highways"

**Findings of Fact:** The project site is not located in a scenic highway corridor nor does it contain scenic resources such as rock outcroppings, trees or other unique landmark features.

**Mitigation:** None required.

**Monitoring:** None required.

**2. Mt. Palomar Observatory**

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS data base, Ord. No. 655

**Findings of Fact:** The subject site is located approximately 27 miles north of the Mt. Palomar Observatory. As such the proposed use may interfere with the night time use of the Mt. Palomar Observatory, as protected through the Riverside County Ordinance No. 655.

**Mitigation:** The proposed project is conditioned to comply with the provisions of Ordinance No. 655. (COA.10.PLANNING.38)

**Monitoring:** The conditions of approval are monitored through the Department of Building and Safety Land Use Division plan check process.

**3. Other Lighting Issues**

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

Source: Application materials.

**Findings of Fact:** The proposed use would create a new source of light and glare that may adversely affect day and nighttime views in the area. However, lighting created by the new developments and additions are conditioned to comply with provisions set forth by County Ordinance No. 655.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Significant Impact
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Mitigation: Lighting for proposed developments shall be hooded and directed so that no light shall overflow to neighboring properties or uses. In addition, the proposed project shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan. (COA.10.PLANNING.3; 10.PLANNING.38)

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of light or glare impacts is accomplished through its permitting process.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

Source: RCIP Figure OS-2 "Agriculture Resources"

Findings of Fact: The subject project is not located on or near areas that would be considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the proposed use would not conflict with any agricultural use or a Williamson Act contract.

Mitigation: None required.

Monitoring: None required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

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

Source: Application materials, CEQA Air Quality Handbook.

Findings of Fact: This project proposal was reviewed against air quality thresholds for project operation established by the South Coast Air Quality Management District and it was determined that the proposed project will not have a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Significant Impact
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potentially significant air quality impact.

Mitigation: None required.

Monitoring: None required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-4 "Western Riverside County Vegetation", Site visit.

Findings of Fact: The proposed project site is developed as an Arts School. Existing facilities include classrooms, administrative buildings, a dining facility, dorm rooms, maintenance buildings. The proposed additions to the existing school facility would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Pursuant to the Multiple Species Habitat Conservation Plan, the subject property is not located in a Criteria Cell Area.

Mitigation: None required.

Monitoring: None required.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure OS-7 "Historic Resources", site visit, Application Materials

Findings of Fact: Pursuant to the general plan, the project site is not identified as a historic site. The proposed property is fully developed as an arts school; as such, the project would not alter or destroy an historic site.

Mitigation: None required.

Monitoring: None required.

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

Source: RCIP Figure OS-6 "Archaeological Sensitivity", Application Materials.

Findings of Fact: The proposed property is fully developed as an arts school; as such, the project would alter or destroy an archaeological site nor would it cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

Mitigation: None required.

Monitoring: None required.

9. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is not within an area of paleontological sensitivity.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

## GEOLOGY AND SOILS

### Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?				
A-P Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>
CFH Zones	NA <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

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Source: RCIP Figure S-2 "Earthquake Fault Study Zones"

Findings of Fact: The project was reviewed by County geologists and it was determined that the site is not located in neither Alquist-Priolo Earthquake Fault Zone nor a County Fault Hazard Zone; as a consequence, the proposal would have no impact on the chances of the rupture of a known earthquake fault.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seismic-related ground failure, including liquefaction?				
NA <input checked="" type="checkbox"/>	S <input type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

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Source: RCIP Figure S-17 "Generalized Liquefaction"

Findings of Fact: The project is not located within a liquefaction hazard zone.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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<b>12. Groundshaking Zone</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/>	S <input checked="" type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

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Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: According to the general plan, the proposed improvements to an existing arts school would be considered a suitable use within the groundshaking zone for the project area.

Mitigation: Groundshaking activities related to the proposed use will be mitigated through compliance with all UBC regulations. (COA.10.BS.GRADE.1 through 15)

Monitoring: This project will be monitored through the building permit review process.

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<b>13. Landslide Risk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?				
NA <input checked="" type="checkbox"/>	S <input type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>

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Source: RCIP S-5 "Regions Underlain by Steep Slope", Staff Review, Application Materials

Findings of Fact: The project site is not within an area of known landslide potential. An evaluation of the site recognizes flat topography and distance to active faults. In conclusion, landslides at this location are considered unlikely at this site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 13. No mitigation is necessary.

Monitoring: 13. No monitoring is necessary.

**14. Ground Subsidence**

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: Staff Review, Application Materials.

Findings of Fact: The project is not subject to ground subsidence hazard.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?

Source: Project Application Material

Findings of Fact: The project is not subject to other geologic hazards.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

b. Would the project:

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Staff Review, Application Materials

Findings of Fact: The project is relatively flat with a few natural slopes. There are no slopes that would result in the need for a slope stability report. The proposed project would conform to the conditions of approval that require for further studies/analysis.

Mitigation: The project is required to comply with the following conditions of approval in order to better mitigate any potential sloping hazards. (10.BS.GRADE.6 through 8)

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of adverse natural or manufactured slope conditions is accomplished through its permitting process.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The site is not located on expansive soils and will not create a risk of life or property. To assure complete compliance with any potential impacts a soils report shall be submitted to Building and Safety.

**Mitigation:** The project owner is required to submit a geotechnical soils report for the review and approval of the Building and Safety Grading Division. (COA.60.BS GRADE.5)

**Monitoring:** Riverside County's Building and Safety Department will monitor that mitigation of project impacts on or by soils is accomplished through its permitting process.

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

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

**Findings of Fact:** Infrastructure grading for the proposed improvements to an existing arts school would not cause deposition, siltation or erosion into the channel. To ensure adequate construction of the infrastructure and to minimize the potential for erosion conditions of approval on the project have been implemented for mitigation.

**Mitigation:** The project is conditioned to comply with Building & Safety's Grading Department conditions of approval. (60.BS GRADE.1 through 8)

**Monitoring:** Riverside County's Building and Safety Department will monitor that waterborne soil erosion mitigation is accomplished through its permitting process.

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

**Source:** RCIP Figure S-8 "Wind Erosion Susceptibility Map"

**Findings of Fact:** Pursuant to the general plan, the project site is located within a low erosion rating area.

**Mitigation:** No mitigation is necessary.

**Monitoring:** No monitoring is necessary.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

20. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Application Materials

**Findings of Fact:** The proposed project involves the relocation of previously approved buildings, and the construction of nine new facilities for an existing arts school in the Idyllwild Area. The proposed project will not alter public roads or access in a manner that would adversely affect emergency responses or evaluation. The project site is not on any hazardous materials site lists.

**Mitigation:** None required.

**Monitoring:** None required.

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

Source: RCP Figure S-19 "Airport Locations"

**Findings of Fact:** The project is not within a mapped safety clearance zone associated with any airport.

**Mitigation:** No mitigation is necessary.

**Monitoring:** No monitoring is necessary.

22. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Idyllwild Fire Protection District, 08/05/03

**Findings of Fact:** According to the Comprehensive General Plan, the project is located within a designated high fire area. The Idyllwild Fire Protection District reviewed and conditioned this case during the plan review process.

**Mitigation:** The project is conditioned to comply with conditions set forth by the Idyllwild Fire Protection District as defined in their letter dated August 05, 2003.

**Monitoring:** Riverside County's Building and Safety Department and the Idyllwild Fire Protection District will monitor that wildland fire mitigation is accomplished through its permitting process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Material

**Findings of Fact:** The project will not change or alter existing drainage patterns in the area. The project will not violate any water quality standards or waste discharge requirements. However in the project shall comply with NPDES requirements and should obtain a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will ensure that adequate measures are taken for short-term construction and long term utilization of the site. The project also does not propose to deplete any groundwater supplies or recharge. However, the project will create additional paved surfaces that will increase surface runoff. The Riverside County Flood Control District is in charge of maintenance improvements of flood control channels in the area. Additional capacities of runoff may need to be evaluated after the project is completed. At the present time, downstream facilities are in place and are incorporated in the project to accommodate the additional runoff.

**Mitigation:** The project will be mitigated through the conditions of approval written by the Flood Control District and Building and Safety Department. (10.BS GRADE.3; 60.BS GRADE.1)

**Monitoring:** Monitoring will be evaluated by the building permit review process.

**24. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 Significant Impact
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone".

**Findings of Fact:** The project site receives minimal off-site storm runoff. According to the Flood Control District, a portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds".

**Mitigation:** The project is conditioned to comply with the Riverside County Flood Control conditions of approval. (COAs.10.FLOOD.13; 60.FLOOD.4)

**Monitoring:** 24. Riverside County's Building and Safety Department will monitor that flood hazard mitigation is accomplished through its permitting process.

### LAND USE/PLANNING Would the project

<b>25. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP, GIS

**Findings of Fact:** The project is currently zoned as W-1 (Watercourse, Watershed & Conservation Areas), W-2 (Controlled Development Areas). Surrounding zones include W-2, W-1, R-R (Rural Residential), R-1A-2 ½ (One Family Dwellings Mountain Resort, 2 ½ Acre minimum). This project is located in the Idyllwild Area Plan and is designated as Public Facilities, Very Low Density Residential, Rural Mountains, Open Space Water Conservation, and Open Space Conservation Habitat under RCIP. The proposed additions and revisions to the existing arts school master plan does not include a change of zoning or land use designation for this site. This project would not alter the present land use of this site. This project site is not located within a city sphere of influence.

**Mitigation:** No mitigation is necessary.

**Monitoring:** No monitoring is necessary.

<b>26. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** RCIP Land Use Element, Staff review, GIS

**Findings of Fact:** The proposed improvements are consistent with the existing land use designation and zoning for the site. The revisions to the master plan are compatible with land use designations and zoning for the adjoining properties and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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larger surrounding area. The project site is bordered by open space and very low density residential uses as well as being near State Highway 243. The establishment of the proposed improvements to the arts school would not affect the physical arrangement of an established community.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**MINERAL RESOURCES** Would the project

<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCCGP Fig. VI.41-VI.42, RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The site is not located within an area of potential mineral resources; as such, it would not result in the loss of mineral resources of the area. The proposal is compatible with the land uses of the Idyllwild Area.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**NOISE** Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable  
C - Generally Unacceptable      D - Land Use Discouraged

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact: There are no airports near the project site. Therefore, this project is not impacted by airport noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**29. Railroad Noise**

NA       A       B       C       D                        

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2002 Edition, Site Visit

Findings of Fact: There are no railroad tracks in the vicinity of this project site.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**30. Highway Noise**

NA       A       B       C       D                        

Source: Application Material, Site Inspection

Findings of Fact: State Highway 243 is located more than eight miles east of the project site. The proposed project would not be in close proximity to a highway and would not be impacted by the traffic noise associated with the project use.

Mitigation: None required.

Monitoring: None required.

**31. Other Noise**

NA       A       B       C       D                        

Source: Application Materials, Site visit

Findings of Fact: No other specific noise impacts were identified for this project.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

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

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

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

d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                       

Source: Application Materials, Site Visit

Finding of Fact: Established County ordinance and code enforcement activity provide a mechanism to ensure that future land uses are not adversely affected by noise generated from the project site.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING** Would the project

<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact: The project includes the relocation of three dormitory buildings (a total of 4200SF) and the addition of one new 18000SF dormitory. Although the improvements will displace students temporarily for the addition of more housing for the accommodations of new students, the improvements would not impact single family residences in the area and would not create a substantial need for housing in the vicinity.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

<b>34. Fire Services</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element

Findings of Fact: The project is within a designated high fire area. The proposed improvements may create an increase in demand for fire services. As such, the project is required to comply with all conditions set forth by the Idyllwild Fire Protection District.

Mitigation: Potential significant adverse impacts to fire protection services shall be mitigated by complying with the requirements of the Idyllwild Fire Protection Department per conditions of approval. The project is conditioned to comply with conditions set forth by the Idyllwild Fire Protection District as defined in their letter dated August 05, 2003.

Monitoring: Riverside County's Building and Safety Department and the Idyllwild Fire Protection District will monitor that fire service cost mitigation is accomplished through the permitting process.

<b>35. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: A letter dated January 16, 2003 was received from the Riverside County Sheriff Department. The proposed project would not have a significant impact to Sheriff Services in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

**36. Schools**

Source: Hemet Unified School District

Findings of Fact: The proposed project was submitted to the Hemet Unified School District, and they had no comments for the proposal.

Mitigation: None required.

Monitoring: None required.

**37. Libraries**

Source: RCIP

Findings of Fact: The project will not impact County libraries.

Mitigation: None required.

Monitoring: None required.

**38. Health Services**

Source: Project Materials

Findings of Fact: The County Comprehensive General Plan calls for coordination with health service agencies to ensure adequate health facilities are available to meet the needs of the population. No concerns as to adequacy of existing health services have been raised.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**RECREATION**

**39. Parks and Recreation**

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

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

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: Parks & Opens Space Department Review

Findings of Fact: The proposed project does not include any recreational facilities and would not create a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial increase in demand for recreational facilities.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

<b>40. Recreational Trails.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Multipurpose Open Space Element, Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project is not subject to recreational trails dedications.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
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<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g. , sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) 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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h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Circulation Element

Findings of Fact: The construction of nine new buildings on an existing school campus may cause an increase of traffic by vehicles in relation to the existing traffic load and capacity of the street system. Air, traffic, rail and emergency response plans would not be adversely affected and would not result in a safety risk. The Transportation Department has reviewed the proposed project and has conditioned the project for compliance with County Traffic standards.

Mitigation: The proposed project is required to comply with mitigations described in the Riverside County Transportation Department conditions of approval. (COAs.10.TRANS.1 through 6)

Monitoring: Riverside County's Building and Safety Department and Transportation Department will monitor through

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the permitting process that any recommended mitigation requirements necessary to maintain a Level of Service C at identified intersections are implemented or funded for implementation.

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Circulation Element, Figure C-5 “Bikeways and Trail Plan”

Findings of Fact: There are no designated bike trails near the project. As such, the proposed project would not impact bike trails.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health

Findings of Fact: The project site is served by onsite water wells. The Department of Environmental Health reviewed the proposal during the plan review process and has conditioned it for a will serve letter.

Mitigation: Prior to building permit issuance, the applicant is required to submit a “will serve” letter from the agency or agencies providing portable water and sanitary sewers to the site. (COAs.80.HEALTH.1)

Monitoring: Riverside County’s Building and Safety Department and Environmental Health Department will monitor that arrangements for water provision acceptable to the water provider is accomplished through the permitting process.

<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider which 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"/>
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Source: Department of Environmental Health

Findings of Fact: The Department of Environmental Health reviewed the proposal during the plan review process and has conditioned it for a will serve letter.

Mitigation: Prior to building permit issuance, the applicant is required to submit a “will serve” letter from the agency or agencies providing portable water and sanitary sewers to the site. (COAs.80.HEALTH.1)

Monitoring: Riverside County’s Building and Safety Department and Environmental Health Department will monitor that arrangements for water provision acceptable to the water provider is accomplished through the permitting process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**45. Solid Waste**

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

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: The proposed project was reviewed by the Riverside County Waste Management Department and has been conditioned to comply with provisions set forth in their letter dated January 15, 2003.

Mitigation: The Riverside County Waste Management Department has provided comments on the project and have indicated that a recycling program must be implemented by the tenants of the proposed project. The applicant shall comply with the recommendations of the Waste Management Department. (COA.80.PLANNING.29; 90.PLANNING.35)

Monitoring: 45. Riverside County's Building and Safety Department and Waste Management Department will monitor that mitigation of impacts to landfill capacity, including implementation of recyclables collection and loading facilities where applicable, is accomplished through the permitting process.

**46. Utilities**

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

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

Source: Application Materials, RCIP

Findings of Fact: The project site is served by existing facilities that provide electricity, natural gas and communication services. Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No further mitigation is necessary.

Monitoring: The respective utility companies will monitor utility facilities impact mitigation through the permitting process.

**WATER ANALYSIS** Would the project require a water supply analysis because it contains

47. a) A proposed residential development of more than 500 dwelling units?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A proposed shopping center or other business with more than 1,000 employees or containing more than 500,000 square feet of floor space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A proposed office building with more than 1,000 employees or containing more than 250,000 square feet of floor space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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_____ d) A proposed hotel, motel, or both, containing more than 500 rooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ e) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 employees, occupying more than 40 acres of land, or containing more than 650,000 square feet of floor area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ f) A project other than those listed in a) through e) above that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Material

Findings of Fact: The project does not include the development of a residential housing of 500 units or more, nor does it include a major commercial buildings that would necessitate the need for a water analysis.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

<b>OTHER</b> Would the project				
<b>48. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review.

Findings of Fact: 48. No other specific factors have been identified for discussion at this time.

Mitigation: 48. None required.

Monitoring: 48. None required.

<b>49. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review.

Findings of Fact: 49. No other specific factors have been identified for discussion at this time.

Mitigation: 49. None required.

Monitoring: 49. None required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Findings of Fact: The preceding analysis does not identify any potentially significant impacts related to general environmental quality, fish, wildlife resources, or cultural resources.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review.

Findings of Fact: The project site was previously designated as Prime Farmland but after time the surrounding development of educational uses have canceled out the long term viability of agriculture, which makes the site more suited for industrial uses. The preceding analysis concludes that the magnitude of impacts upon these resources is less than significant in recognition of the urbanizing nature of the project setting and the limited scale of potentially impacted resources in relation to resources within the region.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review.

Findings of Fact: No cumulative impacts are provided by the proposed project.

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review.

Findings of Fact: The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Mitigation measures were provided in EA 38986 that would reduce potential for significant effects that could cause adverse effects on human beings, either directly or indirectly. Implementation of the proposed project would not result in additional impacts related to this issue above those previously analyzed and not additional mitigation measures would be required.

**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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

**Earlier Analyses Used, if any:**

- RCIP County of Riverside, Planning Department. Riverside County Integration Plan. Adopted October 07, 2003. *(Available at Planning)*
- Cons 1996 California Department of Conservation. 1996 Riverside County Important Farmland Map. Guasti Quadrangle. *(Available at Planning)*
- EA 38549 Environmental Assessment for Parcel Map No. 29767
- FEMA 1996 Federal Emergency Management Agency. Flood Insurance Rate Maps. *(Available at Planning)*

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 10130R3 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 10130R3, Exhibit A, Amended No. 1, dated August 30, 2011. This is the full set of site plans for the entire project, highlighting the changes proposed for Revision No. 3.



10/01/12  
17:20

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT B1 = Plot Plan No. 10130R3, Exhibit B1 dated 5/10/12. These are the Floor Plans for the health Center.

APPROVED EXHIBIT B2 = Plot Plan No. 10130R3, Exhibit B2 dated 5/10/12. These are the Typical Floor Plans.

APPROVED EXHIBIT C1 = Plot Plan No. 10130R3, Exhibit C1 dated 5/10/12. These are the Elevations for the health center.

APPROVED EXHIBIT C2 = Plot Plan No. 10130R3, Exhibit C2 dated 5/10/12. These are the Typical Elevations.

APPROVED EXHIBIT L = Plot Plan No. 10130R3, Exhibit L dated 5/10/12. These are the landscape plans for the health center.

APPROVED EXHIBIT L-DG = Plot Plan No. 10130R3, Landscape Design Guidelines dated 5/10/12. These pertain to the entire site.

APPROVED EXHIBIT A-DG = Plot Plan No. 10130R3, Architectural Design Guidelines dated 5/10/12. These pertain to the entire site.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 5 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for Plot Plan 10130 which has a long history and is a complicated entitlement. Revision Number 3 (R3) is not proposing to stand alone, rather it has assumed that the past portions of the project are fully entitled, and the changes proposed in R3 are all that is analyzed under CEQA in the attached addendum to the Mitigated Negative Declaration, the findings, and the conclusions. The prior mitigation used for CEQA has been

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10. GENERAL CONDITIONS

10. EVERY. 5

USE - PROJECT DESCRIPTION (cont.)

RECOMMND

brought forward and all applicable past mitigation has been applied to R3. Thus, all mitigation and conditions of approval for R3 will apply to the entire project site. It is important to note: the previous entitlements feature many buildings that have never been constructed. The exhibits show these as 'proposed' because they are not yet built. However, they have been entitled with previous permits (entitlements). For actual changes proposed with this revision, see the "revisions" section below.

The project is located in the community of Idyllwild in the Riverside Extended Mountainous Area Plan more specifically it is located northerly of Tollgate Road, and westerly of SH-243.

Operation-

Current operation of the campus includes three major uses. First, the Idyllwild Arts Academy (IAA) is a boarding high school for the arts, with a total student body of 295 students. Over 90 percent of those students live in dormitories on campus, and are not allowed cars. A significant percentage of faculty also live on campus, primarily as dorm parents. Areas of study for the school include classical music, jazz, theater, dance, moving pictures, creative writing and visual arts.

IAA is a pedestrian campus, with the great majority of trips on foot, and internal to the campus. A fleet of under 25 vans and cars are maintained to shuttle students to and from airports, music lessons and into the town of Idyllwild. Faculty and staff raise the daytime weekday population to 450. School year events on campus which generate vehicle trips from parents and visitors include Registration (broken up into three days), Graduation, and Parent's Weekend; an additional population of 100 is projected for those events. Almost half of the student body is International, so there are limited parent trips for those students.

The second major use is a Summer Program of long standing on campus for eight weeks duration from mid June through mid-August with a variety of workshops for all ages, family camp, and adult classes. Since this program is in lieu of school year classes, the campus population during this time is about the same, if not slightly increased over the

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - PROJECT DESCRIPTION (cont.) (cont.) RECOMMND

regular daytime population; dorms are used since most classes run for a week.

The third major use is an annual event that is now also being included in the entitlement for the first time, although the event has been running for 19 years. The annual event is called Jazz in the Pines, which is a weekend (2-day) event in late August, with some smaller scale activities occurring on Friday and the bulk of the events, and attendance, on Saturdays and Sundays. This even has almost a 20-year history and is tightly organized.

According the organizer of the event Fridays usually host smaller events. Saturday's events usually afford crowds of up to 1,500. Sunday's events can range from 2,000 attendees to a maximum of 3,500. The only parking allowed on campus is for disabled persons and volunteers.

Attendees are required to park off-site at three adjacent areas; Camp Emerson Boy Scout Camp, the Church of Jesus Christ of the Latter Day Saints, and the Idyllwild Elementary School. All three sites are near Toll Gate Road; shuttle buses bring them to and from the three event venues (all adjacent to each other) on campus.

Ingress/Egress Access to the campus during the event is provided via Toll Gate Road. Highway Patrol assists in traffic demands and campus security, in addition to a host of private security. Emergency medical personal are on site as well. Several food vendors attend and temporary restroom facilities are brought to the site as well. All are required to permitted through the Health Department, and said permits have been obtained in the past.

Revisions-

Revision 3 proposes:

1)To remove nine previously entitled but unbuilt structures from the master plan, including

- oStructure 101 Housekeeping
- oStructure 102 Housekeeping
- oStructure 103 Shop Building
- oStructure 104 Shop Building
- oStructure 146 Classroom
- oStructure 155 Classroom
- oStructure 197 Soccer Field
- oStructure 199 Campground
- oStructure 200 Dance Studio

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - PROJECT DESCRIPTION (cont.) (cont.) (CORECOMMND

2)To re-locate four previously entitled but unbuilt structures on the master plan including

- oStructure 178 Health Center
- oStructure 212/229 Idyllwild Performing Arts center (previously one structure #, now phased into two)
- oStructure 217 Phys. Ed. Center
- oStructure 191 President's Residence

3)To introduce nineteen new structures to the master plan, including

- oStructure 205 Faculty Housing
- oStructure 208 Faculty Duplex
- oStructure 209 Science Classroom
- oStructure 210 Classroom
- oStructure 211 Classroom
- oStructure 213 Dean's Residence
- oStructure 214 Faculty Housing
- oStructure 215 Dean's residence
- oStructure 216 Faculty Housing
- oStructure 218 Housekeeping
- oStructure 219 Maintenance Facility
- oStructure 223 Housekeeping
- oStructure 224 Maintenance Building
- oStructure 226 Faculty Housing
- oStructure 227 Faculty Housing
- oStructure 228 Faculty Housing
- oStructure 220 Summer Dorm/Cabin 2 (Three existing cabins were proposed to be moved in R2 but are no longer proposed to move in R3; however, 220, 221, and 222 are three new cabins proposed in the same locations as the previous proposed relocation. Thus, these three were approved with R2, but will now be new for a total of three existing cabins [to remain where they are] and three new cabins)
- oStructure 221 Summer Dorm/Cabin 3
- oStructure 222 Summer Dorm/Cabin 4

4)To delete additions to six existing Structures that were proposed in R2 (and those additions are now being deleted from the master plan) including

- oAddition to Structure 177 Elves shelf painting platform
- oAddition to Structure 134 MacNeal Hall
- oAddition to Structure 135 Husch Hall
- oAddition to Structure 182 Sequoia
- oAddition to Structure 115 Zimmerman Lodge
- oAddition to Structure 179 Krone House

PLOT PLAN:TRANSMITTED Case #: PP10130R3

Parcel: 557-211-007

10. GENERAL CONDITIONS

10. EVERY. 5 USE - PROJECT DESCRIPTION (cont.) (cont.) (CORECOMMND

5)An addition to one structure

oStructure 136 Bowman/ IAF

"add 1,600 sq ft to the existing 25,600 sq ft Bowman Arts Center/IAF theater/Scene Shop

6)To change use of an existing structure

oStructure 171

"photo studio to faculty housing

7)To relocate one existing structures

oStructure 130 Faculty Housing

8)Demolish 1 structure, structure no. 118 on the master plan map, the El Centro Classroom.

9)Relocation of Temecula Drive, new grasscrete access roads, new paved roads, 131 additional parking spaces, and 16 additional accessible parking spaces.

10)To incorporate an annual special event to the entitlement called Jazz in the Pines.

Some proposed aspects of the previous entitlement, but yet to be executed, remain noted on R3 because they have yet to take place, and are thus, still proposed (although previously entitled). These include

1)Six proposed structures (not moving)

oStructure 133 New Dormitory

oStructure 110 Summer Cabin

oStructure 160 Meadow 3 Classroom

oStructure 161 Meadow 10 Classroom

oStructure 150 Classroom

oStructure 201 Water Tank

PLOT PLAN:TRANSMITTED Case #: PP10130R3

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1           USE - GENERAL INTRODUCTION           RECOMMND

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

10.BS GRADE. 3           USE - OBEY ALL GDG REGS           RECOMMND

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

10.BS GRADE. 4           USE - DISTURBS NEED G/PMT           RECOMMND

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

10.BS GRADE. 5           USE - PRE-CONSTRUCTION MTG           RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6           USE - NPDES INSPECTIONS           RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a

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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

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

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10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

10.BS GRADE. 9                   USE - 2:1 MAX SLOPE RATIO                   RECOMMND

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

10.BS GRADE. 10                  USE - SLOPE STABL'TY ANLYS                  RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                  RECOMMND

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

10.BS GRADE. 12                  USE - DRAINAGE & TERRACING                  RECOMMND

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                        RECOMMND

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

10.BS GRADE. 14                  USE - SLOPES IN FLOODWAY                    RECOMMND

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



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10.BS GRADE. 15                   USE - FIRE D'S OK ON DR.WY                   RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case or by written approval from the Fire Department.

10.BS GRADE. 17                   USE - PVT RD GRADG PMT                   RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18                   USE - OFFST. PAVED PKG                   RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20                   USE - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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17:20

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BS PLNCK DEPARTMENT

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

Building permits are required for for the construction, alteration, addition, change of use, relocation, and demolition for all buildings, structures, or equipment.

All building plan submittal and fee requirements per the building department will apply. All building plans shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations where applicable. These requirements includes all accessibilty requirements per code in relation to exterior site conditions, buildings, and equipment.

FIRE DEPARTMENT

10.FIRE. 1 USE -IDYLLWILD FIRE LETTER RECOMMND

PLEASE REFER TO LETTER DATED JUNE 16, 2011 BY IDYLLWILD FIRE PROTECTION DISTRICT.

\*UPDATE\* 1/3/2012- IDYLLWILD FIRE ISSUED A LETTER OF CONDITIONS, DATED JUNE 16, 2011. THE LETTER HAS BEEN ENTERED AS AN APPROVAL, VIA THE DESERT OFFICE STAFF OF THE RIVERSIDE COUNTY FIRE DEPARTMENT. -T.WILLIAMS/F.S.S.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 10130R3 is a proposal to construct a Health Center building to the original Plot Plan 10130 for a music and arts school on 205.2 acres in the Idyllwild area located on the north side of the intersection Toll Gate Road and Idyllmont Road. This revision is for additional buildings and building extensions to existing buildings.

The southeastern portion of the site is within the 100 year Zone A flood plain limits for Strawberry Creek as delineated on Panel 06065 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, the proposed building and parking lot are outside the floodplain and on higher ground.

The development of this project could adversely impact

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10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

water quality. To mitigate for the impact, a preliminary project specific Water Quality Management Plan (WQMP) shall be submitted for review and approval. The Preliminary WQMP was received by the District on September 7, 2011. The developer is proposing a filter strip along southeastern boundary to mitigate for the water quality. Even though the filter strip does not treat the pollutants of concern; in this case nutrients, to high level, the WQMP is acceptable to the District. The District feels that the site has enough area that the developer can propose any infiltration BMP at the final plan check stage. Since the disturb area is less than one acre, mitigation for the Hydrologic Conditions of Concerns (HCOC) is not required at this time but if the scope of the project is expanded, the HCOC will need to be addressed.

10.FLOOD RI. 2 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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10.FLOOD RI. 2                   USE SUBMIT FINAL WQMP>PRELIM (cont.)                   RECOMMND

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 3                   USE BMP MAINTENANCE & INSPECT                   RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1                   USE - LOW PALEO                   RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

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. \* The County of Riverside must be

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.) (cont.) RECOMMND

consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 2 USE - LC LNDSCPE REQUIREMENTS RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 3 USE - LC LNDSCPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscpe/landscape.html> . Use of plant material with a "low" or "very

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LC LNDSCPE SPECIES (cont.) RECOMMND

low" water use designation is strongly encouraged.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A-DG.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - BASIS FOR PARKING (cont.) RECOMMND

private schools.

More specifically- Private Schools: 1 space/employee, PLUS 1 space/2 students Loading/unloading space for at least 10-cars.

Additionally, pursuant to Section 18.12f the applicant has requested modifications to the following requirements:

- 1 parking space per 2 beds, requirement for dormitories as the majority of students are international and do not have cars, and most students are under driving age.

- Many parking areas are not striped and curbs are not provided as required in Section 18.12(g)4 and 6 as the parking areas are dirt which is consistent with the nature of the project.

10.PLANNING. 13 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property 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.

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water(disinfected tertiary recycled water suitable for body contact) when such water is made available to the site.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

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



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10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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).

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 31 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which for this project shall mean the net area of each additional structure in an area that was previously undisturbed, measured in square feet of structure footprint.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10.PLANNING. 32 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 36 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

10.PLANNING. 38

USE - HISTORIC EVALUATIONS

RECOMMND

For the purposes of the IdyllwildArts Master Plan (Plot Plan 10130R3), one original building (Birtcher Writing Studio designated as Primary Number P33-020408) dating to 1950 was identified and evaluated for its historic significance under CEQA. The entire IdyllwildArts campus within the Master Plan was identified as a historic resource (P33-020407). There are two identified historic buildings outside of the Master Plan boundaries that have not been evaluated or documented as a part of this

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10.PLANNING. 38 USE - HISTORIC EVALUATIONS (cont.) RECOMMND

project. These are the Steere Hicks building and Studio D. Should any future project propose to demolish or modify either of these buildings, or should the Master Plan boundaries be expanded to include one or both of these buildings, or any other historic resource identified, a complete architectural history documentation and evaluation shall be required for review and acceptance by the County Archaeologist and the County Historic Preservation Officer.

10.PLANNING. 39 USE - JAZZ IN THE PINES REQ RECOMMND

Adequate emergency services, including medical and police, shall be on site during the Jazz in the Pines annual event. Adequate restroom facilities shall be provided. All required Heath Permits for the operation of food vendors shall be obtained prior to the event. Adequate trash disposal for the event must be provided.

10.PLANNING. 40 USE - IDYLLWILD FIRE LETTER RECOMMND

IDYLLWILD FIRE PROTECTION DISTRICT  
P.O. Box 656  
54160 Maranatha Dr., Idyllwild, CA 92549-0656  
951-659-2153 Fax 951-659-5571  
June 16, 2011  
PP 10130 Revised No.3 Idyllwild Arts

The following are the Fire Department Conditions of Approval for this project. All questions regarding the meaning of these conditions shall be referred to the Idyllwild Fire Protection District.

1. Final fire and life safety conditions will be addressed when building plans are reviewed by the Idyllwild Fire Protection District. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), Riverside County Fire Protection Ordinance 787 and related codes which are in force at the time of building plan submittal.

2. The Idyllwild Fire Protection District is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix IIIA, Table A-III-A<sub>7</sub> I. The developer shall provide or show there exists a water system capable of delivering 2125 GPM for a

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10.PLANNING. 40

USE - IDYLLWILD FIRE LETTER (cont.)

RECOMMND

2-hour duration at 20-PSI residual operating pressure, The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau (CFC).

3. Fire hydrant location to CFC Appendix CC & Table CC105.1. for new construction shall be located not less than 25 feet or more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways, velocities shall not exceed 10ft/sec. (ORD 787)

4. Prior to issuance of building permits, the developer shall furnish one copy of the water system plans to the Idyllwild Fire Protection District for review. Plans shall be signed by a registered civil engineer; contain an Idyllwild Fire Protection District approval signature block; and conform to hydrant type, location, spacing and minimum fire flow standards. After approval, the originals shall be presented to the Idyllwild Fire Protection District for signatures. The required water system including fire hydrants shall be installed and accepted by the Fire District prior to any combustible building materials being placed on construction site.

5. If construction is phased, each phase shall provide approved access and fire protection prior to any building construction. ( CFC)

6. Prior to building construction, all locations where structures are to be built shall have approved temporary Fire Department vehicle access roads for use until permanent roads are installed. Temporary Fire Department access roads shall be an all weather surface for 55,000 lbs. GVW. (CFC, ORD 787)

7. Prior to building final, all locations where structures are to be built shall have approved Fire Department vehicle access roads to within 150 feet to any portion of the facility or any portion of an exterior wall of the building( s ), Fire Department access roads shall be an all-weather surface designed for 55,000 lbs. GVW with a minimum AC thickness of .25 feet. (CFC , ORD 787)

8. New fire department vehicle access roads shall have an

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IDYLLWILD FIRE LETTER (cont.) (cont.) RECOMMND

unobstructed width of not less than twenty (20) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. As existing roads serving as fire department access are adjacent to new construction or as roads are repaired through normal maintenance, roads shall be improved to 20 feet in width. Existing intersections will be identified through a joint inspection program and updated to meet fire department turning radius on a phased annual program. The gradient for fire apparatus access roads shall not exceed fifteen (15) percent. (CFC, ORD 787) (The Fire Chief may grant a variance where conditions cannot be met.)

9. Prior to building construction, dead-end roadways and streets in excess of one hundred and fifty (150) feet which have not been completed, shall have a turnaround capable of accommodating fire apparatus. (CFC , ORD 787)

10. Prior to issuance of a Certificate of Occupancy or building final, install yellow posts behind the hydrants with the top 12 inches of the post painted blue. (CFC)

11. Prior to issuance of a Certificate of Occupancy or building final, approved numbers or addresses shall be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be of a contrasting color to their background. Commercial, multi-family residential and industrial buildings shall have a minimum nine (9) inches numbers with suite numbers a minimum of six ( 6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multifamily residential units shall have four (4) inch letters and/or numbers as approved by the Idyllwild Fire Protection District. (CFC)

12. Prior to issuance of a Certificate of Occupancy or building final, a directory display monument sign shall be required. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the campus, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to and be approved by the Idyllwild Fire Protection Distinct prior to installation.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IDYLLWILD FIRE LETTER (cont.) (cont.) (RECOMMND

13. Prior to issuance of Certificate of Occupancy or building final, based on square footage and type of construction, occupancy or use, the developer shall install a fire sprinkler system. Fire sprinkler plans shall be submitted to the Idyllwild Fire Protection District for approval prior to installation. (CFC)

14. Prior to issuance of Certificate of Occupancy or building final, based on a requirement for monitoring the sprinkler system, occupancy or use, the developer shall install an fire alarm system monitored by an approved Underwriters Laboratory listed central station. Plans shall be submitted to the Idyllwild Fire Protection Distinct for approval prior to installation. (CFC)

15. Prior to the issuance of a Certificate of Occupancy or building final, a "KnoxBox" shall be provided. The Knox-Box shall be installed a minimum of six (6) feet in height and be located to the right side of the main entrance door. (CFC)

16. All manual and electronic gates on required Fire Department access roads or gates obstructing Fire Department building access shall be provided with the Knox Rapid entry system for emergency access by fire fighting personnel. (CFC, ORD 787)

17. Prior to final inspection of any building, the applicant shall prepare and submit to the Fire Department for approval, a site plan designating fire lanes with appropriate lane painting and or signs.

18. Prior to the issuance of a Certificate of Occupancy or building final, the developer/applicant shall be responsible for obtaining underground and/or aboveground tank permits for the storage of combustible liquids, flammable liquids or any other hazardous materials from both the County Health department and Idyllwild Fire Protection District. (CFC)

Special Conditions.

19. Prior to issuance of building permits, a Forest Health Plan (FHP) and Fuel Modification Plans (FMP) shall be prepared by a registered professional forester. The FHP,

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IDYLLWILD FIRE LETTER (cont.) (cont.) (RECOMMND

FMP and implementation phasing plan shall be submitted to the Idyllwild Fire Protection District for review and approval. (CFC , ORD 787)

20. Prior to issuance of building permits, plans for structural protection from vegetation fires shall be submitted to the Idyllwild Fire Protection District for review and approval. The measures shall include, but are not limited to, enclosing eaves, noncombustible barriers (cement or block walls), and fuel modification zones. (CFC , ORD 787)

21. Prior to issuance of a Certificate of Occupancy or building final, a simple plot plan and 3 simple floor plans, each as an electronic file of the .DWG format must be submitted to the Idyllwild Fire Protection District. Alternative file formats may be acceptable, contact the Idyllwild Fire Prevention Bureau for approval.

22. If there are changes to underlying maps, prior to map recordation the applicant shall submit to the Idyllwild Fire Protection District a georectified (pursuant to Riverside County standards) digital version of the map including parcel and street centerline information. The electronic file will be provided in a ESRI ArcInfo/ArcView compatible format and projected in a State Plane NAD 83 (California Zone VI) coordinate system. The Bureau must accept the data as to completeness, accuracy and format prior to satisfaction of this condition.

23. The applicant shall comply with the requirements of the Fire Code permit process and update any changes in the items and quantities approved as part of their Fire Code permit. These changes shall be submitted to the Idyllwild Fire Protection District for review and approval per the Fire Code and are subject to inspection. (CFC , ORD 787)

24. Should any quantities of hazardous materials used or stored onsite increase or should changes to operation introduce any additional hazardous material not listed in existing reports; the applicant shall submit an update to the Hazardous Material Inventory Statement and Fire Department Technical Report on file at the Idyllwild Fire Protection District office, for review and approval by the Riverside County Department of Environmental Health and Idyllwild Fire Protection District. (CFC)



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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IDYLLWILD FIRE LETTER (cont.) (cont.) (RECOMMND

25. Prior to the issuance of building permits, the developer shall participate in the Riverside County Fire Impact Mitigation Program. Payment of mitigation fees shall be made directly to the Idyllwild Fire Protection District.

26. Any plan impacting the "Fuel Break" must also be submitted to the U.S. Forest Service, Idyllwild Office at 54270 Pincrest Rd, Idyllwild (951) 659-2117

10.PLANNING. 41 USE - MAX STUDENT POPULATION RECOMMND

The onsite student population residency shall not exceed 400 students.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Apela Drive since adequate right-of-way exists.

10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN RECOMMND

The following traffic management plan was prepared by the applicant/engineer.

Idyllwild Arts Academy (IAA) has applied for a Revised Master Plan in order to identify several possible building projects over the next 5-10 years. This Traffic Plan will describe the three major uses of campus, which will not change due to the Revised Master Plan, as well as describe proposed new projects likely to be constructed in the next 10 years.

IAA Project Description

Current uses of the campus include three major events, or uses. Primarily, Idyllwild Arts Academy is a boarding high school for the arts, with a total student body of 295 students, Over 90 percent of those students live in dormitories on campus, and are not allowed cars. A significant percentage of faculty also live on campus, primarily as dorm parents. Areas of study include classical music, jazz, theater, dance, moving pictures, creative writing and visual arts. IAA is a pedestrian campus, with the great majority of trips on foot, and internal to the campus. A fleet of less than 25 vans and cars are maintained to shuttle students to and from airports, music lessons and into the town of Idyllwild. Faculty and staff raise the daytime weekday population to 450. School year events on campus which generate vehicles trips from parents and visitors include Registration (broken up into three days), Graduation, and Parent's Weekend; an additional population of 100 is projected for those events. Almost half of the student body is International, so there are limited parent trips for those students.

There is a Summer Program of long standing on campus for eight weeks duration from mid-June through mid-August with a variety of workshops for all ages, family camp, and adult classes. Since this program is in lieu for school year classes, the campus population during this time is less; dorms are used since most classes run for a week, but do not fill to capacity.

The major annual special event is Jazz in the Pines, which

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

is a weekend (2-day) event in late August, with some smaller scale activities occurring on Fridays and the bulk of the events, and attendance, on Saturdays and Sundays. This even has almost a 20-year history and is tightly organized. The anticipated attendance is 2,000-3,500 on the first day and 1,500 for the second day. The only parking allowed on campus is for handicapped and volunteers. Attendees are required to park off-site at three adjacent areas; Camp Emerson Boy Scout Camp, the Church of Jesus Christ of the Latter Day Saints, and the Idyllwild Elementary School. All three sites are on Toll Gate Road; shuttle buses bring them to and from the three event venues (all adjacent to each other) on campus.

Ingress/Egress

Access to the campus is provided via Toll Gate Road. Given the pedestrian nature of the campus, vehicle traffic would be light.

Parking

The campus has ample roads and available parking. The great majority of parking spaces are unmarked, except to handicapped parking at key buildings. Given the un-striped nature of the parking, it is difficult to project occupancy rates; they are estimated as less than 25 percent at all times; some central areas of campus will experience higher occupancy rates when student recitals, concerts or theater performances are being held.

As previously noted, since this is a boarding school with extensive dormitory space, the site is occupied at all times. Given its pedestrian nature, the great majority of trips are on foot at all times.

Special Events

As noted above, events during the school year and summer program generate minimal auto traffic. The one major annual special event, Jazz in the Pines, is tightly controlled with the majority of parking occurring offsite and patrons bussed to and from the concerts.

Proposed New Buildings

The Revised Master Plan contemplates a number of building projects:

1. Increased On-Campus Faculty Housing. Less than 10 housing units, including a Presidents Residence, are planned to be constructed over the next several years.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.)RECOMMND

This will bring more faculty on site, and contribute to lowered auto trips to and from campus.

2.A new Health Center is planning to begin construction within the coming year. It will replace an existing health center; that old health center building will be rehabilitated as part of the planned faculty housing.

3.Student population is not planned to exceed 300; within that context, some dormitory rooms will be rehabilitated or expanded. Again, boarding students are not allowed autos on campus.

4.An existing maintenance building is planned to be converted to a Film Lot, or Moving Picture Facility. This will not result in significantly increased trips.

5.Some classroom additions and rehabilitation projects are planned, to relieve over-crowding in current classrooms. This will not increase vehicle trips.

6.A new Concert Hall facility is currently being designed, with the possibility of an adjacent theater in the future. The Concert Hall would seat 300-350 and would be used for school concerts, recitals and all-school assemblies. Local residents, visitors and parents could create an additional 50 trips on a once-a-month basis. Again, given the existing school population there is limited room for outside trip generation.

Signage

Signage to the campus exists on Route 243, a short distance away. Once the campus is accessed via Toll Gate Road, existing signage clearly identifies dormitories, classrooms, venues and administration buildings. No changes are contemplated, other than identifying the new Health Care Center, the Concert Hall and the Film Lot.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - OFFSITE WATER AGREEMENT

RECOMMND

Within 1 year (12 months) of the project approval, the applicant shall provide the County with a signed MOU between Idyllwild Arts Foundation and Idyllwild Water District which shall include, at a minimum, an agreement for the Foundation to pay a \$150,000 contribution to the construction of an offsite 300,000 gallon reservoir. This Condition may be set to "not apply" by the Planning Department Director.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                   USE - SLOPE STABILITY ANLY                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG                  RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG (cont.) RECOMMND

Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 EPD - PRE-GRADING BIO SURVEY RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR PP10130 THE AREA TO BE IMPACTED SHALL BE STAKED OUT ON THE GROUND & EPD SHALL INSPECT THE AREA FOR POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES (DRAINAGES OR TREES WITH NESTS) AND BMPS (BEST MANAGEMENT PRACTICES) TO MINIMIZE EROSIONAL DAMAGE SHALL BE ASSESSED. EPD CAN BE CONTACTED AT (951)955-6892 FOR GUIDANCE ON BMPS.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 10130R3, 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.



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   USE - NO B/PMT W/O G/PMT                   RECOMMND

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

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL                   RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - WATR/SEWR WILL SERVE                   RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 EPD - PRE-BUILDING BIO SURVEY RECOMMND

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR PP10130, THE AREA TO BE IMPACTED SHALL BE STAKED OUT ON THE GROUND AND EPD SHALL INSPECT THE SITE FOR ANY IMPACTS TO BIOLOCAL RESOURCES (DRAINAGES & TREES).

FIRE DEPARTMENT

80.FIRE. 1 PC -IDYLLWILD FIRE CONDITIONS RECOMMND

Please refer to 10.PLANNING.40 for fire conditions.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 6 USE - MINIMUM FLOOR AREA RECOMMND

AL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 10130R3, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - CONF W/ DESIGN GUIDELINE RECOMMND

Those structures shown in gray on EXHIBIT A shall conform to the approved Typical Elevations and the project Architectural Design Guidelines (EXHIBIT's C2 and A-DG respectively). If the structure(s) is/are consistent with the exhibits listed above, than no substantial conformance to the Plot Plan is required. If the footprint for the proposed structure(s) deviate(s) from that shown on EXHIBIT A (within more than 20 feet in any direction), than a substantial conformance to the Plot Plan is required.

80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:  
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 22 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.PLANNING. 24 USE- IDYLLWILD FIRE (2) RECOMMND

PRIOR TO THE ISSUANCE OF ANY BUIDLING PERMITS, the applicant shall demonstrate compliance with all "Prior to issuance of Building Permit" requirements shown in Condition of Approval 10.PLANNING.40.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

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Parcel: 557-211-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE - HAZMAT BUS PLAN                   RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

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

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1                   FIRE FINAL INSPECTION                   RECOMMND

Please refer to 10.PLANNING.40 for fire final conditions. Contact Idyllwild Fire at 951-659-2153 for final inspections.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                   USE BMP - EDUCATION                   RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE BMP - EDUCATION (cont.) RECOMMND

Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@co.rcflood.org](mailto:fcnpdes@co.rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 3 USE AS-BUILT BMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

PLANNING DEPARTMENT

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 9 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 10130R3 is not the entire site of the school or even the active school area, rather the project area will be determined on a structure by structure basis as the project expands as shown on EXHIBIT A. The fee shall be determined by the square footage of the structure footprint in any undisturbed area. New structures in previously distrurbed areas are

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

not required to pay the fee. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 10130R3 shall be calculated at the time of buildig permit based on the square footage of the footprint of the structure.

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.

90.PLANNING. 31 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - PARKING DUST TREATMENT (cont.) RECOMMND

as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust.

90.PLANNING. 32 USE - LC LNDS CP INSPECT DEPOST RECOMMND

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

90.PLANNING. 33 USE - LC COMPLY W/ LNDS CP/ IRR RECOMMND

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

90.PLANNING. 34 USE - CONF W/ DESIGN GUIDELINE RECOMMND

Those structures shown in gray on EXHIBIT A shall conform to the approved Typical Elevations and the project Architectural Design Guidelines (EXHIBIT's C2 and A-DG respectively). If the structure(s) is/are consistent with the exhibits listed above, than no substantial conformance to the Plot Plan is required. If the footprint for the proposed structure(s) deviate(s) from that shown on EXHIBIT A (within more than 20 feet in any direction), than a substantial conformance to the Plot Plan is required.

10/01/12  
17:20

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP10130R3

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35

USE- IDYLLWILD FIRE (3)

RECOMMND

PRIOR TO THE BUILDING PERMIT FINAL INSPECTION, the applicant shall demonstrate compliance with all "Prior to Building Permit Final Inspection" or "Prior to Issuance of Final Occupancy" requirements shown in Condition of Approval 10.PLANNING.40.

SKM

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

DATE: May 19, 2010

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 152/153 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner  
Idyllwild Water Dist.

Hemet Unified School Dist.  
Southern California Edison  
Southern California Gas Co.  
Caltrans #8  
Reg. Water Quality Control Board - Santa Ana  
Eastern Information Center (UCR)

**PLOT PLAN NO. 10130, REVISED PERMIT NO. 3 - EA42318** - Applicant: Idyllwild Arts Foundation - Engineer: Southland Engineering -Third Supervisorial District - Idyllwild Zoning District - Riverside Extended Mountainous Area Plan - Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (2-5 dwelling units per acre) (CD:MDR) - Located northerly of Tollgate Road, and westerly SH-243 - 206 Gross Acres - Zoning: Controlled Development Areas (W-2) and One-Family Dwellings Mountain Resort (R-1A-9000). **REQUEST:** The Plot Plan proposes revisions to the existing master plan for the Idyllwild Arts foundation campus; modifications include the approval of new buildings, additions to existing buildings, relocation of approved buildings, change of use of existing and previously approved buildings, removal of previously approved buildings, removal of previously approved additions, demolition of existing structures, relocation of Temecula Drive, new gravel/dirt roads, new paved roads, 28 additional parking spaces, and 16 additional accessible parking spaces. Total Development will include 225 buildings and 299 parking spaces. NOTE: The Idyllwild Water District's wastewater treatment facility is located within the boundaries of the project site but is not a part of the project - APN: 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001, 561-061-001. Related Cases: PP10130, PP10130R1, PP10130R2

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 24, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Jeff Horn, Project Planner, at (951) 955-5641 or email at JHORN@rctfma.org / MAILSTOP# 1070.

COMMENTS:

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

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

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

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

COUNTY OF RIVERSIDE  
WASTE MANAGEMENT  
10 MAY 24 PM 2:13

*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.*

IDYLLWILD FIRE PROTECTION DISTRICT  
P.O. Box 656  
54160 Maranatha Dr., Idyllwild, CA 92549-0656  
951-659-2153 Fax 951-659-5571

June 16, 2011  
PP 10130 Revised No.3  
Idyllwild Arts

The following are the Fire Department Conditions of Approval for this project. All questions regarding the meaning of these conditions shall be referred to the Idyllwild Fire Protection District.

1. Final fire and life safety conditions will be addressed when building plans are reviewed by the Idyllwild Fire Protection District. These conditions will be based on occupancy, use, the California Building Code (CBC), California Fire Code (CFC), Riverside County Fire Protection Ordinance 787 and related codes which are in force at the time of building plan submittal.
2. The Idyllwild Fire Protection District is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix III.A, Table A-III-A.1. The developer shall provide or show there exists a water system capable of delivering 2125 GPM for a 2-hour duration at 20-PSI residual operating pressure, The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau (CFC),
3. Fire hydrant location to CFC Appendix CC & Table CC105.1. for new construction shall be located not less than 25 feet or more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways, velocities shall not exceed 10ft/sec. (ORD 787)
4. Prior to issuance of building permits, the developer shall furnish one copy of the water system plans to the Idyllwild Fire Protection District for review. Plans shall be signed by a registered civil engineer; contain an Idyllwild Fire Protection District approval signature block; and conform to hydrant type, location, spacing and minimum fire flow standards. After approval, the originals shall be presented to the Idyllwild Fire Protection District for signatures. The required water system including fire hydrants shall be installed and accepted by the Fire District prior to any combustible building materials being placed on construction site.
5. If construction is phased, each phase shall provide approved access and fire protection prior to any building construction. (CFC)
6. Prior to building construction, all locations where structures are to be built shall have approved temporary Fire Department vehicle access roads for use until

permanent roads are installed. Temporary Fire Department access roads shall be an all weather surface for 55,000 lbs. GVW. (CFC, ORD 787)

7. Prior to building final, all locations where structures are to be built shall have approved Fire Department vehicle access roads to within 150 feet to any portion of the facility or any portion of an exterior wall of the building(s), Fire Department access roads shall be an all-weather surface designed for 55,000 lbs. GVW with a minimum AC thickness of .25 feet. (CFC , ORD 787)
8. New fire department vehicle access roads shall have an unobstructed width of not less than twenty (20) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. As existing roads serving as fire department access are adjacent to new construction or as roads are repaired through normal maintenance, roads shall be improved to 20 feet in width. Existing intersections will be identified through a joint inspection program and updated to meet fire department turning radius on a phased annual program. The gradient for fire apparatus access roads shall not exceed fifteen (15) percent. (CFC , ORD 787) (The Fire Chief may grant a variance where conditions cannot be met.)
9. Prior to building construction, dead-end roadways and streets in excess of one hundred and fifty (150) feet which have not been completed, shall have a turnaround capable of accommodating fire apparatus. (CFC , ORD 787)
10. Prior to issuance of a Certificate of Occupancy or building final, install yellow posts behind the hydrants with the top 12 inches of the post painted blue. (CFC)
11. Prior to issuance of a Certificate of Occupancy or building final, approved numbers or addresses shall be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be of a contrasting color to their background. Commercial, multi-family residential and industrial buildings shall have a minimum nine (9) inches numbers with suite numbers a minimum of six (6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multi-family residential units shall have four (4) inch letters and/or numbers as approved by the Idyllwild Fire Protection District. (CFC)
12. Prior to issuance of a Certificate of Occupancy or building final, a directory display monument sign shall be required. Each complex shall have an illuminated diagrammatic layout of the complex which indicates the name of the campus, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to and be approved by the Idyllwild Fire Protection District prior to installation.
13. Prior to issuance of Certificate of Occupancy or building final, based on square footage and type of construction, occupancy or use, the developer shall install a



fire sprinkler system. Fire sprinkler plans shall be submitted to the Idyllwild Fire Protection District for approval prior to installation. (CFC)

14. Prior to issuance of Certificate of Occupancy or building final, based on a requirement for monitoring the sprinkler system, occupancy or use, the developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station. Plans shall be submitted to the Idyllwild Fire Protection District for approval prior to installation. (CFC)
15. Prior to the issuance of a Certificate of Occupancy or building final, a "Knox-Box" shall be provided. The Knox-Box shall be installed a minimum of six (6) feet in height and be located to the right side of the main entrance door. (CFC)
16. All manual and electronic gates on required Fire Department access roads or gates obstructing Fire Department building access shall be provided with the Knox Rapid entry system for emergency access by fire fighting personnel. (CFC, ORD 787)
17. Prior to final inspection of any building, the applicant shall prepare and submit to the Fire Department for approval, a site plan designating fire lanes with appropriate lane painting and or signs.
18. Prior to the issuance of a Certificate of Occupancy or building final, the developer/applicant shall be responsible for obtaining underground and/or aboveground tank permits for the storage of combustible liquids, flammable liquids or any other hazardous materials from both the County Health department and Idyllwild Fire Protection District. (CFC)

#### Special Conditions.

19. Prior to issuance of building permits, a Forest Health Plan (FHP) and Fuel Modification Plans (FMP) shall be prepared by a registered professional forester. The FHP, FMP and implementation phasing plan shall be submitted to the Idyllwild Fire Protection District for review and approval. (CFC , ORD 787)
20. Prior to issuance of building permits, plans for structural protection from vegetation fires shall be submitted to the Idyllwild Fire Protection District for review and approval. The measures shall include, but are not limited to, enclosing eaves, noncombustible barriers (cement or block walls), and fuel modification zones. (CFC , ORD 787)
21. Prior to issuance of a Certificate of Occupancy or building final, a simple plot plan and 3 simple floor plans, each as an electronic file of the .DWG format must be submitted to the Idyllwild Fire Protection District. Alternative file formats may be acceptable, contact the Idyllwild Fire Prevention Bureau for approval.

22. If there are changes to underlying maps, prior to map recordation the applicant shall submit to the Idyllwild Fire Protection District a georectified (pursuant to Riverside County standards) digital version of the map including parcel and street centerline information. The electronic file will be provided in a ESRI ArcInfo/ArcView *compatible* format and projected in a State Plane NAD 83 (California Zone VI) coordinate system. The Bureau must accept the data as to completeness, accuracy and format prior to satisfaction of this condition.
23. The applicant shall comply with the requirements of the Fire Code permit process and update any changes in the items and quantities approved as part of their Fire Code permit. These changes shall be submitted to the Idyllwild Fire Protection District for review and approval per the Fire Code and are subject to inspection. (CFC , ORD 787)
24. Should any quantities of hazardous materials used or stored onsite increase or should changes to operation introduce any additional hazardous material not listed in existing reports; the applicant shall submit an update to the Hazardous Material Inventory Statement and Fire Department Technical Report on file at the Idyllwild Fire Protection District office, for review and approval by the Riverside County Department of Environmental Health and Idyllwild Fire Protection District. (CFC)
25. Prior to the issuance of building permits, the developer shall participate in the Riverside County Fire Impact Mitigation Program. Payment of mitigation fees shall be made directly to the Idyllwild Fire Protection District.
26. Any plan impacting the "Fuel Break" must also be submitted to the U.S. Forest Service, Idyllwild Office at 54270 Pinecrest Rd, Idyllwild (951) 659-2117

July 1, 2010

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

**RE: Plot Plan No. 10130, Revised Permit No. 3 — Revisions to Existing Master Plan for the Idyllwild Arts Foundation Campus for Building Construction and Demolition (APN: 557-130-003)**

Dear Mr. Horn:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located northerly of Tollgate Road and westerly of State Highway 243 in the Idyllwild area. The RCWMD recommends the following conditions for approval of Plot Plan No. 10130R3:

1. **PRIOR TO ISSUANCE OF A GRADING PERMIT**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. Should construction of new buildings or structures and/or removal of existing buildings or structures be necessary for project approval and implementation, the following conditions shall apply:
  - a) **PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITION PERMIT**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.

- b) **PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permit.
4. 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 development of 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 determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234
  5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
  6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Sung Key Ma  
Urban/Regional Planner IV

Susan Nash  
P.O. Box 4036  
Idyllwild CA 92549  
909-228-6710  
[snash22@earthlink.net](mailto:snash22@earthlink.net)

July 12, 2012

Carolyn Syms Luna  
Planning Director  
County of Riverside  
4080 Lemon Street  
Riverside CA 92501

RE: Plot Plan No. 10130, Idyllwild Arts Foundation; revisions to the existing master plan for the Idyllwild Arts Foundation campus.

Hearing: July 16, 2012; 1:30 p.m.; County Admin. Center, 2<sup>nd</sup> floor; conference room 2A

Planning Director:

I am a resident of Idyllwild (53300 Meadow Drive) and a customer since 2006 of the Idyllwild Water District.

I am requesting that the County's approval of this project be postponed until a condition requiring Idyllwild Arts to agree in writing to construct a joint 300,000 gallon water tank project with the Water District. Without this agreement, Idyllwild Water will not issue any more will-serve letters for Idyllwild Arts.

I have reviewed the environmental assessment for the above project and have talked extensively with the Idyllwild Water District. The Water District has clearly stated that they will not look at the project on a building by building basis, as you propose, but will only look at the project as a whole at complete build-out.

The Water District has stated that before a will-serve letter can be issued for any new buildings under this revised master plan, Idyllwild Arts must agree in writing to construct a joint 300,000 gallon water tank project with the water district.

In case of a fire, with the full build out of the master plan, the water district will be unable to both provide sufficient water to Idyllwild Arts and to the rest of their customers, without the addition of the 300,000 water tank.

Approval of this Plot Plan and Mitigated Negative Declaration approval should be postponed until this condition is added.

Susan Nash

July 12, 2012



Allan Morphett, President  
Idyllwild Water District  
25945 State Highway 245  
Idyllwild, CA 92549

Re: Idyllwild Arts Foundation – Campus Water Facilities Connection Fees

Dear Mr. Morphett,

This letter presents Idyllwild Arts Foundation's (IAF) understanding of the current arrangements necessary for Idyllwild Water District (IWD) to meet the Idyllwild Arts Campus demand for existing water consumption and future building plans. After careful review and consultation with Robert Krieger, of the engineering firm Krieger & Stewart, we offer the following:

Idyllwild Arts Water system must meet Idyllwild Fire Prevention District (IFPD) requirements for fire suppression capability of 2,125 gpm for a two-hour duration. Based on a study of the existing campus facilities, the existing storage tank capacity, in combination with the existing 3" meter capacity, does not meet this requirement. Either more campus storage capacity or a 4" meter is required to meet this demand.

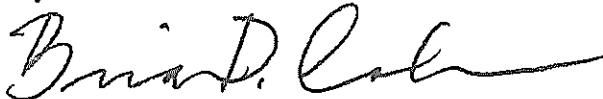
IAF understands that an increase in meter size to 4" will provide the capability to meet current and future demands, including fire suppression; however, IWD is not willing to install a 4" meter until a 300,000 gallon or larger storage tank is constructed in the Tollgate Pressure Zone. To assist in such construction, IAF will advance to IWD the sum \$150,000 in Water Facilities Connection Fees, with the understanding that that sum will be credited to fees for future development, including for the two residential units and health center for which IAF has requested water service letters.

IAF understands that current Facilities Connection Fees for water and sewer service are \$5,092 for each Water EDU and \$5,447 for each sewer EDU, and these fees are applicable to all new building projects. IAF further understands that only water fees will be credited. Thus, IAF will be credited 29.46 Water EDUs for the \$150,000 payment.

In summary, IAF agrees to pay \$150,000, on or before December 31, 2012, toward the construction of a 300,000 gallon or larger water storage tank in the Tollgate Pressure Zone, in consideration of credits to IAF for future Water Connection Fees up to that amount. IWD agrees to construct such tank and have it operational within one year of the payment, and that thereafter IWD will replace IAF's existing 3" meter with a 4" meter, within one month after the completion of the storage tank. This commitment is in contemplation of and subject to the execution of a Memorandum of Understanding between IAF and IWD that shall set forth all of

the terms of the agreement between the parties, to be established and reviewed prior to acceptance and execution.

Sincerely,  
Idyllwild Arts Foundation

A handwritten signature in cursive script, appearing to read "Brian D. Cohen". The signature is fluid and extends across the width of the text area.

Brian Cohen, President

cc: Terry Lyons, General Manager  
Robert Krieger, Krieger & Stewart

## Straite, Matt

---

**From:** Terry Lyons [terry@idyllwildwater.com]  
**Sent:** Monday, July 16, 2012 9:25 AM  
**To:** Straite, Matt  
**Subject:** FW: PUBLIC HEARING PLOTPLAN NO. 10130,REVISED PERMIT NO. 3  
**Attachments:** SKMBT\_C25312071311550.pdf

**Categories:** Blue Category

---

**From:** Terry Lyons [mailto:terry@idyllwildwater.com]  
**Sent:** Monday, July 16, 2012 9:15 AM  
**To:** 'mstraite@rcthma.org'  
**Subject:** PUBLIC HEARING PLOTPLAN NO. 10130,REVISED PERMIT NO. 3

Matt as per our conversation, here is a letter from IAF to our Board President, Allan Morphett. This letter refers to the additional water storage needed for them to meet their required fire flow @2115 gpm – 2 hours. We request this letter and that a signed MOU between IAF and IWD to construct the 300,000 gallon reservoir be a condition for approval of their Mitigated Negative Declaration (MND).

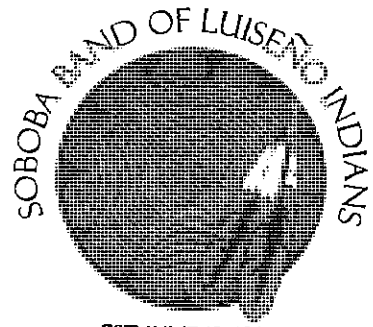
We will be attending the Public Hearing this morning.

Terry



July 19, 2012

Attn: Damaris Abraham  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409



EST. JUNE 19, 1883

**Re: Plot Plan 24978 Wireless Telecommunications Site located at 3940 McKinley Street, East Corona Area**

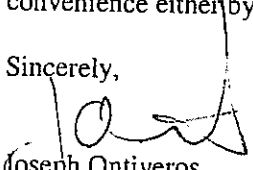
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that a Native American monitoring component be included as a mitigation measure for the negative declaration. The Tribe is requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

  
Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

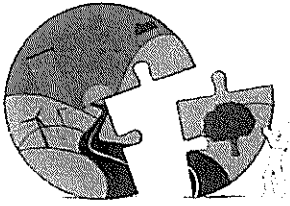
**RECEIVED**  
JUL 23 2012

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

July 26, 2012

Soboba Cultural Resource Department  
Attn: Joseph Ontiveros  
P. O. Box 487  
San Jacinto, CA 92581

RE: Plot Plan No. 24978 Wireless Telecommunications Site located at 3940 McKinley Street

Dear Mr. Ontiveros,

The County of Riverside Planning Department has received your letter dated July 19, 2012 regarding the above mentioned project. The initial study for Plot Plan No. 24978 has been completed and a public hearing for this project has been scheduled for August 20, 2012 before the Planning Director.

Should you wish to view the Draft initial study; the entire staff report package can be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501. Additionally, Director's Hearing agendas are posted on our website ([http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)), with links to the staff report package documents, approximately 3 days prior to the public hearing.

If you have information relative to cultural resources as they relate to this specific project, that might cause us to reevaluate the findings of fact and determination contained in the initial study, please provide that information to the County Archaeologist so it can be evaluated. If, after evaluating said information, it is determined appropriate a meeting to discuss its significance and what effect it might have upon this CEQA determination can be arranged.

If you should have any further questions regarding this project, or this letter, I can be reached at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) or (951) 955-5719.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Carolyn Syms Luna, Director

Damaris Abraham  
Project Planner

Y:\Planning Case Files-Riverside office\PP24978\DH-PC-BOS Hearings\DH-PC\Response letter to Soboba.PP24978.docx

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

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

"Planning Our Future... Preserving Our Past"

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

CC 05188

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: PLOT PLAN 10130R3                      DATE SUBMITTED: 5-10-10  
EA 42318                      CFG 05680

**APPLICATION INFORMATION**

Applicant's Name: LISA A. MERRITT                      E-Mail: lmerritt@southlandengineering.com

Mailing Address: C/O INLAND PERMIT CONSULTANTS, 2200 BUSINESS WAY, #100  
RIVERSIDE                      CA                      92501  
*City*                      *State*                      *ZIP*

Daytime Phone No: (951) 788-8488                      Fax No: (951) 788-0481

Engineer/Representative's Name: SOUTHLAND ENGINEERING                      E-Mail: lmerritt@southlandengineering.com

Mailing Address: 2200 BUSINESS WAY, SUITE 100  
RIVERSIDE                      CA                      92501  
*City*                      *State*                      *ZIP*

Daytime Phone No: (951) 788-8488                      Fax No: (951) 788-0481

Property Owner's Name: IDYLLWILD ARTS FOUNDATION                      E-Mail: Lsherman@idyllwildarts.org

Mailing Address: P O BOX 38  
IDYLLWILD                      CA                      92549  
*City*                      *State*                      *ZIP*

Daytime Phone No: (951) 659-2171                      Fax No: (951) 659-5463

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

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

USA A. MERRITT  
PRINTED NAME OF APPLICANT

[Handwritten Signature]  
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

By: William M. Lowman, President  
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 557-120-001, 557-130-001, 557-140-001, 557-050-001, 557-211-007

Section: 14 Township: 5 SOUTH Range: 2 EAST

Approximate Gross Acreage: 205.2 ACRES

General location (nearby or cross streets): North of TOLLGATE ROAD, South of NATIONAL FOREST, East of MARION RIDGE DRIVE, West of CAHUILLA DRIVE

Thomas Brothers map, edition year, page number, and coordinates: 2009, 842, J1

APPLICATION FOR LAND USE AND DEVELOPMENT

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

REVISE THE MASTER PLAN FOR THE IDYLLWILD ARTS FOUNDATION. 56 BUILDINGS ARE BEING EITHER ADDED TO THE MASTER PLAN, ADDITIONS TO EXISTING BUILDINGS, CHANGES OF USES OF SOME EXISTING AND PRIORLY PROPOSED BUILDINGS, RELOCATION OF PRIORLY PROPOSED BUILDINGS AND DELETION OF SOME BUILDINGS THAT WERE PRIORLY PROPOSED UNDER THE PREVIOUS MASTER PLAN REVISION(S) PP10130RVP189 AND/OR PP10130R2. SEE SHEET MP-3 FOR EXACT DETAILS

Related cases filed in conjunction with this request:

NONE

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

PP10130RVP189, PP10130R2, PP10130S1, S2,

If yes, provide Case No(s). S3, S4, S5, S6, S7 AND S8 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: BIOLOGICAL REPORT

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import 0 Export 0 Neither 0

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/4/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP10130R3 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

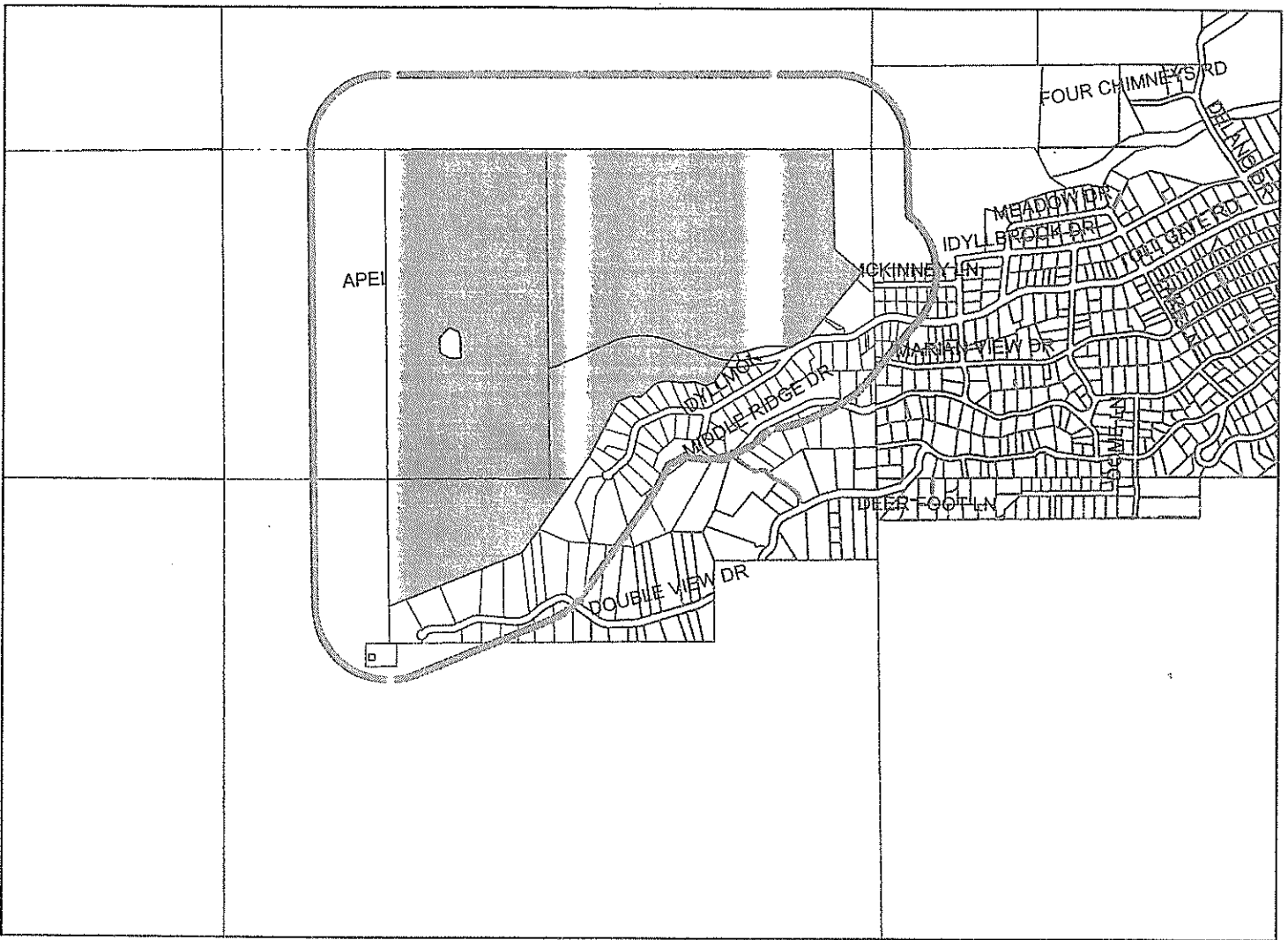
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked by MS  
cyp 12/4/12*

**PP10130R3 (600 feet buffer)**



**Selected Parcels**

557-212-014	557-150-003	557-150-008	561-092-007	557-180-015	557-201-018	557-212-011	557-212-012	557-201-003	557-180-016
561-093-003	557-180-010	557-201-005	557-201-006	557-201-010	561-092-011	561-091-007	557-190-013	557-202-006	557-180-002
557-150-004	557-150-005	557-203-003	557-203-004	557-130-009	557-130-012	561-091-004	557-203-002	557-190-010	557-190-014
557-190-015	557-202-001	557-150-011	557-150-012	557-180-007	557-212-003	561-091-006	557-180-006	557-212-004	557-050-016
561-092-010	561-092-003	557-212-021	557-212-022	557-050-001	557-120-001	557-130-001	557-140-001	557-211-007	561-091-003
561-091-005	557-120-002	557-150-009	561-091-001	557-211-004	557-212-019	557-212-020	561-092-012	557-201-002	557-202-005
561-092-013	561-092-014	557-203-001	557-212-010	557-201-008	557-201-021	561-093-020	557-212-007	561-093-002	557-211-001
557-202-003	557-212-008	557-161-004	557-180-008	557-161-003	561-093-001	561-093-004	561-093-005	561-093-019	557-212-013
557-201-020	557-161-001	557-161-002	557-203-005	561-092-005	557-212-009	557-212-017	557-212-018	557-212-002	557-190-001

90 parcels shown



1,400 700 0 1,400 Feet

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



ASMT: 557050016, APN: 557050016  
 GENERAL TELEPHONE CO OF CALIF  
 C/O GTE ATTN GARY WILLIAMS HQCO2G08  
 P O BOX 152206  
 IRVING TX 75015

ASMT: 557150003, APN: 557150003  
 VICKI HABERMAN, ETAL  
 741 S HAWTHORNE AVE  
 ELMHURST IL 60126

ASMT: 557050018, APN: 557050018  
 ANDREA DAVIS, ETAL  
 C/O WILLIAM MNCULTY  
 242 E AIRPORT DR STE 106  
 SAN BERNARDINO CA 92408

ASMT: 557150005, APN: 557150005  
 DANIEL RADLAUER  
 501 HANLEY PL  
 LOS ANGELES CA 90049

ASMT: 557120002, APN: 557120002  
 IDYLLWILD COUNTY WATER DISTRICT  
 IDYLLWILD COUNTY WATER DISTRICT  
 UNKNOWN

ASMT: 557150006, APN: 557150006  
 SHIRLEY SCHRAFF, ETAL  
 P O BOX 3479  
 IDYLLWILD CA 92549

ASMT: 557130011, APN: 557130011  
 DEBORAH RIZOR, ETAL  
 P O BOX 1883  
 IDYLLWILD CA 92549

ASMT: 557150007, APN: 557150007  
 CHINLEE CHANG, ETAL  
 52440 DOUBLE VIEW DR  
 IDYLLWILD CA 92549

ASMT: 557130012, APN: 557130012  
 SANTIAGA AGRANOWITZ, ETAL  
 7681 EL CANEY  
 BUENA PARK CA 90620

ASMT: 557150008, APN: 557150008  
 KAZUKO CARDELL, ETAL  
 PMB 106  
 38180 DEL WEBB BLV  
 PALM DESERT CA 92211

ASMT: 557150001, APN: 557150001  
 ANDREA DAVIS, ETAL  
 C/O ANDREA E DAVIS  
 14020 OLD HARBOR LN 201  
 MARINA DEL REY CA 90292

ASMT: 557150009, APN: 557150009  
 IRENE ORDON  
 P O BOX 120  
 IDYLLWILD CA 92549

ASMT: 557150002, APN: 557150002  
 RUTA LOWE  
 21700 OXNARD ST STE 950  
 WOODLAND HILLS CA 91367

ASMT: 557150010, APN: 557150010  
 STEPHANIE HAMLET  
 P O BOX 4248  
 IDYLLWILD CA 92549



ASMT: 557150012, APN: 557150012  
MIMI JACARUSO, ETAL  
P O BOX 3453  
IDYLLWILD CA 92549

ASMT: 557180002, APN: 557180002  
ELLEN BITNER, ETAL  
2703 MEDFORD CT  
CARLSBAD CA 92008

ASMT: 557150013, APN: 557150013  
RONALD KELLEY  
69783 CAMINO PACIFICO  
RANCHO MIRAGE CA 92270

ASMT: 557180006, APN: 557180006  
ELINORE BOULGER  
C/O RICHARD C BOULGER  
27526 EASTVALE RD  
PLS VRDS EST CA 90274

ASMT: 557161001, APN: 557161001  
ANUPAMA WORAH, ETAL  
2441 PARK AVE  
LAGUNA BEACH CA 92651

ASMT: 557180007, APN: 557180007  
DONALD MILLER  
42133 LITTLE LAKE RD  
HEMET CA 92544

ASMT: 557161002, APN: 557161002  
ANUPAMA WORAH, ETAL  
2441 PARK DR  
LAGUNA BEACH CA 92651

ASMT: 557180008, APN: 557180008  
ANNE RIVERO, ETAL  
C/O ANNE M RIVERO  
P O BOX 3147  
IDYLLWILD CA 92549

ASMT: 557161003, APN: 557161003  
KIMBERLY GRAHAM, ETAL  
2305 S OLA VISTA  
SAN CLEMENTE CA 92672

ASMT: 557180010, APN: 557180010  
BEVERLEY BROWNING, ETAL  
100 RAVEN HILLS CT  
COLORADO SPRINGS CO 80919

ASMT: 557161004, APN: 557161004  
LOUISE SAITTA  
63 ROCIO CT  
PALM DESERT CA 92260

ASMT: 557180015, APN: 557180015  
EDITH BRIX, ETAL  
P O BOX 1337  
IDYLLWILD CA 92549

ASMT: 557162001, APN: 557162001  
CAROL SERVICE, ETAL  
P O BOX 3637  
IDYLLWILD CA 92549

ASMT: 557180016, APN: 557180016  
CAROLE MCGEE  
818 2ND ST APT C  
SANTA MONICA CA 90403

ASMT: 557190002, APN: 557190002  
PETER ATKINS  
1430 VALLE GRANDE  
ESCONDIDO CA 92025

ASMT: 557201006, APN: 557201006  
PAMELA FOJTIK, ETAL  
P O BOX 612  
IDYLLWILD CA 92549

ASMT: 557190013, APN: 557190013  
MELODY JOHNSTON, ETAL  
31 W REMINGTON  
IRVINE CA 92620

ASMT: 557201007, APN: 557201007  
CAROL MILLS, ETAL  
P O BOX 165  
IDYLLWILD CA 92549

ASMT: 557190015, APN: 557190015  
KANTA MASTERS, ETAL  
1175 SAXONY RD  
LEUCADIA CA 92024

ASMT: 557201009, APN: 557201009  
STEVEN KRIKORIAN  
P O BOX 1209  
IDYLLWILD CA 92549

ASMT: 557201001, APN: 557201001  
SANDRA MARVIN, ETAL  
11335 ROLLING HILLS WAY  
VALLEY CENTER CA 92082

ASMT: 557201010, APN: 557201010  
JAMES RUSSELL, ETAL  
C/O ROBERT STAHLEY  
30300 KNIGHT CT  
TEHACHAPI CA 93561

ASMT: 557201002, APN: 557201002  
JULIA LEDESMA  
52766 IDYLLMONT RD  
IDYLLWILD, CA. 92549

ASMT: 557201015, APN: 557201015  
KARLA LEOPOLD, ETAL  
C/O CHARLES SUSSMAN  
1222 16TH AVE S 3RD FL  
NASHVILLE TN 37212

ASMT: 557201003, APN: 557201003  
CAROL ACOSTA  
C/O DAWN S CLINTON  
12735 OXNARD ST  
N HOLLYWOOD CA 91609

ASMT: 557201018, APN: 557201018  
LOREN TRIPP, ETAL  
1073 ATCHISON ST  
PASADENA CA 91104

ASMT: 557201004, APN: 557201004  
PANDRA MARKKULA, ETAL  
2246 W PASEO DEL MAR  
SAN PEDRO CA 90732

ASMT: 557201020, APN: 557201020  
MICHAEL LYNCH  
36139 TAMARISK CIR  
YUCAIPA CA 92399

ASMT: 557201021, APN: 557201021  
KATO POMER  
430 S BUNDY DR  
LOS ANGELES CA 90049

ASMT: 557203002, APN: 557203002  
DELORES BAUMANN  
20845 PARK HILL DR  
PERRIS CA 92570

ASMT: 557202001, APN: 557202001  
DOFF  
C/O JUNO PROPERTY MGMT  
P O BOX 17248  
SAN DIEGO CA 92177

ASMT: 557203004, APN: 557203004  
WILLIAM LUBRANO, ETAL  
C/O WILLIAM DUPONT  
P O BOX 581115  
NORTH PALM SPRINGS CA 92258

ASMT: 557202002, APN: 557202002  
LAURA GUY, ETAL  
11265 TIMBERGATE CIR  
SAN DIEGO CA 92128

ASMT: 557203005, APN: 557203005  
NANCY PEARLMAN  
NANCY PEARLMAN  
1783 S WOOSTER ST  
LOS ANGELES CA 90035

ASMT: 557202004, APN: 557202004  
SCOTT OMELICH  
P O BOX 1027  
IDYLLWILD CA 92549

ASMT: 557211001, APN: 557211001  
ARDYS WILSON, ETAL  
8 MAR VISTA LN  
LAGUNA BEACH CA 92651

ASMT: 557202005, APN: 557202005  
JULIE JONES  
79425 STONEGATE  
LA QUINTA CA 92253

ASMT: 557211004, APN: 557211004  
MIKE SOFFES, ETAL  
P O BOX 1682  
HEMET CA 92546

ASMT: 557202006, APN: 557202006  
CYNTHIA HERNANDEZ  
20400 FLINTGATE DR  
WALNUT CA 91789

ASMT: 557211006, APN: 557211006  
ROBBIE MOURIQUAND  
P O BOX 663  
LA QUINTA CA 92253

ASMT: 557203001, APN: 557203001  
THERESA LEIMBACH, ETAL  
11080 TOYON HILL DR  
LAKESIDE CA 92040

ASMT: 557211008, APN: 557211008  
NANCY MCINTOSH, ETAL  
73401 TERRAZA DR  
PALM DESERT CA 92260

ASMT: 557212003, APN: 557212003  
EARL JACOBS  
2155 VERDUGO BLV NO 31  
MONTROSE CA 91020

ASMT: 557212013, APN: 557212013  
MELVIN DAVID  
C/O HENRY B DAVID  
P O BOX 8907  
CALABASAS CA 91372

ASMT: 557212004, APN: 557212004  
DEBRA SHARMAN, ETAL  
29533 ALICANTE RD  
ROMOLAND CA 92585

ASMT: 557212014, APN: 557212014  
RAYMOND BOYLAN, ETAL  
42520 STARDUST PL  
BERMUDA DUNES CA 92203

ASMT: 557212007, APN: 557212007  
KIRSTEN CUNIO  
3222 N SUMMIT POINTE DR  
TOPANGA CA 90290

ASMT: 557212016, APN: 557212016  
THOMAS INOCENCIO  
25120 STEINER DR  
HEMET CA 92544

ASMT: 557212008, APN: 557212008  
DEBORAH GMEINER, ETAL  
P O BOX 4008  
IDYLLWILD CA 92549

ASMT: 557212018, APN: 557212018  
ODILON CARDENAS  
21702 POLYNESIAN LN  
HUNTINGTON BEACH CA 92646

ASMT: 557212009, APN: 557212009  
ERNA TOBACK, ETAL  
3243 OAKDELL RD  
STUDIO CITY CA 91604

ASMT: 557212020, APN: 557212020  
JULIA GUBERNICK, ETAL  
2301 CANFIELD AVE  
LOS ANGELES CA 90034

ASMT: 557212010, APN: 557212010  
RICHARD WARD, ETAL  
17178 CHATSWORTH ST NO 1  
GRANADA HILLS CA 91344

ASMT: 557212022, APN: 557212022  
MARY BALLAS, ETAL  
12309 OLDSTONE RD  
POWAY CA 92064

ASMT: 557212012, APN: 557212012  
MICHELLE BRENDEL, ETAL  
204 OCEAN AVE  
SEAL BEACH CA 90740

ASMT: 561050013, APN: 561050013  
RIVERSIDE CO COUNCIL BOY SCOUTS  
1230 INDIANA CT  
REDLANDS CA 92374

ASMT: 561091001, APN: 561091001  
SUSAN TAYLOR, ETAL  
P O BOX 847  
IDYLLWILD CA 92549

ASMT: 561092004, APN: 561092004  
SABRINA GOODSON  
P O BOX 3146  
IDYLLWILD CA 92549

ASMT: 561091002, APN: 561091002  
RICHARD LAMBAKIS  
16972 PCH NO 101  
HUNTINGTON BEACH CA 92649

ASMT: 561092005, APN: 561092005  
JOANNE BISCHOF, ETAL  
P O BOX 1582  
IDYLLWILD CA 92549

ASMT: 561091004, APN: 561091004  
CATHERINE DAVIS, ETAL  
P O BOX 35654  
IDYLLWILD CA 92549

ASMT: 561092006, APN: 561092006  
HELEN LOCKHART, ETAL  
P O BOX 1125  
IDYLLWILD CA 92549

ASMT: 561091005, APN: 561091005  
IDYLLWILD ARTS FOUNDATION  
P O BOX 38  
IDYLLWILD CA 92549

ASMT: 561092007, APN: 561092007  
BERNIE BENDER  
P O BOX 391  
IDYLLWILD CA 92549

ASMT: 561091006, APN: 561091006  
ELEANOR GABLER  
30791 STATE ST  
HEMET CA 92543

ASMT: 561092008, APN: 561092008  
SALLIE PRICE, ETAL  
P O BOX 749  
IDYLLWILD CA 92549

ASMT: 561091007, APN: 561091007  
CHRISTOPHER BRAUN  
P O BOX 1010  
IDYLLWILD CA 92549

ASMT: 561092009, APN: 561092009  
LOREL CORNMAN, ETAL  
P O BOX 1600  
IDYLLWILD CA 92549

ASMT: 561092003, APN: 561092003  
GREG ROSS  
P O BOX 1263  
IDYLLWILD CA 92549

ASMT: 561092010, APN: 561092010  
JUDITH SIMPSON, ETAL  
17151 KAMPEN LN  
HUNTINGTON BEACH CA 92647

ASMT: 561092011, APN: 561092011  
CHRIS SINGER  
P O BOX 1171  
IDYLLWILD CA 92549

ASMT: 561093020, APN: 561093020  
MONTE MUELLER, ETAL  
P O BOX 1762  
IDYLLWILD CA 92549

ASMT: 561092012, APN: 561092012  
HOLLY BRAATEN, ETAL  
P O BOX 3464  
IDYLLWILD CA 92549

ASMT: 561093021, APN: 561093021  
SIDSEL HUBERT, ETAL  
525 EL PASEO DR  
CORONA DEL MAR CA 92625

ASMT: 561092014, APN: 561092014  
JULIENE HOOTER  
6727 S GOLDFINCH DR  
GILBERT AZ 85298

ASMT: 561094002, APN: 561094002  
CLAIRE WAXMAN, ETAL  
53015 MARIAN VIEW DR  
IDYLLWILD, CA. 92549

ASMT: 561093001, APN: 561093001  
MARSHA BRONSON  
P O BOX 1058  
IDYLLWILD CA 92549

ASMT: 561093002, APN: 561093002  
JEFFREY SHERMAN, ETAL  
P O BOX 3109  
IDYLLWILD CA 92549

ASMT: 561093003, APN: 561093003  
CELIA SCHLOTTER  
14085 HAWICK DR  
EL CAJON CA 92021

ASMT: 561093019, APN: 561093019  
MARY SCHULZ  
P O BOX 1596  
RANCHO MIRAGE CA 92270

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Idyllwild Water District  
25945 Hwy. 243  
P.O. Box 397  
Idyllwild, CA 92549

Planning Department,  
Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Applicant/Owner:  
Idyllwild Arts Foundation  
Laura Sherman  
P.O. Box 38  
Idyllwild, CA 92549

Eng-Rep:  
Southland Engineering  
2200 Business Way, Suite 100  
Riverside, CA 92501

*Susan Nash  
PO Box 4076  
Idyllwild CA 92549*





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1005123

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: IDYLLWILD ARTS FOUNDATION \$64.00  
paid by: CK 70099  
CA F&G FEE FOR EA42318  
paid towards: CFG05680 CALIF FISH & GAME: DOC FEE  
at parcel: 52500 TEMECULA RD IDYL  
appl type: CFG3

By \_\_\_\_\_ May 10, 2010 15:58  
SBROSTRO posting date May 10, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

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

Agenda Item No.: 2.2  
Supervisory District: First/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 25181  
Applicant: Daryll Lynnes  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a detached garage/workshop/gym with a 2,728 square foot 1<sup>st</sup> floor and a 457 square foot mezzanine for storage 2<sup>nd</sup> floor on 2.6 acres, associated with the 3,295 square foot main residence and an 800 square foot pool building located at 24195 Spencer Butte Drive in the unincorporated Riverside County near Perris. APN: 390-320-021

### ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department,

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25181, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acres Minimum) on the Elsinore Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural R-A-2 ½ zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-2 ½ Zone.
6. The proposed a detached garage/workshop/gym with a 2,728 square foot 1<sup>st</sup> floor and a 457 square foot mezzanine for storage 2<sup>nd</sup> floor is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 30 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.



9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct detached garage/workshop/gym 2,728 square foot 1st floor with a 457 square foot 2nd floor mezzanine storage on 2.6 acres, associated with the 3,295 square foot main residence and a 800 square foot pool building located at 24195 Spencer Butte Drive in the unincorporated Riverside County near Perris. APN: 390-320-021

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25181 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25181, Exhibit A, Amended #1, dated October 3, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25181, Exhibit B, Amended #1, dated October 3, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25181, Exhibit C, Amended #1, dated October 3, 2012. (Floor Plans)

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 PPA - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 PPA - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 PPA - NPDES INSPECTIONS RECOMMND

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

10/15/12  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25181

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10. GENERAL CONDITIONS

10.BS GRADE. 6

PPA - NPDES INSPECTIONS (cont.)

RECOMMND

controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

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10. GENERAL CONDITIONS

10.BS GRADE. 7                    PPA - EROSION CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 8                    PPA - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 9                    PPA - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 11                    PPA - MINIMUM DRNAGE GRADE                    RECOMMND

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

10.BS GRADE. 13                    PPA - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 23                    PPA - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                    PPA - FINISH GRADE                    RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.



PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall obtain the required building permt(s) from the building department for the proposed 2,728 square foot private detached garage with an additional 645 square storage mezzanine prior to any construction on the property.

All building department plan submittaland fee requirements shall apply. All building plans and supporting documents shall comply with all current adopted California Building Codes and Riverside County Ordinances.

The applicant shall be aware that the building plan may require revising during the building department review. The total floor square footage including the mezzanine exceeds the maximum allowable area for a private garage of 3,000 square feet per the 2010 California Building and Residential Code(s). The California Building Code does have allowances to increase area sizes provide certain criteria are met.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25181 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

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12:38

Riverside County LMS  
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10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4

USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

10/15/12  
12:38

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60. PRIOR TO GRADING PRMT ISSUANCE

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

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2                    PPA - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                    PPA - IMPORT / EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

10/15/12  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    PPA - GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    PPA - DRAINAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 12                    PPA - PRE-CONSTRUCTION MTG                    RECOMMND

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

60.BS GRADE. 13                    PPA- BMP CONST NPDES PERMIT                    RECOMMND

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

60.BS GRADE. 14                    PPA - 2:1 MAX SLOPE RATIO                    RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    PPA - NO B/PMT W/O G/PMT                    RECOMMND

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

80.BS GRADE. 2                    PPA - ROUGH GRADE APPROVAL                    RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

FIRE DEPARTMENT

80.FIRE. 1                    USE-#4-WATER PLANS                    RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for

10/15/12  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.) RECOMMND

review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 PPA - REQ'D GRADING INSP'S RECOMMND

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

1.Precise grade inspection of entire permit area.

90.BS GRADE. 6 PPA - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:



10/15/12  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN:ADMINISTRATIVE Case #: PP25181

Parcel: 390-320-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

PPA - PRECISE GRDG APPROVAL (cont.)

RECOMMND

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

nstall 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.

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
390-320-021

**\*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.

**STANDARD WITH PERMITS REPORT**

**APNs**

390-320-021-8

**OWNER NAME / ADDRESS**

DARYLL LYNNES  
APRIL LYNNES  
24195 SPENCER BUTTE DR  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 391/67  
SUBDIVISION NAME: TR 27557  
LOT/PARCEL: 46, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 27557

**LOT SIZE**

RECORDED LOT SIZE IS 2.59 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3295 SQFT., 5 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(970 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING,  
CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 806 GRID: A5, B5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR5W SEC 1

**ELEVATION RANGE**

2184/2220 FEET

**PREVIOUS APN**

390-060-031

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RC-EDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

WARM SPRINGS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-2 1/2 (CZ 6164)

**ZONING DISTRICTS AND ZONING AREAS**

GAVILAN HILLS AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
CHAPARRAL  
COASTAL SAGE SCRUB

***FIRE***

**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
EL SINORE

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

***TRANSPORTATION***

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

35

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

---

## HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

---

## GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## MISCELLANEOUS

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED

COMMUNITIES

LAKE MATHEWS

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 40.12 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042007

FARMLAND

GRAZING LAND  
URBAN-BUILT UP LAND

TAX RATE AREAS

065166

•COUNTY FREE LIBRARY  
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- M W D WEST 11TH FR 1302011
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- WATER
- WESTERN MUN WATER 11TH FRINGE

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

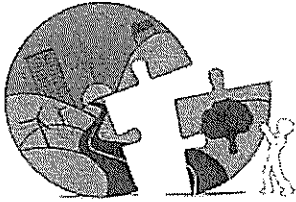
Case #	Description	Status
BEL051227	TEMP POWER FOR CONSTRUCTION/SPAN-POLES-TR27557 LT9	FINAL
BEL060224	EL FOR CONSTRUCTION 1 METER 15 E/P 53 BP	EXPIRED
BGR030687	ROUGH GRADE FOR TR27557 76 LOTS	FINAL
BGR060354	PRECISE GRADING TR27557 LOTS 44-57	FINAL
BPT090413	SOLID PATIO COVER 15 X 30	FINAL
BRS050115	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050116	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050117	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3X	EXPIRED
BRS050118	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050119	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050121	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3BR	FINAL
BRS050122	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3A	FINAL
BRS050123	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3XB	FINAL
BRS050124	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050125	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050126	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050127	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050128	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3X	EXPIRED
BRS050129	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	EXPIRED
BRS050130	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050131	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2XA	FINAL
BRS050132	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050133	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050134	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050135	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2X	EXPIRED
BRS050137	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050138	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050139	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	EXPIRED
BRS050140	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1X	EXPIRED
BRS050141	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3XA	FINAL
BRS050142	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 1	EXPIRED
BRS050143	GUEST HOUSE/CASITA	EXPIRED
BRS050144	GUEST HOUSE/CASITA	EXPIRED
BRS050145	GUEST HOUSE/CASITA	FINAL
BRS050146	GUEST HOUSE/CASITA	FINAL
BRS050147	GUEST HOUSE/CASITA	EXPIRED
BRS067387	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2BREV	FINAL
BRS067389	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3B	FINAL
BRS067397	DWELLING & ATTACHED GARAGE (PRODUCTION) (GUEST)	FINAL
BSP090163	POOL/SPA/WATER SLIDE/GROTTO/GAS TO FIREPIT	FINAL

Case #	Description	Status
EHS032521	PLAN REVIEW	APPLIED
EHS045369	SEPTIC VERIFICATION	APPLIED
EHS051447	SEPTIC VERIFICATION	APPLIED
EHS064788	SEPTIC VERIFICATION	APPLIED
EHS065449	SEPTIC VERIFICATION	APPLIED
EHW090315	NEW AGRICULTURAL WELL	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CZ06164	CZ FROM R-A-5 & R-A-10 TO R-A-2 1/2	APPROVED
EA36277	EA FOR GPA 363	APPROVED
GPA00363	AMEND LMCP:RURAL-5AC HILLSIDE,RURAL-5 AC & MTN TO	DUPLICAT
MT052388	TR 27557 76 LOTS	PAID
MT063186	TR27557 LOTS 16, 18-27 42-43 57-60	PAID
MT063189	TR27557 LOTS 16, 18-27 42-43 57-60	PAID
MT063190	TR27557 LOTS 16, 18-27 42-43 57-60	PAID
MT064853	TR27557 LOTS 44-56	PAID
MT066596	TR27557 LOTS 44-56	PAID
MT066597	TR27557 LOTS 44-56	PAID
TR27557	SUBDIVIDE 260 ACRES INTO 80 LOTS	APPROVED

REPORT PRINTED ON...Mon Aug 13 10:47:26 2012  
Version 120712



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25181 DATE SUBMITTED: 8/13/2012

### APPLICATION INFORMATION

Applicant's Name: DARYLL LYNNES E-Mail: DesertRainPlus@SBCglobal.net

Mailing Address: 24195 SPENCER BUTTE DR.  
FERRIS CA. 92570  
City State ZIP

Daytime Phone No: (951) 616-9652 Fax No: (951) 681-6746

Engineer/Representative's Name: MARK BOTICH E-Mail: MARKBOTICH@YMAIL.COM

Mailing Address: 185 TULIP  
COSTA MESA CA. 92627  
City State ZIP

Daytime Phone No: (949) 701-0476 Fax No: ( )

Property Owner's Name: DARYLL LYNNES E-Mail: DesertRainPlus@SBCglobal.net

Mailing Address: 24195 SPENCER BUTTE DR.  
FERRIS CA. 92570  
City State ZIP

Daytime Phone No: (951) 616-9652 Fax No: (951) 681-6746

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

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.

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR MINOR PLOT PLAN**

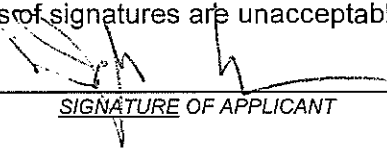
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

DARYLL LYNNES

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

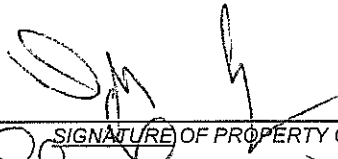
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

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

SIGNATURE OF PROPERTY OWNER(S):

DARYLL LYNNES

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

April Lynnes

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

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

NEW ACCESSORY SHOP/GARAGE BUILDING, 2,665 SQ. FT. WITH  
457 SQ. FT. STORAGE MEZZANINE. ONE STORY 23'-6" HIGH  
(ORD. NO. 348 SECTION 18.18 DETACHED ACCESSORY BUILDING)

Related cases or underlying case: NONE

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 390-320-021

APPLICATION FOR MINOR PLOT PLAN

Section: SEC 1 Township: RANCHO Range: SEC

Approximate Gross Acreage: 2.60 AC.

General location (nearby or cross streets): North of OLIVE STREET, South of BIG SKY CIR, East of \_\_\_\_\_, West of \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: 806/B5 EDITION 2009

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT  
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and DARYLL LYNNES hereafter "Applicant" and DARYLL LYNNES "Property Owner".

Description of application/permit use:

NEW ACCESSORY SHOP/GARAGE BUILDING, 2,100 SQ. FT. WITH  
457 SQ. FT. STORAGE MEZZ. (1-STORY) 23'-6" HIGH (SECTION 18.18)

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 390-320-021

Property Location or Address:

24195 SPENCER BUTTE DR., FERRIS, GA. 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: DARYLL LYNNES

Phone No.: 951-616-9652

Firm Name: HOME OWNER

Email: DOWNRETRAILPLUS@SBCglobal.net

Address: 24195 SPENCER BUTTE DR.  
FERRIS, GA. 92570

3. APPLICANT INFORMATION:

Applicant Name: DARYLL LYNNES

Phone No.: 951-616-9652

Firm Name: HOME OWNER

Email: DOWNRETRAILPLUS@SBCglobal.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 7-20-12

Print Name and Title: DARYLL LYNNES - HOME OWNER

Signature of Property Owner: [Signature] Date: 7-20-12

Print Name and Title: DARYLL LYNNES - HOME OWNER

Signature of the County of Riverside, by [Signature] Date: 8/13/2012

Print Name and Title: CATHERINE MORALES LAND USE TECHNICIAN III

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PF25181</u>
Set #: <u>N/A</u>	Application Date: <u>8/13/12</u>

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/11/2012,

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

APN (s) or case numbers PP 25181 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

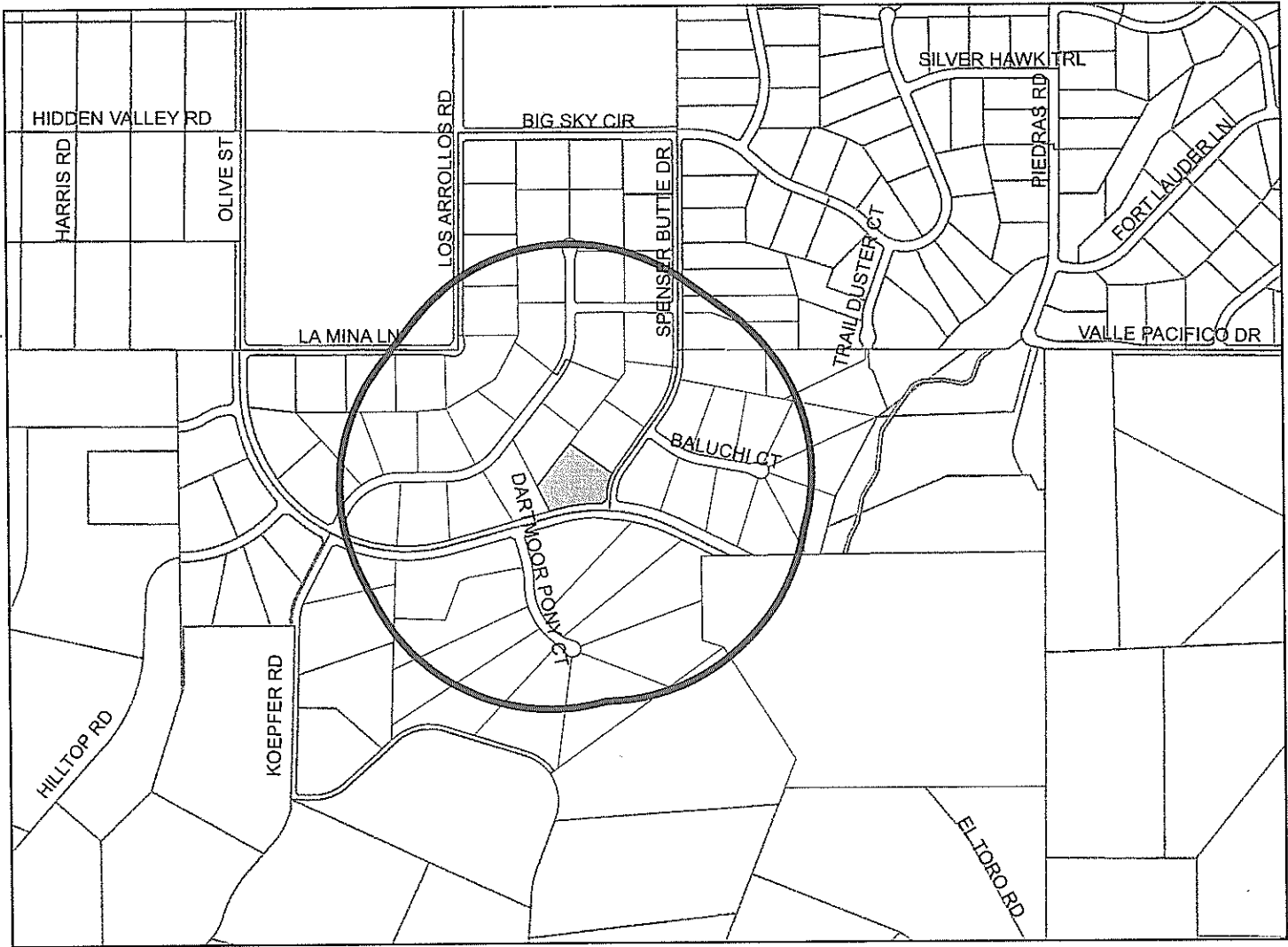
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25181 (1200 feet buffer)**



**Selected Parcels**

289-500-003	289-500-001	289-560-002	390-060-026	390-300-001	390-300-002	390-300-003	390-300-004	390-300-005	390-300-006
390-300-007	390-300-008	390-300-009	390-300-010	390-300-011	390-300-014	390-320-006	390-320-007	390-320-008	390-320-009
390-320-010	390-320-012	390-320-013	390-320-014	390-320-015	390-320-016	390-320-017	390-320-018	390-330-012	390-330-013
289-250-011	390-320-021	390-330-010	390-330-008	390-320-003	289-560-016	390-330-002	289-560-001	289-500-002	289-560-013
390-330-011	390-330-004	390-330-009	390-320-005	289-560-009	289-560-010	390-320-019	390-330-007	390-330-003	390-330-005
289-560-011	390-320-004	390-320-020	289-560-014	289-560-012	390-330-001	390-060-030	390-330-006	289-560-015	



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ASMT: 289250011, APN: 289250011  
CHUAN HUANG  
2552 STEEPLECHASE LN  
DIAMOND BAR CA 91765

ASMT: 289560010, APN: 289560010  
DARLENE VENNEMAN, ETAL  
23898 KOEPFER RD  
PERRIS, CA. 92570

ASMT: 289500001, APN: 289500001  
JOAN HARPER, ETAL  
23970 SPENSER BUTTE DR  
PERRIS, CA. 92570

ASMT: 289560011, APN: 289560011  
ESPERANZA FRANCO, ETAL  
23852 KOEPFER RD  
PERRIS, CA. 92570

ASMT: 289500002, APN: 289500002  
INGER FRIEDRICHSEN, ETAL  
C/O INGER FRIEDRICHSEN  
28934 SPENSER BUTTE DR  
PERRIS CA 92570

ASMT: 289560012, APN: 289560012  
DEBORAH ALLSUP, ETAL  
2700 HAWTHORN PL  
BRENTWOOD CA 94513

ASMT: 289500003, APN: 289500003  
TERRI DELUCA, ETAL  
P O BOX 541  
PRAIRIEVILLE LA 70769

ASMT: 289560013, APN: 289560013  
LYNN LITWINSKI, ETAL  
23903 KOEPFER RD  
PERRIS, CA. 92570

ASMT: 289560001, APN: 289560001  
JERRY WEST  
23942 LOS ARROLLOS RD  
PERRIS CA 92570

ASMT: 289560014, APN: 289560014  
TOROS KECHICHIAN  
23949 KOEPFER RD  
PERRIS, CA. 92570

ASMT: 289560002, APN: 289560002  
ANTONINETTE MAESTRE  
23894 LOS ARROLLOS RD  
PERRIS, CA. 92570

ASMT: 289560015, APN: 289560015  
YEN JUEI PHAN, ETAL  
23990 KOEPFER RD  
PERRIS, CA. 92570

ASMT: 289560009, APN: 289560009  
ESTHER PEREZ, ETAL  
17452 ASTURIAN ST  
PERRIS, CA. 92570

ASMT: 289560016, APN: 289560016  
KRISS DUBOIS, ETAL  
17457 ASTURIAN ST  
PERRIS, CA. 92570

ASMT: 390060026, APN: 390060026  
BACA ARTHUR R ESTATE OF  
C/O LINDA JEFFERS  
1844 LEES AVE  
LONG BEACH CA 90815

ASMT: 390320021, APN: 390320021  
APRIL LYNNE, ETAL  
24195 SPENCER BUTTE DR  
PERRIS, CA. 92570

ASMT: 390060030, APN: 390060030  
DORENE STEINBRINK, ETAL  
516 S REVERE ST  
ANAHEIM CA 92805

ASMT: 390330001, APN: 390330001  
WADE RUHMAN  
17505 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390320003, APN: 390320003  
PARMINDER MANAN, ETAL  
17129 LA MINA LN  
PERRIS, CA. 92570

ASMT: 390330002, APN: 390330002  
DOREEN MCDANIEL, ETAL  
17529 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390320004, APN: 390320004  
KAREN HUKILL, ETAL  
17177 LA MINA LN  
PERRIS, CA. 92570

ASMT: 390330003, APN: 390330003  
DIANE GARNET, ETAL  
17553 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390320005, APN: 390320005  
LINDA MCELWEE, ETAL  
17225 LA MINA LN  
PERRIS, CA. 92570

ASMT: 390330004, APN: 390330004  
SHARON HELUS, ETAL  
17577 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390320019, APN: 390320019  
SHERRI WANKET, ETAL  
24057 SPENCER BUTT DR  
PERRIS, CA. 92570

ASMT: 390330005, APN: 390330005  
RONALD VINEYARD  
17601 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390320020, APN: 390320020  
SKY HOFFMAN, ETAL  
24103 SPENCER BUTTE DR  
PERRIS, CA. 92570

ASMT: 390330006, APN: 390330006  
TWYLA BRADSHAW, ETAL  
17620 BALUCHI CT  
PERRIS, CA. 92570





ASMT: 390330007, APN: 390330007  
CATHERINE DILLARD, ETAL  
17596 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390330008, APN: 390330008  
DELORIS FOX, ETAL  
17572 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390330009, APN: 390330009  
KEVIN HOLSOME  
17548 BALUCHI CT  
PERRIS, CA. 92570

ASMT: 390330010, APN: 390330010  
MARILYN BRADLEY, ETAL  
24070 SPENCER BUTTE DR  
PERRIS, CA. 92570

ASMT: 390330011, APN: 390330011  
EMILY ROMERO, ETAL  
24006 SPENCER BUTTE DR  
PERRIS, CA. 92570

ASMT: 390330013, APN: 390330013  
CANYON RESERVE AT GAVILAN SPRINGS  
C/O CENTURY CROWELL COMM  
1505 S D ST STE 100  
SAN BERNARDINO CA 92408



Agenda Item No.: 2.3  
Supervisory District: Second/Second  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 25207  
Applicant: Constance and Richard Newton  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,400 square foot detached garage on .94 acres, associated with the 1,791 square foot main residence with a detached 484 square foot garage located at 19890 Jolora Avenue in the unincorporated Riverside County near Corona. APN: 277-173-002

### ISSUES OF RELEVANCE:

The property has a code violation (CV1203957) for excessive outside storage, which shall be address with the construction of the 2,400 square foot detached garage. The applicant will be conditioned that all shipping containers are to be removed from the property prior to final inspection of the proposed 2,400 square foot detached garage. The proposed 2,400 square foot detached garage shall be conditioned to apply paint treatment (color: New Fawn) to metal siding of the structure to be consistent with surrounding community.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25207, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum Lot Size) on the Temescal Canyon Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-20,000) zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-20,000 Zone.
6. The proposed 2,400 square foot detached garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 70 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

720

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25207

Parcel: 277-173-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a proposal to construct a 2,400 square foot detached garage on .94 acres, associated with the 1,791 square foot main residence with a detached 484 square foot garage located at 19890 Jolora Avenue in the unincorporated Riverside county near Corona.  
APN: 277-173-002

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

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

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

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

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

10/16/12  
13:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25207

Parcel: 277-173-002

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25207 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25207, Exhibit A, Amended #1, dated September 26, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25207, Exhibit B, dated September 26, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25207, Exhibit C, dated September 26, 2012. (Floor Plans)

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25207 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling

PLOT PLAN:ADMINISTRATIVE Case #: PP25207

Parcel: 277-173-002

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

PLOT PLAN:ADMINISTRATIVE Case #: PP25207

Parcel: 277-173-002

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

RECOMMND

No habitable area has been approved with this approval.  
The addition of habitable area will require additional  
permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of  
approval date; otherwise, it shall become null and void and  
of no effect whatsoever. By use is meant the beginning of  
substantial construction contemplated by this approval  
within a two (2) year period which is thereafter diligently  
pursued to completion or to the actual occupancy of  
existing buildings or land under the terms of the  
authorized use. Prior to the expiration of the two year  
period, the permittee may request a one (1) year extension  
of time request in which to use this plot plan. A maximum  
of three one-year extension of time requests shall be  
permitted. Should the time period established by any of  
the extension of time requests lapse, or should all three  
one-year extensions be obtained and no substantial  
construction or use of this plot plan be initiated within  
five (5) years of the effective date of the issuance of  
this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLOT PLAN:ADMINISTRATIVE Case #: PP25207

Parcel: 277-173-002

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain the required building permit(s) for the propose 2,400 square foot private garage prior to any construction on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances at the time of building plan submittal.

All building department plan submittal requirements and fee requirements shall apply.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated September 26, 2012.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 26, 2012.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - UNPERMITTED CONTAINERS RECOMMND

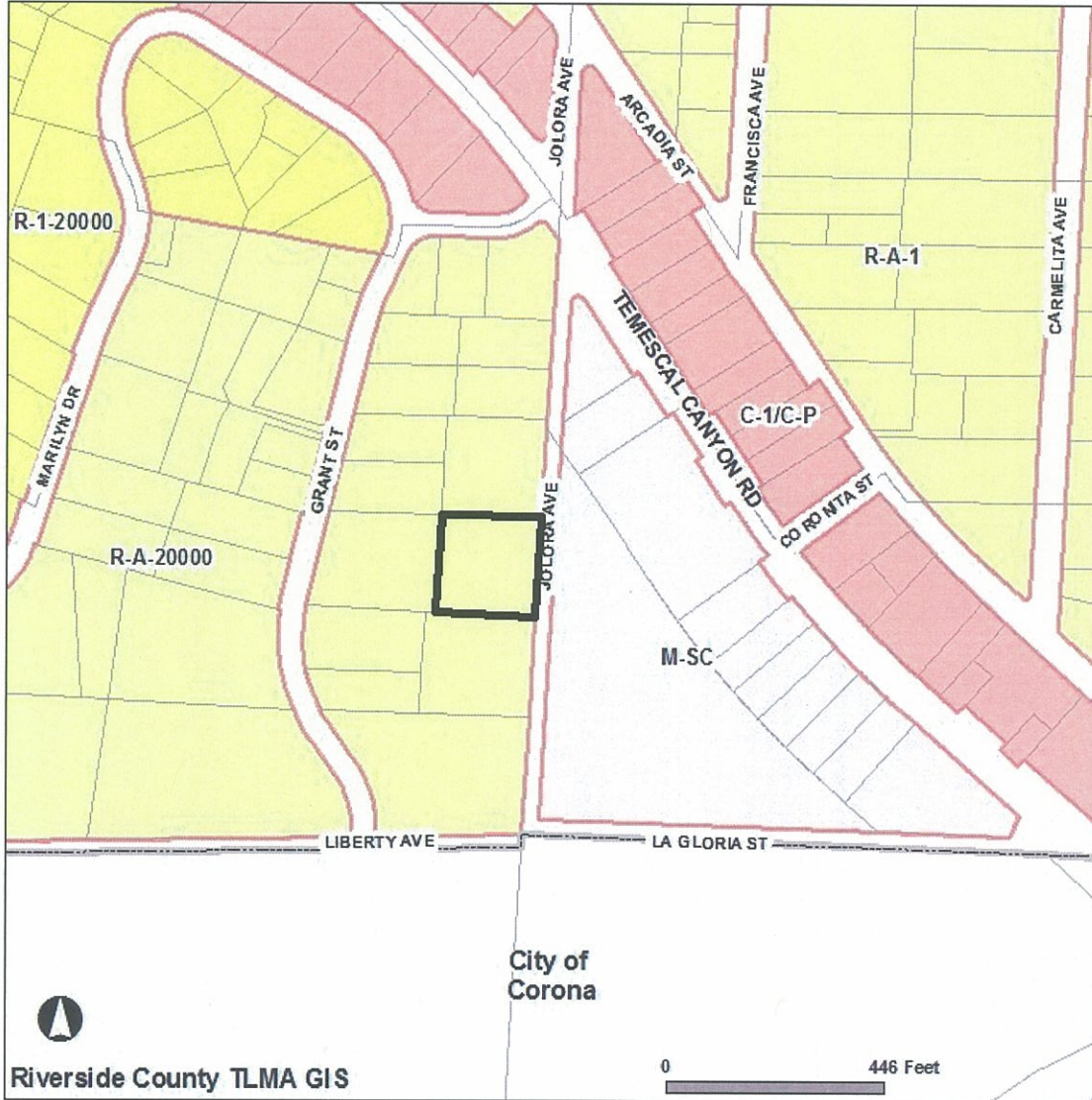
PRIOR TO BUILDING PERMIT FINAL, the applicant shall provide proof that the unpermitted shipping containers shall be removed from the property.

90.PLANNING. 2 PPA - PROOF OF PAINT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION, the applicant is to provide proof (photo, color: new fawn) to Planning Department that paint has been applied to the garage that is consistent with the surrounding community.



ZONING



Selected parcel(s):  
277-173-002

ZONING

- |                 |                  |          |      |
|-----------------|------------------|----------|------|
| SELECTED PARCEL | INTERSTATES      | HIGHWAYS | CITY |
| PARCELS         | ZONING BOUNDARY  | C-1/C-P  | M-SC |
| R-1-20000       | R-A-1, R-A-20000 |          |      |

**\*IMPORTANT\***  
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Version 120712

2011 AERIAL



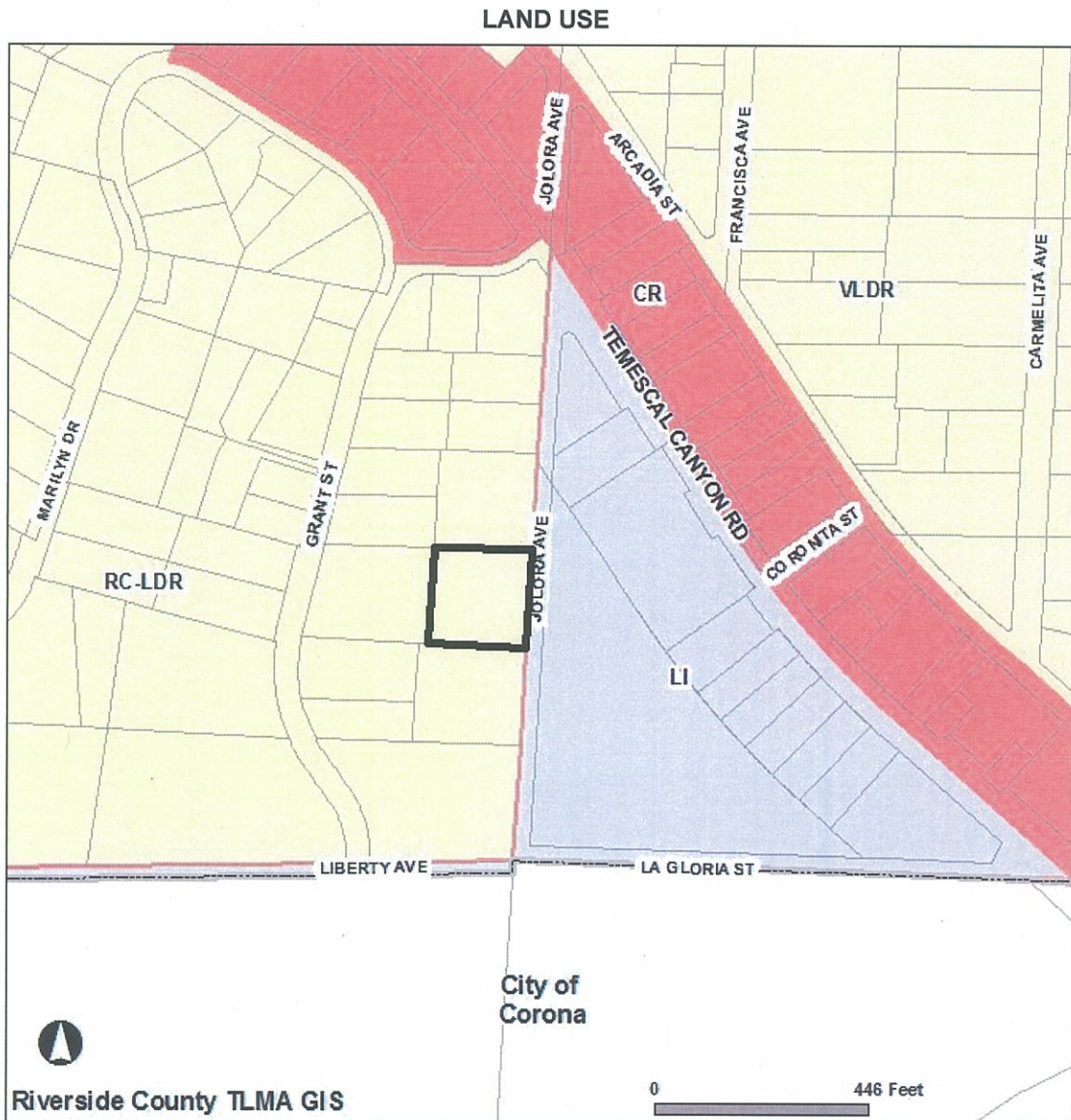
**Selected parcel(s):**  
277-173-002

**\*IMPORTANT\***

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Version 120712



Selected parcel(s):  
277-173-002

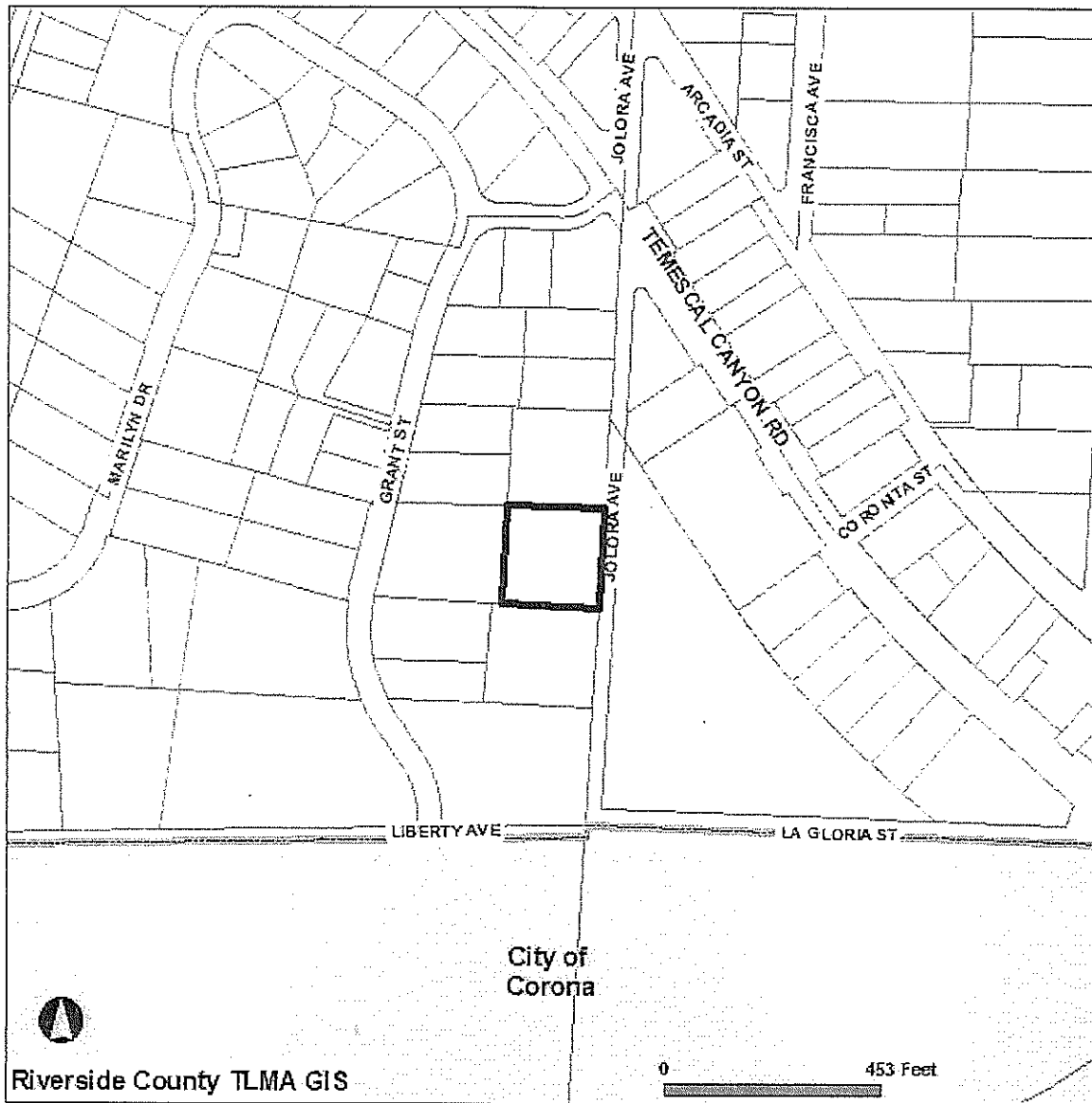
**LAND USE**

- SELECTED PARCEL
- PARCELS
- VLDR - VERY LOW DENSITY RESIDENTIAL
- INTERSTATES
- CR - COMMERCIAL RETAIL
- HIGHWAYS
- LI - LIGHT INDUSTRIAL
- CITY
- LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***  
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 Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):  
277-173-002

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

277-173-002-9

**OWNER NAME / ADDRESS**

RICHARD A NEWTON  
CONSTANCE M NEWTON  
19890 JOLORA AVE  
CORONA, CA. 92881

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 20/96  
SUBDIVISION NAME: EL CERRITO HILLS  
LOT/PARCEL: 15, BLOCK: NOT AVAILABLE  
, Par. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.94 ACRES

**PROPERTY CHARACTERISTICS**

CONCRETE BLOCK THROUGHOUT, 1791 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(484 SQ. FT), CONSTD 1973 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 773 GRID: J4  
PAGE: 774 GRID: A4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: CORONA  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN TAVAGLIONE, DISTRICT 2

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JOHN TAVAGLIONE, DISTRICT 2

**TOWNSHIP/RANGE**

T4SR6W SEC 8

**ELEVATION RANGE**

876/880 FEET

**PREVIOUS APN**

103-202-016

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

RC-LDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

TEMESCAL CANYON

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-20000 (CZ 5845)

**ZONING DISTRICTS AND ZONING AREAS**

EL CERRITO DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: 1-1986

SUBAREA NAME: EL CERRITO/TEMESCAL CANYON

AMENDMENT NUMBER: 2

ADOPTION DATE: DEC. 14, 1999

ACREAGE: 1498 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

TEMESCAL CANYON

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

30B

31

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

**HYDROLOGY**FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

**GEOLOGIC**FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF  
UNNAMED FAULT IN ELSINORE FAULT ZONE  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).  
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND  
TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

**MISCELLANEOUS**SCHOOL DISTRICT

CORONA-NORCO UNIFIED

COMMUNITIES

EL CERRITO

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 49.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

041909

FARMLAND

URBAN-BUILT UP LAND

059115

- CORONA NORCO UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 12 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- PROJ1-ELCERRITO/TEMESCALAB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1203957	NEIGHBORHOOD ENFORCEMENT	Jul. 12, 2012

**BUILDING PERMITS**

Case #	Description	Status
BVL120399	6' BLK WALL-CNTY STAND-LOCATED AT REAR AND RT SIDE	ISSUED
BZ224114	AGRI. REG.	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ225457	TEMPORARY CONSTRUCTION POWER POLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ226046	DWLG & ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ277534	DET GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ340719	ELECTRICAL SERVICE 8 OUTLETS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

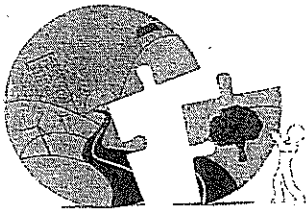
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Sep 11 11:39:28 2012  
Version 120712





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER PP 25207 DATE SUBMITTED: Sept 11 - 2012

APPLICATION INFORMATION

Applicant's Name: RICHARD A. Newton CONSTANCE E. Newton E-Mail: \_\_\_\_\_

Mailing Address: 19890 JOLORA AVE  
CORONA CA CA 92881  
City State ZIP

Daytime Phone No: (951) 735 1844 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: RICHARD A. Newton  
CONSTANCE E. Newton E-Mail: \_\_\_\_\_

Mailing Address: 19890 JOLORA AVE  
CORONA CA CA 92881  
City State ZIP

Daytime Phone No: (951) 735 1844 Fax No: ( ) \_\_\_\_\_

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

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.

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR MINOR PLOT PLAN**

Section: 8 Township: 4S Range: 6W

Approximate Gross Acreage: 0.94

General location (nearby or cross streets): North of Liberty Ave, South of Temescal Cyn Rd., East of Grant st., West of Rosita Ave.

Thomas Brothers Map, edition year, page no., and coordinates: \_\_\_\_\_

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Richard A. Newton and Constance M. Newton hereafter "Applicant" and Richard A. Newton Property Owner".

Description of application/permit use:

Detach garage/storage 2400 sq. ft.

If your application is subject to Deposit-based Fee, the following applies

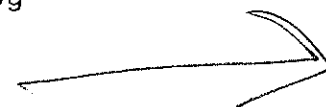
**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 277173002-9

Property Location or Address: 19890 Jolora Ave. Corona CA 92881

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Richard A Newton Phone No.: 951 735 1844  
Constance M. Newton

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

3. APPLICANT INFORMATION:

Applicant Name: Richard A Newton Phone No.: 951 735 1844  
Constance M. Newton

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: Richard A Newton Constance M. Newton Date: \_\_\_\_\_

Print Name and Title: RICHARD A. NEWTON CONSTANCE M. NEWTON OWNERS

Signature of Property Owner: Constance M. Newton Date: Sept 11-2012

Print Name and Title: Richard A Newton

Signature of the County of Riverside, by [Signature] Date: 9.11.12

Print Name and Title: Carlos Munoz, Standard Use Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP25207</u>
Set #:	<u>0</u>
Application Date:	<u>9/11/12</u>

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/4/2012,

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

APN (s) or case numbers PP25207 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

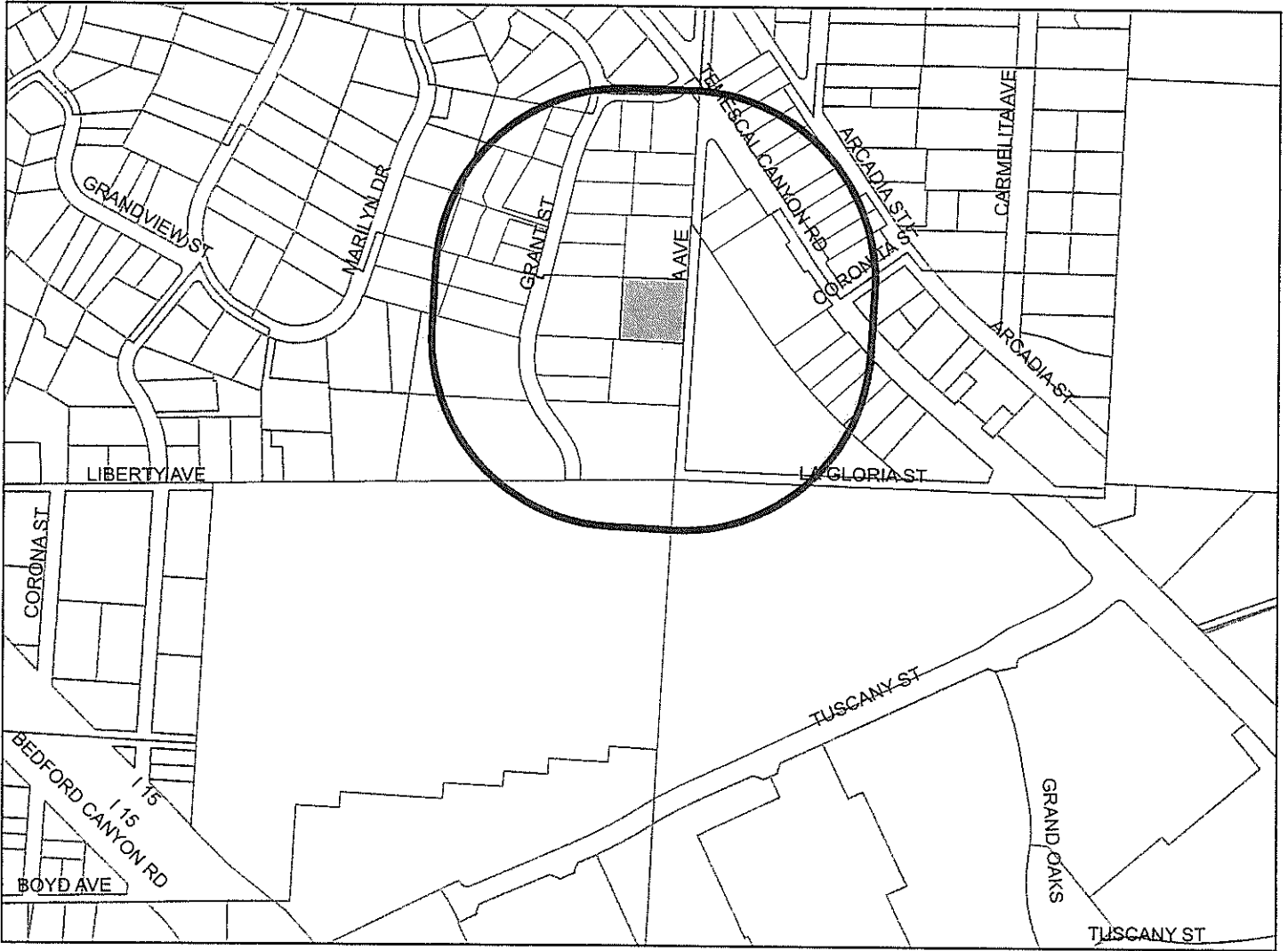
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

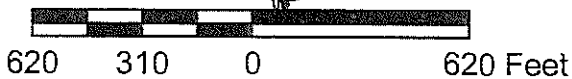
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**PP25207 (600 feet buffer)**



**Selected Parcels**

277-162-004	277-163-005	277-162-010	277-162-014	277-162-011	277-152-009	277-162-003	277-162-008	277-162-006	279-052-013
279-052-019	277-173-003	279-052-018	277-173-006	279-140-001	279-231-044	279-062-018	277-163-004	277-163-008	277-162-007
279-052-004	279-062-017	279-062-013	277-163-003	277-163-002	279-052-007	279-052-008	277-172-015	277-173-005	277-162-012
277-173-004	277-172-004	277-172-016	277-172-003	279-062-019	277-162-009	277-172-013	277-172-014	279-052-017	277-162-005
279-052-001	277-173-002	277-163-001	277-173-001	277-163-009	279-062-014	277-163-010	279-051-009	279-051-010	277-162-013
279-052-014	279-052-005	279-052-006	279-061-002	277-163-007	277-163-006	279-064-009	279-063-007		



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

ASMT: 277162003, APN: 277162003  
JULIE PERKINS, ETAL  
19819 GRANT ST  
CORONA, CA. 92881

ASMT: 277162010, APN: 277162010  
BARBARA HALVERSON, ETAL  
7681 MARILYN DR  
CORONA, CA. 92881

ASMT: 277162004, APN: 277162004  
JACQUELINE GARCIA, ETAL  
19801 GRANT ST  
CORONA, CA. 92881

ASMT: 277162011, APN: 277162011  
HERLINDA SANCHEZ, ETAL  
7901 LANDIER LN  
CORONA, CA. 92881

ASMT: 277162005, APN: 277162005  
DEBRA DORMAN, ETAL  
19807 GRANT ST  
CORONA, CA. 92881

ASMT: 277162012, APN: 277162012  
MARK SCHLOTT  
7921 LANDIER LN  
CORONA, CA. 92881

ASMT: 277162006, APN: 277162006  
LORI DRYSQL, ETAL  
19831 GRANT ST  
CORONA, CA. 92881

ASMT: 277162013, APN: 277162013  
MARSHA MC CORKELL, ETAL  
19861 GRANT ST  
CORONA, CA. 92881

ASMT: 277162007, APN: 277162007  
CHRISTY CHAVARRIA, ETAL  
7920 LANDIER LN  
CORONA, CA. 92881

ASMT: 277162014, APN: 277162014  
BARBARA HALVERSON, ETAL  
675 COUNTY RD  
LOTT TX 76656

ASMT: 277162008, APN: 277162008  
KENNETHIA HOCKING, ETAL  
7900 LANDIER LN  
CORONA, CA. 92881

ASMT: 277163001, APN: 277163001  
DARCI DOLF, ETAL  
19800 GRANT ST  
CORONA, CA. 92881

ASMT: 277162009, APN: 277162009  
PABLO ESTRADA  
7701 MARILYN DR  
CORONA, CA. 92881

ASMT: 277163002, APN: 277163002  
CHARLOTTE LOWERY, ETAL  
19790 GRANT ST  
CORONA, CA. 92881





ASMT: 277163003, APN: 277163003  
JOSEPH LOWERY  
19790 GRANT  
CORONA CA 92881

ASMT: 277163010, APN: 277163010  
CONNIE MATTHEWS, ETAL  
19804 GRANT ST  
CORONA, CA. 92881

ASMT: 277163004, APN: 277163004  
STACY MITCHELL, ETAL  
19809 JOLORA AVE  
CORONA, CA. 92881

ASMT: 277172013, APN: 277172013  
CLAIRE MACALLISTER, ETAL  
7573 MARILYN DR  
CORONA, CA. 92881

ASMT: 277163005, APN: 277163005  
ANDREW FLORES  
19829 JOLORA AVE  
CORONA, CA. 92881

ASMT: 277172015, APN: 277172015  
LOIS HARRIS  
19875 GRANT ST  
CORONA, CA. 92881

ASMT: 277163006, APN: 277163006  
MARC ENGLAND, ETAL  
19859 JOLORA AVE  
CORONA, CA. 92881

ASMT: 277172016, APN: 277172016  
GERARDO GONZALEZ, ETAL  
19895 GRANT ST  
CORONA, CA. 92881

ASMT: 277163007, APN: 277163007  
STEPHEN MANZARES  
19860 GRANT ST  
CORONA, CA. 92881

ASMT: 277173001, APN: 277173001  
SHARI DANIEL, ETAL  
19888 GRANT ST  
CORONA, CA. 92881

ASMT: 277163008, APN: 277163008  
JASON CHITTENDEN  
19846 GRANT ST  
CORONA, CA. 92881

ASMT: 277173002, APN: 277173002  
CONSTANCE NEWTON, ETAL  
19890 JOLORA AVE  
CORONA, CA. 92881

ASMT: 277163009, APN: 277163009  
TINA BUHRMAN, ETAL  
19830 GRANT ST  
CORONA, CA. 92881

ASMT: 277173003, APN: 277173003  
ELIAS OTERO  
19929 JOLORA AVE  
CORONA, CA. 92881



ASMT: 277173004, APN: 277173004  
DOLORES GONZALES, ETAL  
19970 GRANT ST  
CORONA, CA. 92881

ASMT: 279052005, APN: 279052005  
FIDEL REYES, ETAL  
19878 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 277173005, APN: 277173005  
MARIANNE SHUTTLEWORTH  
19936 GRANT ST  
CORONA, CA. 92881

ASMT: 279052006, APN: 279052006  
SIOK LEONG  
18830 CHICKORY DR  
RIVERSIDE CA 92504

ASMT: 277173006, APN: 277173006  
PHYLLIS JENSEN, ETAL  
7486 SMERBER RD  
CORONA CA 92879

ASMT: 279052008, APN: 279052008  
ANA ULLOA, ETAL  
19908 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279051009, APN: 279051009  
JOHNA RICHARDSON, ETAL  
1555 VIA BARRANCA  
PERRIS CA 92570

ASMT: 279052013, APN: 279052013  
SAIMA KASHOU, ETAL  
19888 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279051010, APN: 279051010  
DARLENE BITRICH, ETAL  
19820 JOLORA AVE  
CORONA, CA. 92880

ASMT: 279052014, APN: 279052014  
SFR 2012 1 U S WEST  
135 N LOS ROBLES 4TH FL  
PASADENA CA 91101

ASMT: 279052001, APN: 279052001  
ANGELA LOPEZ, ETAL  
610 GREGORY CIR  
CORONA CA 92881

ASMT: 279052017, APN: 279052017  
DANA CAMPBELL, ETAL  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 279052004, APN: 279052004  
JESUS CERROS  
606 E BEVERLY PL  
SANTA ANA CA 92701

ASMT: 279052018, APN: 279052018  
RAE CAMPBELL, ETAL  
30550 STEIN WAY  
HEMET CA 92543

ASMT: 279052019, APN: 279052019  
SALMA KASHOU, ETAL  
27550 COYOTE MESA DR  
CORONA CA 92883

ASMT: 279063007, APN: 279063007  
GAIL HARRIS, ETAL  
6635 HAWARDEN DR  
RIVERSIDE CA 92506

ASMT: 279061002, APN: 279061002  
MORTARS INC, ETAL  
C/O CARLOS FLORES CFO  
1502 SW 2ND PL  
POMPANO BEACH FL 33069

ASMT: 279064009, APN: 279064009  
WALTER DOUGHTY  
2944 MARATHON DR  
SAN DIEGO CA 92123

ASMT: 279062013, APN: 279062013  
JOHN KENNELLY  
19921 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279231044, APN: 279231044  
GATEWAY BUSINESS PARK  
P O BOX 11165  
BAKERSFIELD CA 93389

ASMT: 279062014, APN: 279062014  
SUSAN CUSTER, ETAL  
19931 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279062017, APN: 279062017  
WENDY BOICE, ETAL  
19715 BLACKSMITH PATH  
CORONA CA 92881

ASMT: 279062018, APN: 279062018  
LINDA BOICE, ETAL  
1515 COLONY WAY  
CORONA CA 92881

ASMT: 279062019, APN: 279062019  
OLD TEMESCAL CANYON  
22053 HIGHLAND ST  
WILDOMAR CA 92595

Agenda Item No.: 2.4  
Supervisory District: Fourth/Fourth  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 25086  
Applicant: TC Morris  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,160 square foot detached garage on .46 acres, associated with the 1,815 square foot main residence located at 41501 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-045

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25086**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) and Medium Density Residential (2-5 dwelling units per acre) on the Western Coachella Valley Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the One Family Dwelling R-1 zone and R-1-12,000 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-1 Zone and R-1-12,000 Zone.
6. The proposed 2,160 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 33 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a proposal to construct a 2,160 square foot detached garage on .46 acres, associated with the 1,815 square foot main residence located at 42502 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-045

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25086 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25086, Exhibit A, dated July 11, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25086, Exhibit B, dated July 11, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25086, Exhibit C, dated July 11, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

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

The applicant shall submit building plans to the building department for review, approval and building permit issuance for the proposed 2,160 square foot detached garage prior to construction on the property.

It should be noted that it does not appear access to the garage from the frontage is possible, and the use may be changed to a storage building.

All building plans and supporting documents shall comply with current adopted california Building Codes, and riverside county ordinances.

All building department plan submittal and fee requirements shall apply.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25086 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10.PLANNING. 1                    PPA - LANDUSE APPROVAL ONLY (cont.)                    RECOMMND

upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS                    RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on



10/11/12  
11:11

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of

10/11/12  
11:11

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

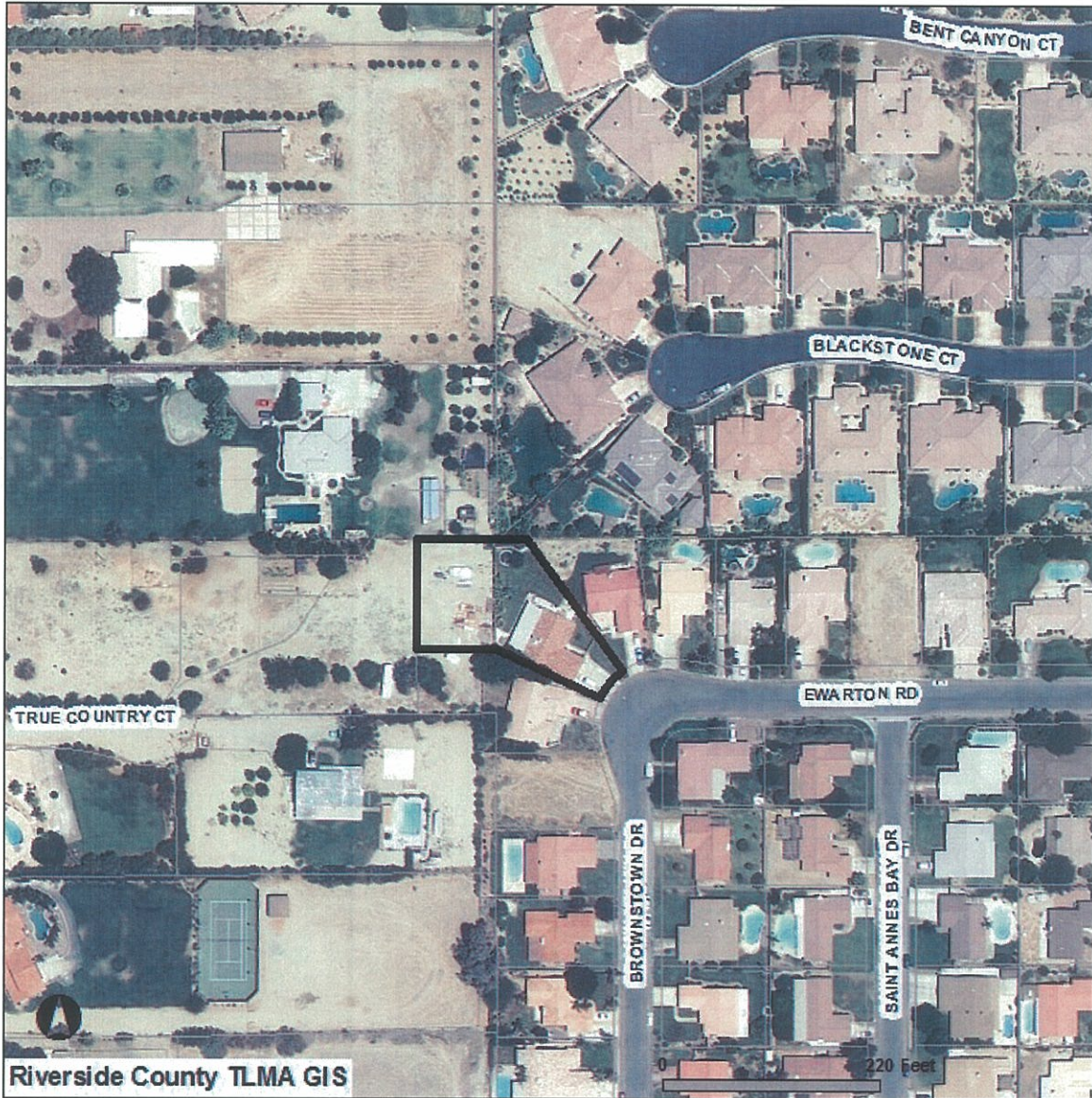
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

2011 AERIAL



Selected parcel(s):  
607-121-045

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

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

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Version 120530

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
607-121-046

**\*IMPORTANT\***

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Version 120530

ZONING



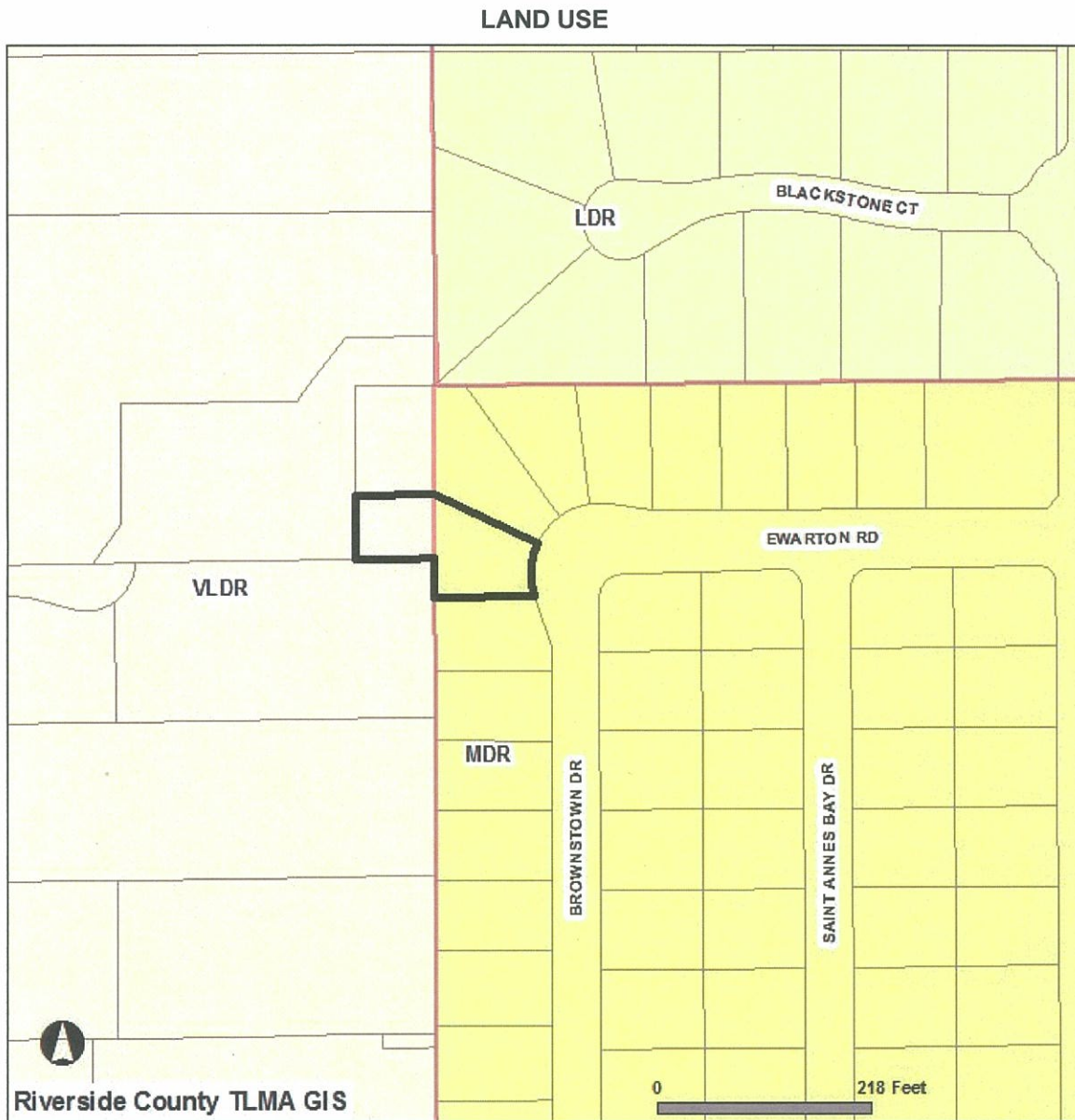
Selected parcel(s):  
607-121-046

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-1, R-1-12000
- PARCELS

**\*IMPORTANT\***  
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 Version 120530



**Selected parcel(s):**  
607-121-046

**LAND USE**

- |                               |                                  |                                     |         |
|-------------------------------|----------------------------------|-------------------------------------|---------|
| SELECTED PARCEL               | INTERSTATES                      | HIGHWAYS                            | PARCELS |
| LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL |         |

**\*IMPORTANT\***

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Version 120530

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
607-121-046

**\*IMPORTANT\***

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Version 120530





**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 20/81  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 54, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.46 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1815 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(462 SQ. FT), CONST'D 1986 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F4, G4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PALM DESERT  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR7E SEC 7

**ELEVATION RANGE**

ELEVATION NOT AVAILABLE

**PREVIOUS APN**

607-121-006

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR  
VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1  
R-1-12000

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

BERMUDA DUNES

**AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE D

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

NO DATA AVAILABLE

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
207B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
CVWD

**FLOOD CONTROL DISTRICT**  
COACHELLA VALLEY WATER DISTRICT

**WATERSHED**  
WHITEWATER

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
DESERT SANDS UNIFIED

**COMMUNITIES**  
BERMUDA DUNES

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 42.39 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
045206

**FARMLAND**  
URBAN-BUILT UP LAND

INFORMATION NOT AVAILABLE

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
119206	DWELL W/ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
132775	DWLG & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
134224	TEMP CONST SVC	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
142772	107X6,3X143 GRDN WALL/3X143 RET WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
307677	STOCKPILE PERMIT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
308631	GRADING 1000CY FILL/1150CY CUT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BGR080030	PRECISE GRADING FOR MOBILE HOME 42 CY FILL	EXPIRED
BMR072225	SITE PREP (RELOCATION)	EXPIRED
BMR072226	PERM FOUNDATION (RELOCATION)	EXPIRED
BMR072227	INSTALLATION OF MOBILE HOME 2990 SF (RELOCATION)	EXPIRED
BZ303744	ELECTRIC CONST SERVICE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS080066	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CZ07697	ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS	APPROVED
EA34851	EA FOR PM # 25786	APPROVED
LLA05369	ADJUST TWO CONTIGUOUS LOT LINES	APPROVED
LLA05412	PROJECT PROPOSES TO ADJUST 4 CONTIGUOUS LOT LINES	APPROVED
MT080828	PM25786 LOT 2	PAID
PM25786	SPLIT LOT TO CREATE 2 PAR. 1.02 & 1.26 AC.	APPROVED

REPORT PRINTED ON...Tue Jul 03 11:07:00 2012  
Version 120530

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/3/2012,

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

APN (s) or case numbers PP25086 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

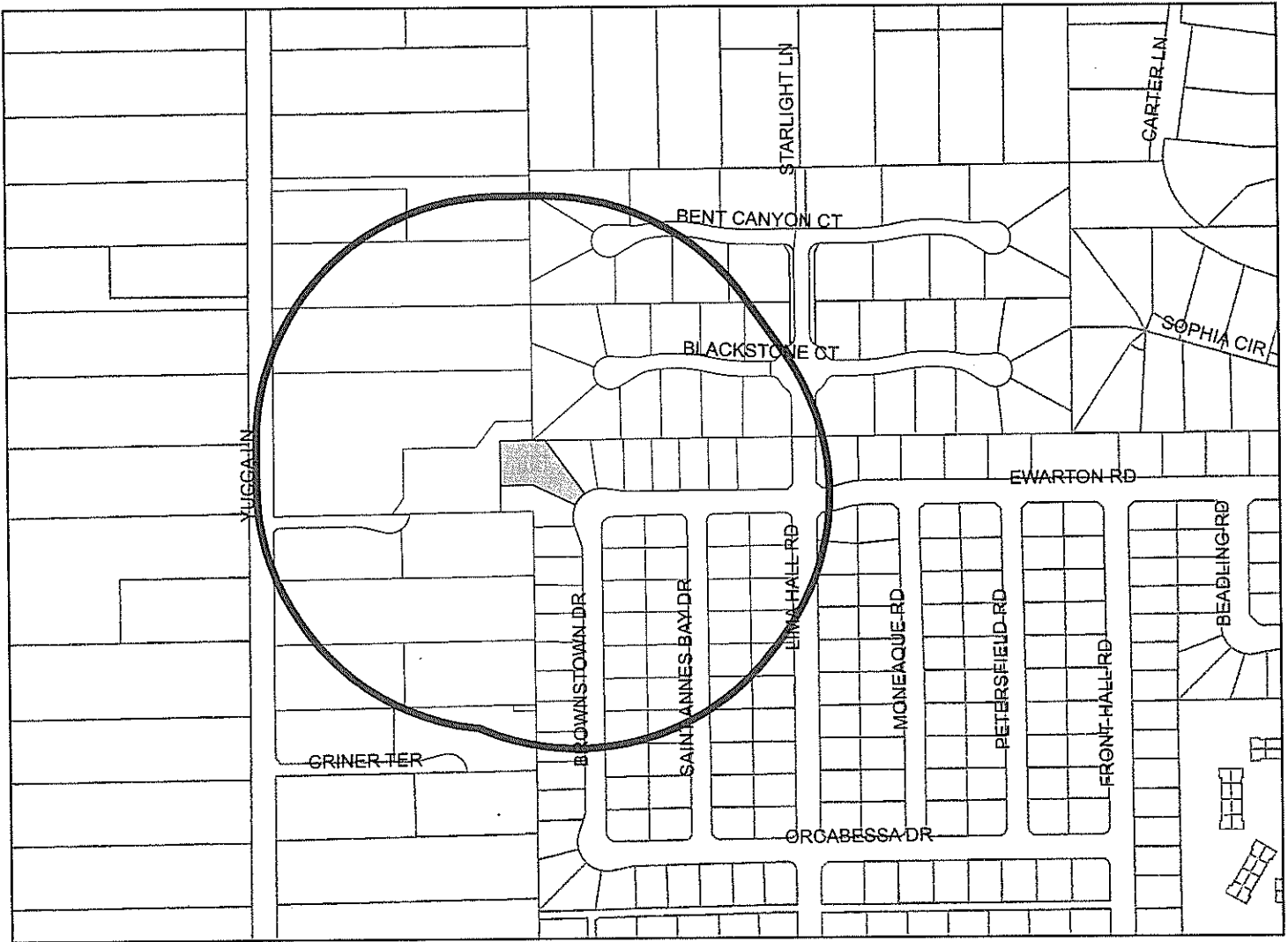
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25086 (600 feet buffer)**



**Selected Parcels**

607-100-017	607-122-004	607-123-005	607-100-020	607-121-018	607-122-009	607-123-002	607-123-009	607-121-017	607-122-013
607-100-018	607-100-011	607-122-011	607-123-006	607-121-019	607-122-014	607-123-013	607-100-022	607-100-041	607-100-044
607-121-046	607-100-027	607-191-001	607-100-024	607-121-021	607-121-039	607-122-001	607-121-007	607-122-010	607-122-006
607-121-037	607-100-029	607-100-019	607-121-042	607-121-010	607-100-013	607-100-023	607-123-012	607-123-010	607-121-011
607-196-008	607-122-002	607-122-005	607-123-007	607-122-015	607-122-012	607-100-015	607-121-034	607-100-026	607-121-009
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607-122-007	607-100-030	607-100-014	607-123-001	607-100-007	607-100-008	607-196-007	607-121-012	607-121-016	607-121-045
607-121-038	607-100-028	607-123-011	607-100-033	607-100-034	607-170-024	607-170-027	607-100-021	607-121-024	607-122-008
607-121-015	607-121-033								



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ASMT: 607100008, APN: 607100008  
DONNA TIRSBIER, ETAL  
41420 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607100017, APN: 607100017  
STEFFI PERTHUS, ETAL  
78427 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100010, APN: 607100010  
PEGGY JULIAN, ETAL  
P O BOX 1376  
PALM DESERT CA 92261

ASMT: 607100018, APN: 607100018  
APRIL ACKER, ETAL  
33669 DATE PALM DR  
CATHEDRAL CITY CA 92234

ASMT: 607100011, APN: 607100011  
REBECCA SHAFER, ETAL  
41240 YUCCA LN  
INDIO, CA. 92203

ASMT: 607100019, APN: 607100019  
TRACY BURNS, ETAL  
20816 35TH DR  
BOTHELL WA 98021

ASMT: 607100013, APN: 607100013  
SHERYL BENOIT, ETAL  
78499 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100020, APN: 607100020  
AMY HOLCOMBE, ETAL  
78440 BLACKSTONE CT  
INDIO, CA. 92203

ASMT: 607100014, APN: 607100014  
ROBERT LEE  
78481 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100021, APN: 607100021  
MARGARET YEAGER, ETAL  
78458 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100015, APN: 607100015  
MARA DAVIS  
78463 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100022, APN: 607100022  
BECKY JOHNSON, ETAL  
78476 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100016, APN: 607100016  
ELIZABETH EDWARDS, ETAL  
78445 BLACKSTONE CT  
INDIO, CA. 92203

ASMT: 607100023, APN: 607100023  
KIM BOYD, ETAL  
78494 BLACKSTONE CT  
INDIO, CA. 92203



ASMT: 607100024, APN: 607100024  
ANNA JENSEN, ETAL  
78505 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607100044, APN: 607100044  
PAULETTE YOUNG, ETAL  
41480 YUCCA LN  
BERMUDA DUNES CA 92201

ASMT: 607100025, APN: 607100025  
MIGUEL CHAPA  
78477 BENT CANYON  
BERMUDA DUNES CA 92203

ASMT: 607121007, APN: 607121007  
GLADYS CHESNUT  
78380 EWARTON RD  
BERMUDA DUNES CA 92203

ASMT: 607100026, APN: 607100026  
CAROLYN CURCI, ETAL  
78449 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121008, APN: 607121008  
MICHAEL SORTER  
78404 EWARTON RD  
INDIO, CA. 92203

ASMT: 607100027, APN: 607100027  
MAUREEN BALCHEN, ETAL  
78421 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121009, APN: 607121009  
MICHAEL MCGINITY  
78424 EWARTON RD  
BERMUDA DUNES CA 92203

ASMT: 607100028, APN: 607100028  
PENNY SCHAEFFER, ETAL  
78393 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121010, APN: 607121010  
WILLIAM WOOD, ETAL  
78444 EWARTON RD  
INDIO, CA. 92203

ASMT: 607100029, APN: 607100029  
SANDRA SHEELEY, ETAL  
76861 N MANU O KU PL  
KAILUA KONA HI 96740

ASMT: 607121011, APN: 607121011  
FRANK ARRIGO, ETAL  
230 VIA DEL CABALLO  
AGOURA CA 91301

ASMT: 607100030, APN: 607100030  
ARLENE INGERSOLL, ETAL  
11224 RAINIER AVE S  
SEATTLE WA 98178

ASMT: 607121012, APN: 607121012  
RUSSELL JONES  
78484 EWARTON RD  
BERMUDA DUNES CA 92201





ASMT: 607121015, APN: 607121015  
SANDRA MENDEZ, ETAL  
43627 WILD ROSE ST  
INDIO CA 92201

ASMT: 607121033, APN: 607121033  
MARINA KAN, ETAL  
41550 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121016, APN: 607121016  
WENDY KLEPPINGER, ETAL  
41643 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607121034, APN: 607121034  
MARTIN WOLTER  
78301 TRUE COUNTRY CT  
BERMUDA DUNES CA 92203

ASMT: 607121017, APN: 607121017  
CHRISTINE FERGUSON  
41685 BROWNSTOWN DR  
INDIO, CA. 92203

ASMT: 607121035, APN: 607121035  
PATRICIA MCROBERTS  
P O BOX 520148  
BIG LAKE AK 99652

ASMT: 607121018, APN: 607121018  
BRIAN LANNING  
41711 BROWNSTOWN DR  
INDIO, CA. 92203

ASMT: 607121037, APN: 607121037  
JAMES KUEHN  
P O BOX 2744  
SUN VALLEY ID 83353

ASMT: 607121019, APN: 607121019  
KIMBERLY WILLIAMS, ETAL  
41749 BROWNSTONE DR  
BERMUDA DUNES CA 92203

ASMT: 607121039, APN: 607121039  
ANTONIO SOLIS, ETAL  
41807 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607121021, APN: 607121021  
FRANCES CLAPINSKI, ETAL  
41861 BROWNSTOWN DR  
BERMUDA DUNES CA 92201

ASMT: 607121040, APN: 607121040  
NORMA ZAPATA  
41700 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121024, APN: 607121024  
TIMOTHY ELLENZ  
41650 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121042, APN: 607121042  
SHELLEY HECHT, ETAL  
HCR 3 BOX 10003  
KEAAU HI 96749





ASMT: 607121045, APN: 607121045  
CARI YOUNG, ETAL  
41501 BROWNSTONE DR  
INDIO, CA. 92203

ASMT: 607122006, APN: 607122006  
MARIA PEREZ, ETAL  
41780 BROWNSTOWN DR  
INDIO CA 92203

ASMT: 607121046, APN: 607121046  
KRISTA NIXON, ETAL  
41545 BROWNSTOWN DR  
BERMUDA DUNES CA 92201

ASMT: 607122007, APN: 607122007  
JANET SAYERS, ETAL  
PMB 514  
56925 YUCCA TRAIL NO 514  
YUCCA VALLEY CA 92841

ASMT: 607122001, APN: 607122001  
GEORGE ESCOBEDO  
41590 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122008, APN: 607122008  
US BANK  
1800 TAPO CANYON RD  
SIMI VALLEY CA 93063

ASMT: 607122002, APN: 607122002  
JODI ENDEAN, ETAL  
41620 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122009, APN: 607122009  
CANDACE COLLINS  
41595 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122003, APN: 607122003  
YOLANDA NIEVES, ETAL  
41650 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122010, APN: 607122010  
CAROL BECK, ETAL  
41625 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122004, APN: 607122004  
CYNTHIA JOHNSON, ETAL  
C/O CYNTHIA SMEE JOHNSON  
41680 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122011, APN: 607122011  
CRYSTAL DIERKS  
41655 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122005, APN: 607122005  
KYLE KAKER  
47295 SAND SAGE CT  
PALM DESERT CA 92260

ASMT: 607122012, APN: 607122012  
JUANITA GARCIA, ETAL  
41685 ST ANNES BAY DR  
BERMUDA DUNES CA 92203



ASMT: 607122013, APN: 607122013  
LORRAINE MATHEWSON, ETAL  
P O BOX 2904  
PALM DESERT CA 92261

ASMT: 607123005, APN: 607123005  
KIMBERLY HAFLIGER, ETAL  
41710 ST ANNES BAY DR  
INDIO, CA. 92203

ASMT: 607122014, APN: 607122014  
DEBRA ERICKSON  
41745 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123006, APN: 607123006  
CURTISS PERRY  
41740 ST ANNES BAY DR  
INDIO, CA. 92203

ASMT: 607122015, APN: 607122015  
LONNIE CASTRO  
41775 ST ANNES BAY  
BERMUDA DUNES CA 92203

ASMT: 607123007, APN: 607123007  
LISA MANTANONA  
41770 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123001, APN: 607123001  
SHIRLEY RAKOZ, ETAL  
41590 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123009, APN: 607123009  
ESMERALDA LAWSON, ETAL  
41595 LIMA HALL  
BERMUDA DUNES CA 92203

ASMT: 607123002, APN: 607123002  
CAROLYN STRATTON  
41865 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123010, APN: 607123010  
RITA REYES, ETAL  
41625 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607123003, APN: 607123003  
RAMONA DELOSREYES, ETAL  
41650 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123011, APN: 607123011  
STEVEN BAHR  
41655 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607123004, APN: 607123004  
CYNTHIA TAUFERNER, ETAL  
45572 BANFF SPRINGS DR  
INDIO CA 92201

ASMT: 607123012, APN: 607123012  
VALERIE GARCIA, ETAL  
41685 LIMA HALL RD  
BERMUDA DUNES CA 92203



ASMT: 607123013, APN: 607123013  
ORALIA FRANCO, ETAL  
41715 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607170024, APN: 607170024  
STONEGATE BERMUDA DUNES HOMEOWNER  
C/O GEOFFREY MCCOMIC  
9968 HIBERT ST STE 102  
SAN DIEGO CA 92131

ASMT: 607170027, APN: 607170027  
STONEGATE BERMUDA DUNES HOMEOWNER  
C/O R GEOFFREY MCCOMIC  
10721 TREENA ST STE 200  
SAN DIEGO CA 92131

ASMT: 607191001, APN: 607191001  
EQUITY HOLDING CORP  
3275 E ROBERTSON BL STE B  
CHOWCHILLA CA 93610

ASMT: 607196007, APN: 607196007  
ROGER NEAL  
41584 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607196008, APN: 607196008  
KATHERINE URMANSKI  
41614 LIMA HALL RD  
BERMUDA DUNES CA 92203



Agenda Item No.: **2 . 5**  
Supervisory District: Fifth/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 25208  
Applicant: Agri-Builders  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 3,600 square foot detached metal storage building and permit an existing unpermitted 887 square foot detached garage with attached 412 square foot patio cover on 1.52 acres, associated with the 1,853 square foot main residence with a attached 775 square foot garage located at 11161 Union Street in the unincorporated Riverside County near Beaumont. APN: 400-241-010

### ISSUES OF RELEVANCE:

The property currently has an existing unpermitted 768 square foot barn, per Exhibit "A" dated 9/12/12 that structure shall be removed. A condition has been added that prior to the final of the building permit for the 3,600 square foot detached metal storage building the unpermitted barn shall be demolished.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25208**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) on the The Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-A-1 Zone.
6. The proposed 3,600 square foot detached metal storage building and unpermitted 887 square foot detached garage with a 412 square foot patio are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached metal storage building is located one hundred and twenty-nine (129) feet from the main residence and the unpermitted 887 square foot garage with attached 412 square patio is located thirty-three feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.

*h*

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. These accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25208

Parcel: 400-241-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a 3,600 square foot detached metal storage building and permit an existing unpermitted 887 square foot detached garage with a attached 412 square foot patio cover on 1.52 acres, associated with the 1,853 square foot main residence with a attached 775 square foot garage located at 11161 Union Street in the unincorporated Riverside County near Beaumont. APN: 400-241-010

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25208

Parcel: 400-241-010

10. GENERAL CONDITIONS

10. EVERY. 3

PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25208 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25208, Exhibit A, Amended #1, dated October 1, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25208, Exhibit B, dated October 1, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25208, Exhibit C, dated October 1, 2012. (Floor Plans)

PLANNING DEPARTMENT

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25208 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling



PLOT PLAN:ADMINISTRATIVE Case #: PP25208

Parcel: 400-241-010

10. GENERAL CONDITIONS

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

as a residence. The following criteria shall apply to any home occupation:

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3                    PPA - SETBACKS IN HIGH FIRE                    RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

PLOT PLAN:ADMINISTRATIVE Case #: PP25208

Parcel: 400-241-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

RECOMMND

No habitable area has been approved with this approval.  
The addition of habitable area will require additional  
permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of  
approval date; otherwise, it shall become null and void and  
of no effect whatsoever. By use is meant the beginning of  
substantial construction contemplated by this approval  
within a two (2) year period which is thereafter diligently  
pursued to completion or to the actual occupancy of  
existing buildings or land under the terms of the  
authorized use. Prior to the expiration of the two year  
period, the permittee may request a one (1) year extension  
of time request in which to use this plot plan. A maximum  
of three one-year extension of time requests shall be  
permitted. Should the time period established by any of  
the extension of time requests lapse, or should all three  
one-year extensions be obtained and no substantial  
construction or use of this plot plan be initiated within  
five (5) years of the effective date of the issuance of  
this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLOT PLAN:ADMINISTRATIVE Case #: PP25208

Parcel: 400-241-010

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - BUILDING PERMIT REQD. RECOMMND

The applicant shall submit building plans for both the proposed 3,600 square foot private garage and the existing 887 square foot garage constructed without permit concurrently.

All building plans and supporting documents for both structures shall comply with current adopted California Building Codes and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

A condition shall be placed on the new proposed 3,600 square foot garage not to receive a final inspection until an approved final inspection has been received on the existing 887 square foot garage constructed without permit.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT FINAL, the permittee or the permittee's successors-in-interest shall obtain a demolition permit to remove the unpermitted 768 square foot detached barn on the rear of the property.

2011 AERIAL



Selected parcel(s):  
400-241-010

LEGEND

 SELECTED PARCEL  
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

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

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Version 120712



**Selected parcel(s):**  
400-241-010

### ZONING

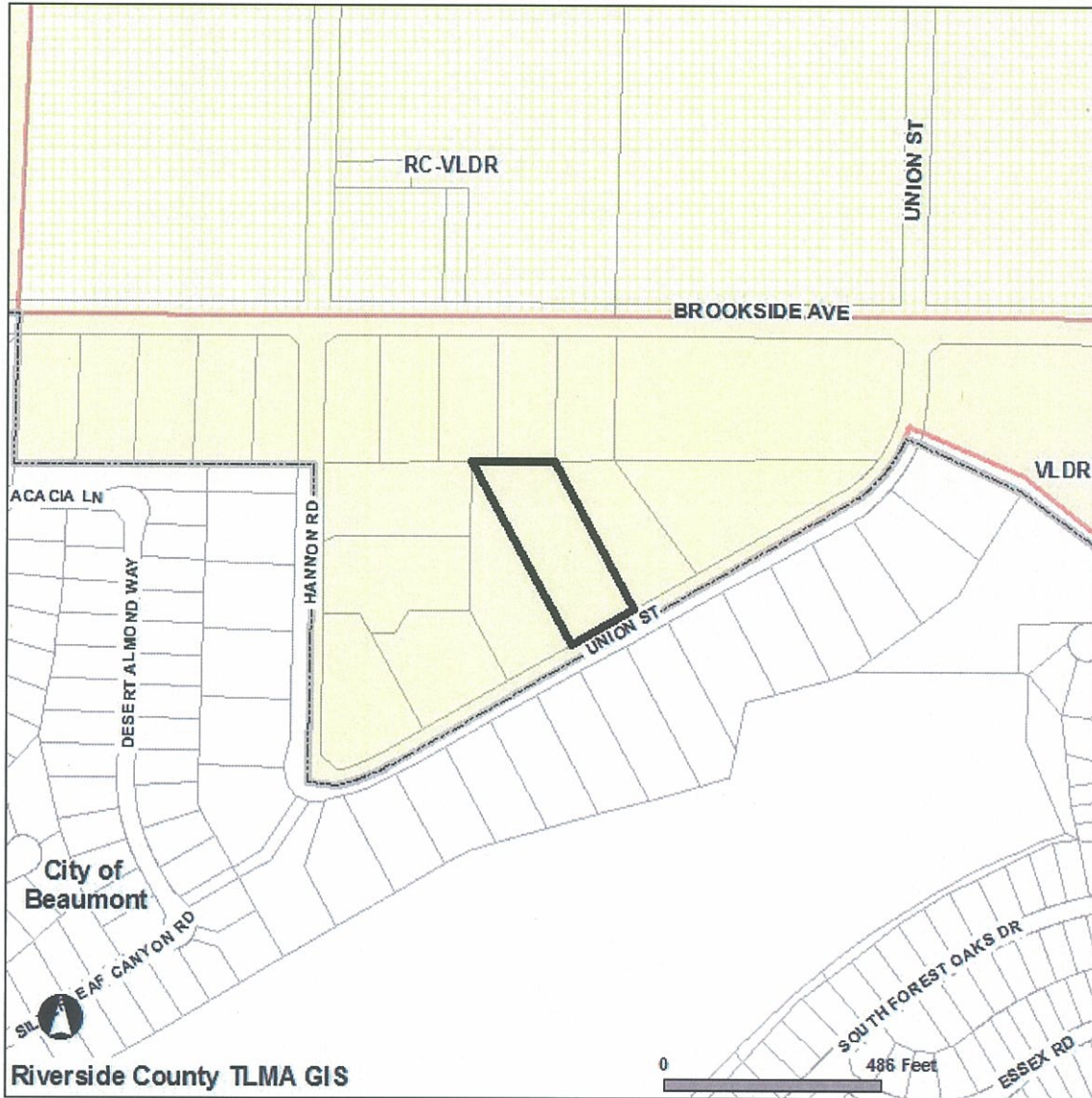
- |                 |                 |          |       |
|-----------------|-----------------|----------|-------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS | CITY  |
| PARCELS         | ZONING BOUNDARY | A-1-1    | R-A-1 |

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

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Version 120712

LAND USE



Selected parcel(s):  
400-241-010

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- M HIGHWAYS
- CITY
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***

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

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Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):  
400-241-010

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

**\*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.

STANDARD WITH PERMITS REPORT

**APNs**

400-241-010-8

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**

400-241-010  
11161 UNION ST  
BEAUMONT, CA. 92223

**MAILING ADDRESS**

(SEE OWNER)  
11161 UNION ST  
CHERRY VALLEY CA. 92223

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 174/49  
SUBDIVISION NAME: PM 26465  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.52 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1853 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(775 SQ. FT), CONST'D 1987COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 690 GRID: E6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR1W SEC 32

**ELEVATION RANGE**

2584/2584 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

***PLANNING***

**LAND USE DESIGNATIONS**

VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CHERRY VALLEY POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1

**ZONING DISTRICTS AND ZONING AREAS**

CHERRY VALLEY DISTRICT



NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**  
NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**  
NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

## ***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
DEVELOPED/DISTURBED LAND  
GRASSLAND

## ***FIRE***

**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

## ***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
THE PASS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

### **CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

### **ROAD BOOK PAGE**

90

### **TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

### **CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED

### **WATER DISTRICT**

SGPWA

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

COUNTY FAULT ZONE

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### **FAULTS**

WITHIN A 1/2 MILE OF  
BEAUMONT PLAIN FAULT ZONE  
CHERRY VALLEY

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

### **LIQUEFACTION POTENTIAL**

LOW

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

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## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

BEAUMONT UNIFIED

### **COMMUNITIES**

CHERRY VALLEY

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 42.33 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

043808

**FARMLAND**  
 OTHER LANDS  
 URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 056004
- BEAUMONT CHERRY VAL REC & PARK
  - BEAUMONT LIBRARY
  - BEAUMONT UNIFIED SCHOOL
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - FLOOD CONTROL ADMINISTRATION
  - FLOOD CONTROL ZONE 5
  - GENERAL
  - GENERAL PURPOSE
  - INLAND EMPIRE JT(33,36)RES.
  - MT SAN JACINTO JUNIOR COLLEGE
  - RIV CO REG PARK & OPEN SPACE
  - RIV. CO. OFFICE OF EDUCATION
  - SAN GORGONIO PASS MEM HOSPITAL
  - SAN GORGONIO PASS WTR AG DEBT SV
  - SAN GORGONIO SERIES BOND A
  - SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**

NO SPECIAL NOTES

**BUILDING PERMITS**

Case #	Description	Status
139687	DWLG AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
172842	TEMP POWER POLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
172844	TEMP CONST. TRAILER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

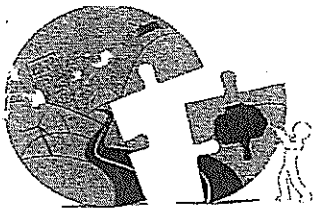
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
PP25208	METAL STORAGE BUILDING 3,600 SF/ CWP 887 GARAGE W/	DRT

REPORT PRINTED ON...Wed Oct 03 11:12:30 2012  
 Version 120712



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25208

DATE SUBMITTED: 9/11/12

### APPLICATION INFORMATION

Applicant's Name: Agri-Builders Corporation E-Mail: agribuilders@verizon.net

Mailing Address: 39638 Avenida Sonrisa  
Cherry Valley City CA State 92223 ZIP

Daytime Phone No: (951) 845-1578 Fax No: (951) 845-5118

Engineer/Representative's Name: David Lopez E-Mail: \_\_\_\_\_

Mailing Address: 2387 W Lincoln Street  
Banning City CA State 92220 ZIP

Daytime Phone No: (206) 999-0371 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: George Ziegler E-Mail: \_\_\_\_\_

Mailing Address: 11161 Union Street  
Cherry Valley City CA State 92223 ZIP

Daytime Phone No: (206) 999-0371 Fax No: ( ) \_\_\_\_\_

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

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.

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR MINOR PLOT PLAN**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

TONI REYNOLDS  
PRINTED NAME OF APPLICANT

Toni Reynolds  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SIGNATURE OF PROPERTY OWNER(S):

GEORGE R. FIEGLER  
PRINTED NAME OF PROPERTY OWNER(S)

George R. Fiegler  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): 25 foot by 144 foot metal storage building, permit a cwp 25' x 35' 6" building w a 25' x 16' 6" covered patio

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 400-241-010

# APPLICATION FOR MINOR PLOT PLAN

Section: 32 Township: 25 Range: 1W

Approximate Gross Acreage: 70,409.5 SQ FT. — 1.52 AC

General location (nearby or cross streets): North of Union, South of Brookside, East of Hannon, West of Nancy.

Thomas Brothers Map, edition year, page no., and coordinates: 2009, pg. 690 - E5

## **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:** (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

### COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

### ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

### GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luña Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Agri-Builders Corp. hereafter "Applicant" and George Ziegler "Property Owner".

Description of application/permit use:  
Accessory Building

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this Agreement on behalf of the Applicant and/or Property Owner. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 400-241-410

Property Location or Address: 11161 Union Street Cherry Valley, CA 92223

2. PROPERTY OWNER INFORMATION:

Property Owner Name: George Ziegler Phone No.: 206-999-0371  
Firm Name: NA Email: \_\_\_\_\_

Address: 11161 Union Street  
Cherry Valley, CA 92223

3. APPLICANT INFORMATION:

Applicant Name: Toni Reynolds Phone No.: 951-845-1578  
Firm Name: Agri-Builders Corporation Email: agribuilders@verizon.net

Address (if different from property owner)  
39638 Avenida Sonrisa  
Cherry Valley, CA 92223

4. SIGNATURES:

Signature of Applicant: Toni Reynolds Date: 9-4-12  
Print Name and Title: Toni Reynolds - Vice president

Signature of Property Owner: George Ziegler Date: 9-4-12  
Print Name and Title: George Ziegler

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY  
Application or Permit (s) #: \_\_\_\_\_  
Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/4/2012,

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

APN (s) or case numbers PP25208 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

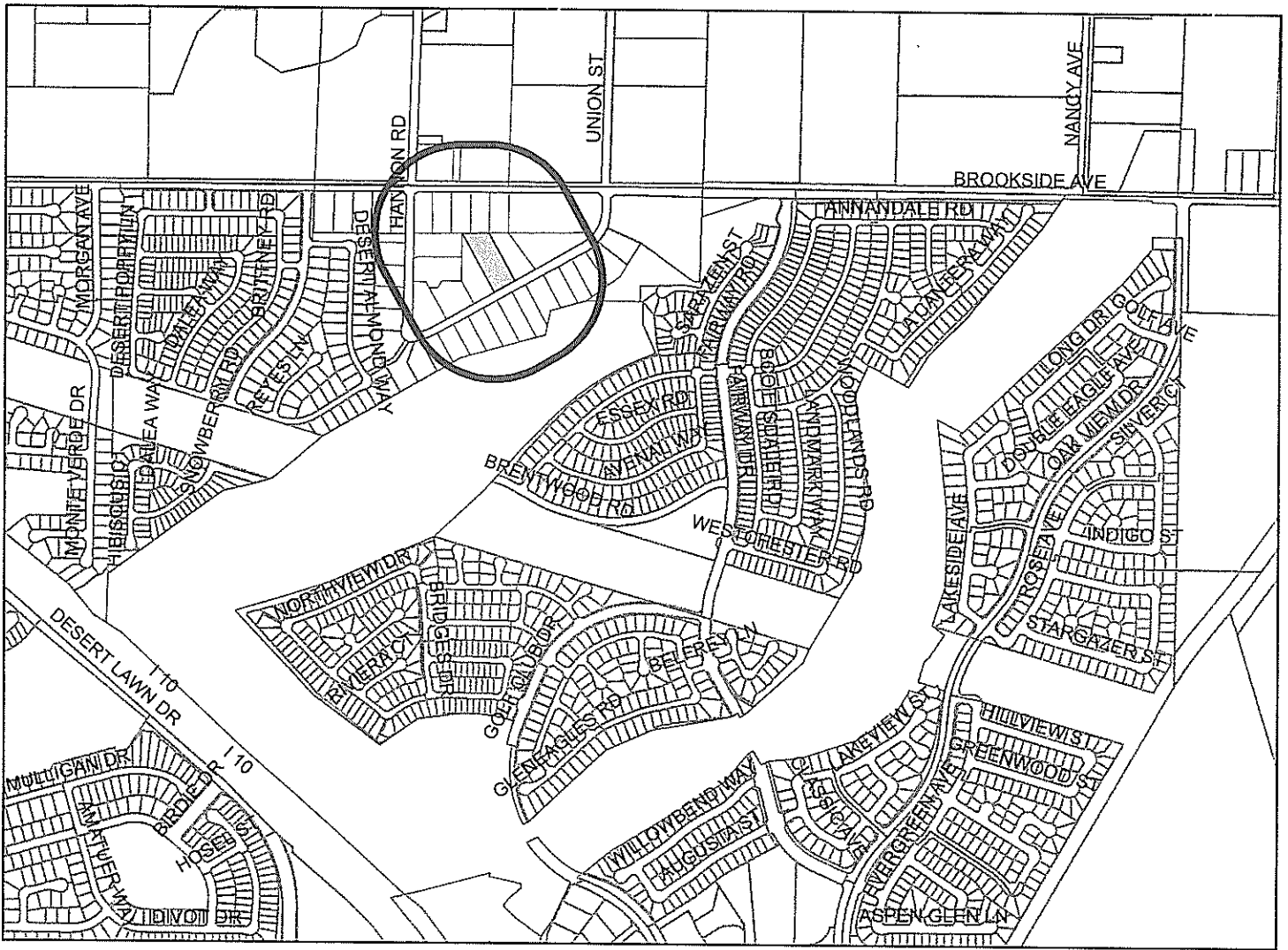
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25208 (600 feet buffer)**



**Selected Parcels**

407-170-022	407-170-023	400-250-001	400-260-052	407-170-010	400-240-017	400-240-014	400-241-005	400-240-020	400-241-004
400-240-024	407-160-008	400-241-007	400-241-010	400-241-001	400-241-006	400-240-015	400-241-009	400-241-012	400-240-021
400-240-023	400-241-013	400-240-007	400-240-005	400-240-004	407-170-029	400-240-022	400-240-008	400-240-019	400-241-011
400-241-014	400-240-016	400-241-003	400-210-036	400-241-008	400-240-006	400-240-026	400-241-002	400-240-018	400-210-057
400-240-013									



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ASMT: 400210036, APN: 400210036  
JANE GRIECO, ETAL  
1776 DESERT ALMOND WAY  
BEAUMONT, CA. 92223

ASMT: 400240013, APN: 400240013  
JACQUELYN ANTINNUCCI, ETAL  
951 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400210057, APN: 400210057  
SOLERA AT OAK VALLEY GREENS ASSN  
1615 FAIRWAY DR  
BEAUMONT CA 92223

ASMT: 400240014, APN: 400240014  
JENNELLE RHODES, ETAL  
947 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240004, APN: 400240004  
LAURA GOODLY  
37575 BROOKSIDE AVE  
BEAUMONT, CA. 92223

ASMT: 400240015, APN: 400240015  
MELISSA TURNER, ETAL  
943 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240005, APN: 400240005  
KEVIN GOODLY  
P O BOX 636  
BEAUMONT CA 92223

ASMT: 400240016, APN: 400240016  
PATRICK MUNAR, ETAL  
939 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240006, APN: 400240006  
SHARIE BUENTING, ETAL  
1791 HANNON RD  
BEAUMONT, CA. 92223

ASMT: 400240017, APN: 400240017  
YUSHENG BAI, ETAL  
935 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240007, APN: 400240007  
CARLA FERGUSON, ETAL  
1787 HANNON RD  
BEAUMONT, CA. 92223

ASMT: 400240018, APN: 400240018  
DAVID JARRAR, ETAL  
931 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240008, APN: 400240008  
MARLENE LARA  
1783 HANNON RD  
BEAUMONT, CA. 92223

ASMT: 400240019, APN: 400240019  
LOUIS RAMIREZ, ETAL  
927 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400240020, APN: 400240020  
PATRICIA LAW, ETAL  
923 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241003, APN: 400241003  
JUVENTINA VIRAMONTES, ETAL  
37695 BROOKSIDE AVE  
BEAUMONT, CA. 92223

ASMT: 400240021, APN: 400240021  
DEBRA GOELLNER, ETAL  
919 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241004, APN: 400241004  
VERONICA MORENO FRANK, ETAL  
37715 BROOKSIDE AVE  
CHERRY VALLEY CA 92223

ASMT: 400240022, APN: 400240022  
MOLLY CONROY UNGERECHE, ETAL  
915 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241005, APN: 400241005  
LORETTE OLIVER, ETAL  
11080 HANNON RD  
BEAUMONT, CA. 92223

ASMT: 400240023, APN: 400240023  
ANNABEL SOLIS, ETAL  
911 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241006, APN: 400241006  
RUTH DEAREN, ETAL  
11100 HANNON RD  
BEAUMONT, CA. 92223

ASMT: 400240024, APN: 400240024  
DAWN TOHM, ETAL  
907 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241007, APN: 400241007  
MARY GAASTRA, ETAL  
11315 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241001, APN: 400241001  
ROCHELLE BAKER, ETAL  
11030 HANNON RD  
CHERRY VALLEY CA 92223

ASMT: 400241008, APN: 400241008  
KATHLEEN OPLIGER, ETAL  
11281 UNION ST  
BEAUMONT, CA. 92223

ASMT: 400241002, APN: 400241002  
MARIA PRITCHARD, ETAL  
37673 BROOKSIDE AVE  
BEAUMONT, CA. 92223

ASMT: 400241009, APN: 400241009  
JAIME WILLIAMS, ETAL  
11251 UNION ST  
CHERRY VALLEY CA 92223

ASMT: 400241010, APN: 400241010  
GEORGE ZIEGLER  
11161 UNION ST  
CHERRY VALLEY CA 92223

ASMT: 407160008, APN: 407160008  
DONNA BURING  
73280 EL PASCO NO 5  
PALM DESERT CA 92260

ASMT: 400241011, APN: 400241011  
MICHELE DELPH  
P O BOX 161  
CALIMESA CA 92320

ASMT: 407170010, APN: 407170010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 400241012, APN: 400241012  
CARL ANZALDI, ETAL  
11071 UNION ST  
BEAUMONT, CA. 92223

ASMT: 407170023, APN: 407170023  
ANGELINA RIVERA, ETAL  
P O BOX 72  
THOUSAND PLMS CA 92276

ASMT: 400241013, APN: 400241013  
DIANA KUHN, ETAL  
37735 BROOKSIDE AVE  
BEAUMONT, CA. 92223

ASMT: 407170029, APN: 407170029  
JOYCE CRAVENS, ETAL  
1315 PENNSYLVANIA AVE  
BEAUMONT CA 92223

ASMT: 400241014, APN: 400241014  
HANY NASSAR, ETAL  
C/O HAFEZ SABBAGH  
4182 MERIENDA LN  
YORBA LINDA CA 92886

ASMT: 400250001, APN: 400250001  
RESORT, ETAL  
20530 EARLGATE ST STE 100  
DIAMOND BAR CA 91789

ASMT: 400260052, APN: 400260052  
CITY OF BEAUMONT  
P O BOX 158  
BEAUMONT CA 92223



Agenda Item No.: 2.6  
Supervisory District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: November 5, 2012

PLOT PLAN NO: 24969  
VARIANCE NO. 1878  
Applicant: Gayle Brewer  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an unpermitted 400 square foot detached garage a 556 square foot detached barn with attached shed row 300 square feet and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room and Variance No. 1887 to reduce the front yard setback of the detached guest quarters to 31 and the detached barn to 10 feet on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside County near Perris. APN: 285-170-009

### ISSUES OF RELEVANCE:

The property has been reviewed and conditioned by Riverside County Transportation Department, due to the possibility that the existing septic leach lines may have encroached in to the right of way. It will be the responsibility of the owner of the property to move leach lines in the event that the road is increased in size.

The property is located on a hill. The house on the subject property is located on the top of the hill, and the remaining portions of the property are characterized by slope and a flatten portion towards the street. The two adjacent properties have sited their homes on the slope and the remaining portions of their properties are flat. The only place on site for accessory buildings for this subject property to support of animal keeping are in the flat area near the street. Section 18.18.b(4) of Ordinance No. 348, states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line." The applicant has submitted Variance No. 1878 to reduce the required front yard setback from 75 to 10 feet because of the topography.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25124 and VARIANCE NO. 1878, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.

*h*

6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 400 square foot detached garage, 556 square foot detached barn with attached 300 square foot shed row, and a 599 square foot guest quarters with a 468 square foot patio and a 498 square foot storage room are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory buildings are both located more than 100 feet from the main building.
8. The accessory building is compatible with the architecture of the main building and consistent with the characteristics of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. The property is located on a hill. The house on the subject property is located on the top of the hill, and the remaining portions of the property are characterized by slope and a flatten portion towards the street. The two adjacent properties have sited their homes on the slope and the remaining portions of their properties are flat. The only place to site accessory buildings on the subject property in support of animal keeping is in the flat area near the street. There are adjacent neighbors that are not impacted by the slope, and could enjoy the benefit of accessory buildings with the required setbacks and therefore it's appropriate to allow this variance application. In conclusion, it is infeasible to construction proposed accessory building any other location on the property except in front portion of the lot. The placement of the structure would necessitate the requirement of a variance application.



11. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the front setback can be adjusted from the required 75 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 10 feet. Due to the slope that runs across the property. The configuration of the parcel is such that, a strict application of the setback of 75 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with similar structures for animal keeping on surrounding properties.

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby proposal to permit an unpermitted 400 square foot detached garage, a 556 square foot detached barn with attached 300 square foot shed row and a 559 square foot guest quarter with a 468 square foot patio and a 498 square foot storage room and Variance No. 1887 to reduce the front yard setback of the detached guest quarters to 31 feet and the detached barn to 10 feet on 1.28 acres, located at 17400 Kramer Way in the unincorporated Riverside County near Perris. APN: 285-170-009

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10. EVERY. 2                    PPA - HOLD HARMLESS (cont.)                    RECOMMND  
    its Office of County Counsel.

10. EVERY. 3                    PPA - DEFINITIONS                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24969 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24969, Exhibit A, dated August 17, 2011. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24969, Exhibit B, dated August 17, 2011. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24969, Exhibit C, dated August 17, 2012. (Floor Plan)

E HEALTH DEPARTMENT

10.E HEALTH. 1                    OWTS/ATU - MAINTAIN SETBACKS                    RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or all proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the propsoed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

PLANNING DEPARTMENT

10.PLANNING. 1                    PPA - LANDUSE APPROVAL ONLY                    RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24969 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10.PLANNING. 1                    PPA - LANDUSE APPROVAL ONLY (cont.)                    RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS                    RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

10/15/12  
08:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOM

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOM

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOM

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

10.PLANNING. 6 PPA - GUEST QUARTER RECOM

This approval is for a guest quarter, no kitchen is permitted to be placed in a guest quarter.

A guest quarter shall be used exclusively by occupants of the premises and their non-paying guests.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOM

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Kramer Way and along the northern property line (unnamed road) since adequate right-of-way exists per PM 69/46 (PM12,243) and Instrument No. 016880 recorded on January 27, 1978 respectively.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1                    PPA - EXPIRATION DATE-PP (cont.)                    RECOMMND

period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

TRANS DEPARTMENT

20.TRANS. 1                    USE-SEPTIC LEACH LINE RELOCATE                    RECOMMND

In the future, if and when the County needs to utilize the existing 30' wide road right-of-way along the northern property line of PP24969 (dedicated per Instrument No. 016880 recorded on January 27, 1978), the owner shall relocate the existing septic leach line and all structures encroaching said dedication outside the road right-of-way at the owner's full expense and as directed by the Transportation Department.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS                    RECOMMND

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

80.PLANNING. 2                    PPA - CONFORM TO FLOOR PLANS                    RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

10/15/12  
08:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24969

Parcel: 285-170-009

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

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.





**Selected parcel(s):**  
285-170-009

### ZONING

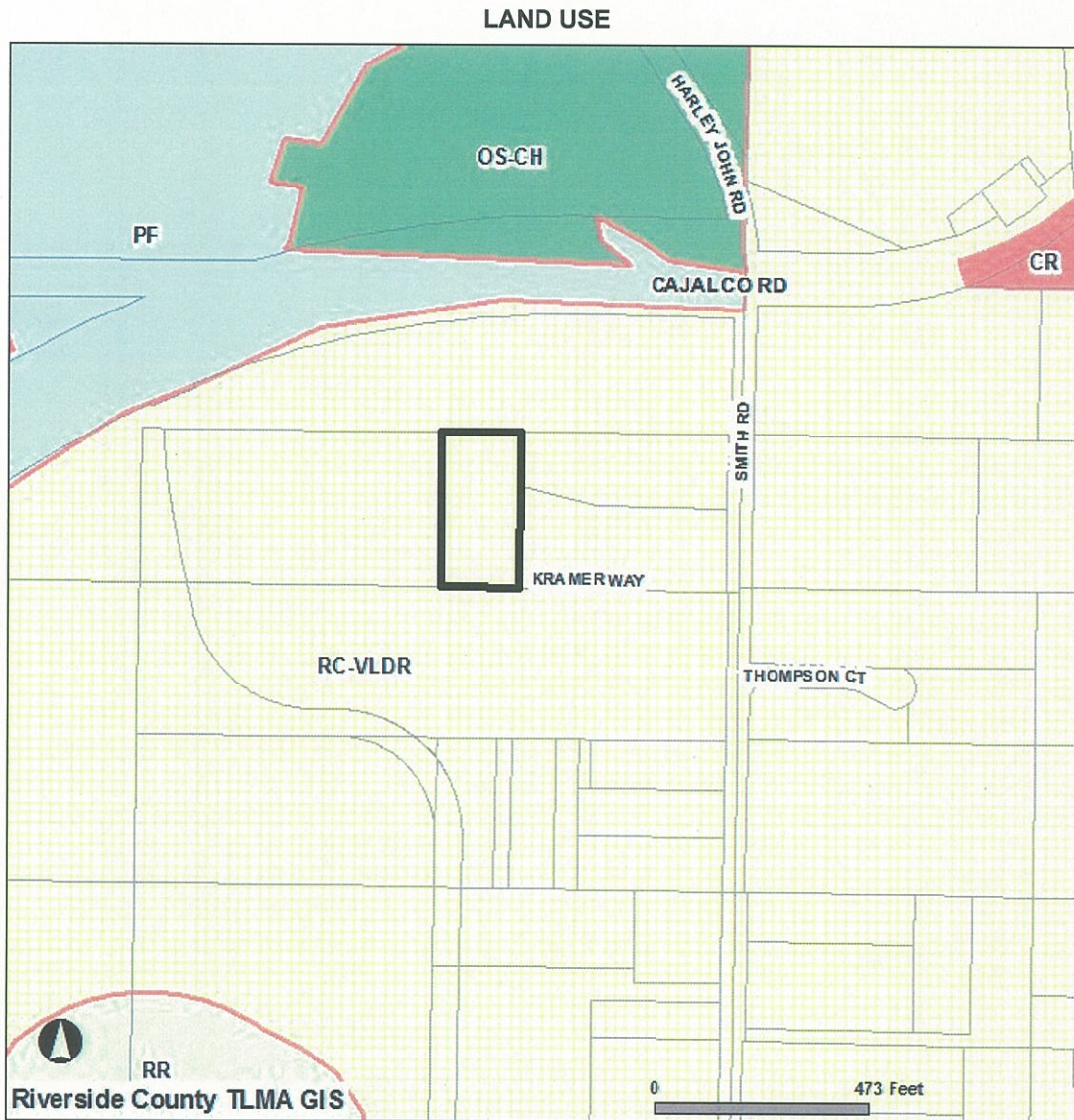
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|-----------------|-------------|------------------|---------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS         | PARCELS |
| ZONING BOUNDARY | C-P-S       | R-A-1, R-A-2 1/2 |         |

**\*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...Tue Oct 09 09:28:54 2012

Version 120712



Selected parcel(s):  
285-170-009

**LAND USE**

- |                        |                              |                        |  |
|------------------------|------------------------------|------------------------|--|
| SELECTED PARCEL        | INTERSTATES                  | HIGHWAYS               | PARCELS  |
| CR - COMMERCIAL RETAIL | OS-CH - CONSERVATION HABITAT | PF - PUBLIC FACILITIES | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL |
| RR - RURAL RESIDENTIAL |                              |                        |  |

**\*IMPORTANT\***

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Version 120712

2011 AERIAL



**Selected parcel(s):**  
285-170-009

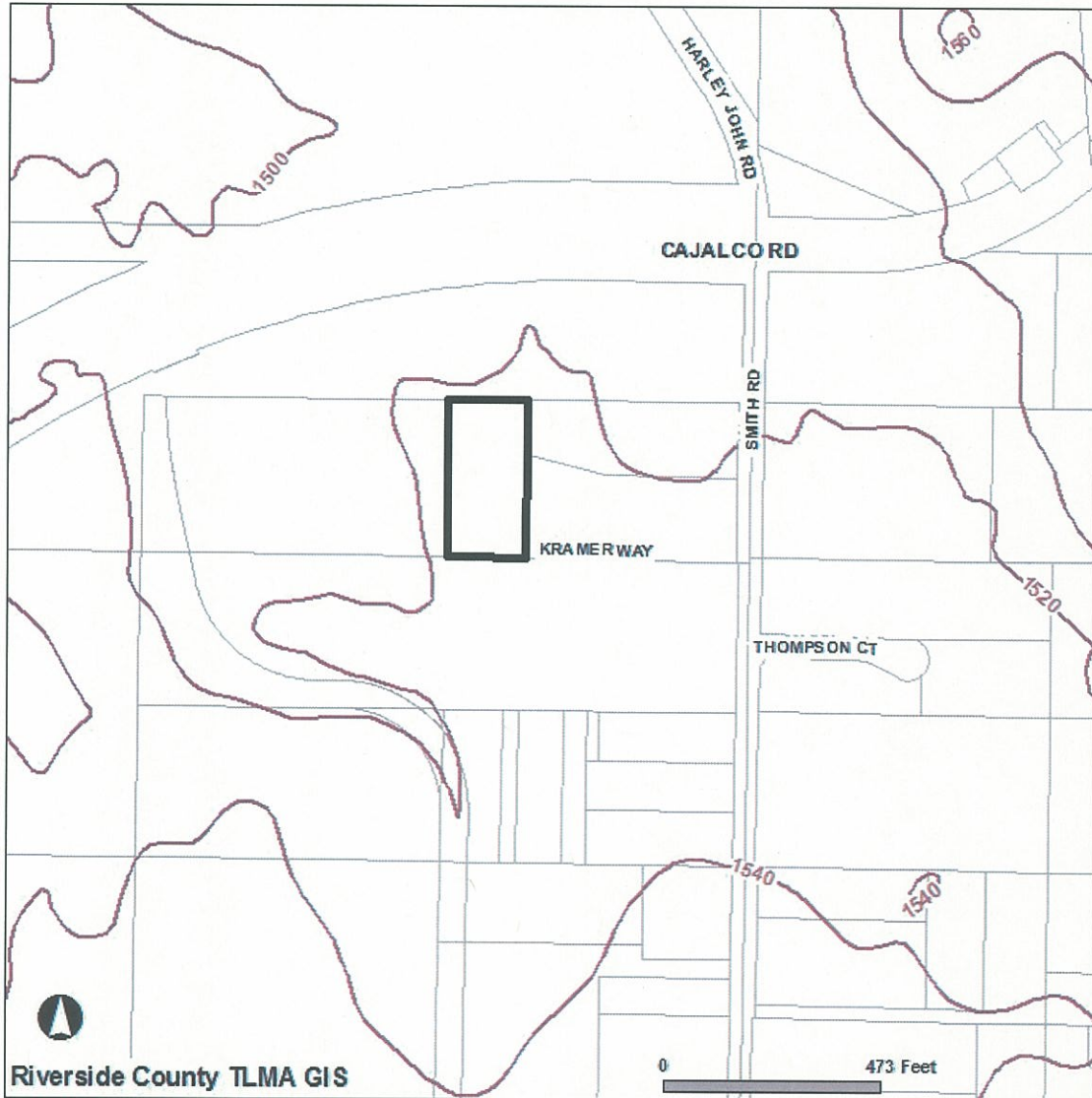
**\*IMPORTANT\***

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

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ELEVATION - CONTOUR



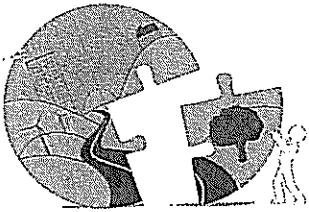
Selected parcel(s):  
285-170-009

ELEVATION-CONTOUR

- SELECTED PARCEL
- ~ CONTOUR LINES
- ~ INTERSTATES
- ~ HIGHWAYS
- PARCELS

**\*IMPORTANT\***  
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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Box 500

Carolyn Syms Luna  
Director

Set ID# C006269

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24969 DATE SUBMITTED: 6-15-11

APPLICATION INFORMATION

Applicant's Name: Gayle Brewer E-Mail: gaylestorm11@aol.com

Mailing Address: 17400 Kramer Way  
Perris City CA 92570

Daytime Phone No: (951) 955-5139 Fax No: ( )

Engineer/Representative's Name: Dan Wishard E-Mail: danwishard@

Mailing Address: ~~Same~~ 231 E Alessandro Blvd #A-216 sbcglobal.net  
Riverside City CA 92508

Daytime Phone No: (751) 858-1450 Fax No: ( )

Property Owner's Name: Gayle Brewer E-Mail:

Mailing Address: Same as above  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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.

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

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

VARO 1878

**APPLICATION FOR MINOR PLOT PLAN**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Gayle Brewer  
PRINTED NAME OF APPLICANT

Gayle Brewer  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SIGNATURE OF PROPERTY OWNER(S):

Gayle Brewer  
PRINTED NAME OF PROPERTY OWNER(S)

Gayle Brewer  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): PERMIT 3

EXISTING UNPERMITTED STRUCTURE RE FOLLOWS:

- ① DETACHED 2-CAR GARAGE OF 400 SF
  - ② DETACHED BARN OF 550 SF W/ ATTACHED SHED ROW OF 300 SF.
  - ③ GUEST QUARTERS & STORAGE BLDG W/ ATTACHED PATIOS. GUEST QUART. = 599 SF
- Related cases or underlying case: STORAGE RM = 498 SF & PATIOS = 408 SF

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 285 - 170 - 009 C#10-07696

**APPLICATION FOR MINOR PLOT PLAN**

Section: 285-170-009<sup>12</sup> Township: 45 Range: 5a

Approximate Gross Acreage: 1.28

General location (nearby or cross streets): North of Thompson Ct., South of Cajalco Rd., East of Cavilan Rd., West of Smith Rd.

Thomas Brothers Map, edition year, page no., and coordinates: 776 A3, A4 2008

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luña Director, Environmental Programs Department
---	---	---	--	--	--

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Gayle Brewer hereafter "Applicant" and Gayle Brewer Property Owner".

Description of application/permit use:

minor plot plan

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 285-170-009

Property Location or Address: 17400 Kramer Way Perris Ca. 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gayle Brewer Phone No.: 951 283-4312

Firm Name: \_\_\_\_\_ Email: ~~gaylebrewer~~

Address: Same as above gaylestorm11@aol.com

3. APPLICANT INFORMATION:

Applicant Name: Gayle Brewer Phone No.: 951 283-4312

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
same as above

4. SIGNATURES:

Signature of Applicant: Gayle Brewer Date: 6-15-11

Print Name and Title: Gayle Brewer

Signature of Property Owner: Gayle Brewer Date: \_\_\_\_\_

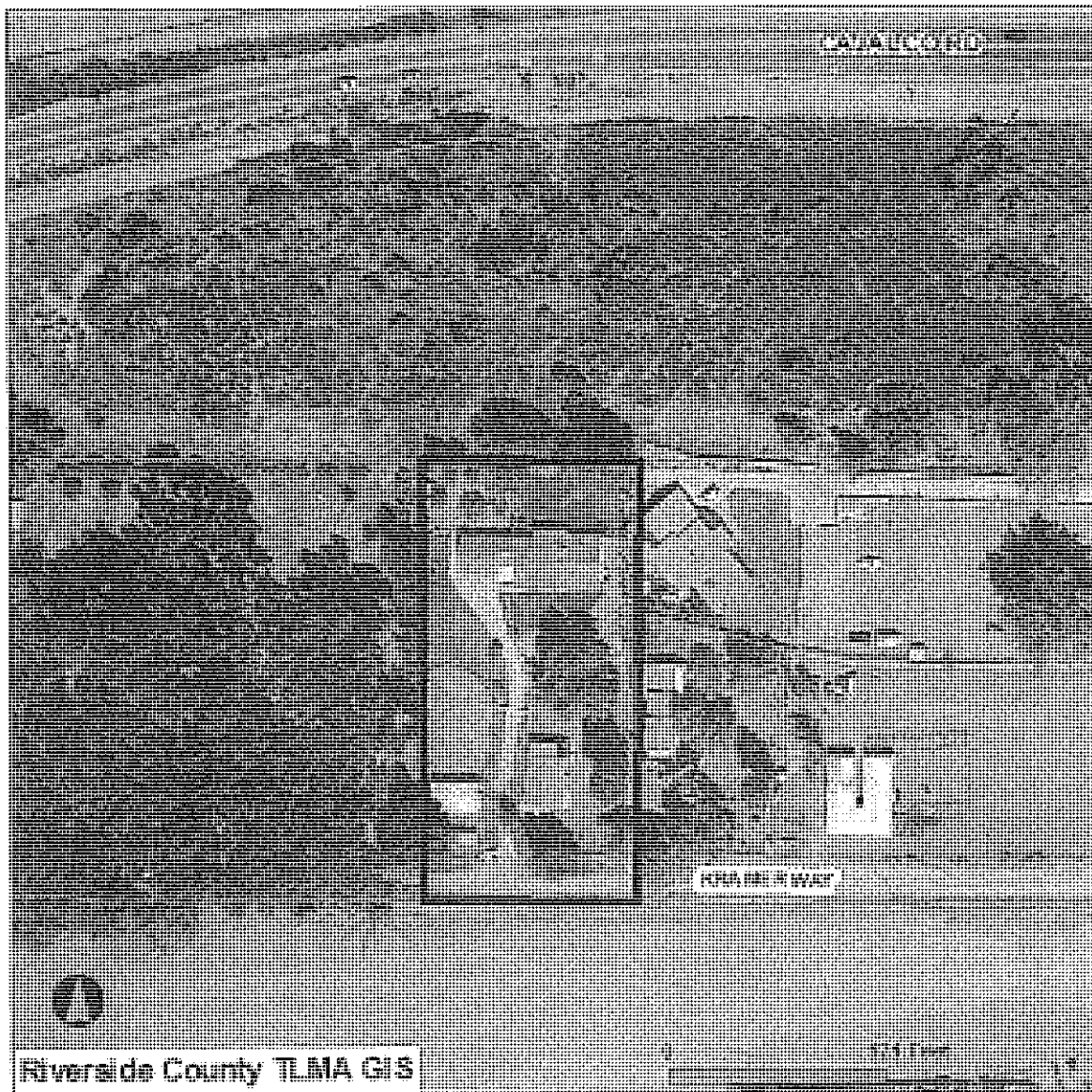
Print Name and Title: Gayle Brewer

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-170-009

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

285-170-009-6

**OWNER NAME / ADDRESS**

GAYLE JOANNE BREWER  
17400 KRAMER WAY  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 69/46  
SUBDIVISION NAME: PM 12243  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.28 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2459 SQFT., 3 BDRM/ 2.25 BATH, 1 STORY, ATTACHED GARAGE(728 SQ. FT), CONST'D 1981TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: A3, A4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 12

**ELEVATION RANGE**

1524/1524 FEET

**PREVIOUS APN**

285-170-003

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***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

CAJALCO DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER  
2324

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
NONE

VEGETATION (2005)  
AGRICULTURAL LAND  
DEVELOPED/DISTURBED LAND

---

## **FIRE**

---

HIGH FIRE AREA (ORD. 787)  
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

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CVMSHCP FEE AREA (ORD. 875)  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE  
57

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

CONTACT FARAH KHORASHADI IN THE TRANSPORTATION DEPARTMENT AT (951)955-2091.

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## HYDROLOGY

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### FLOOD PLAIN REVIEW

NOT REQUIRED.

### WATER DISTRICT

WMWD

### FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### WATERSHED

SANTA ANA RIVER

---

## GEOLOGIC

---

### FAULT ZONE

NOT IN A FAULT ZONE

### FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

### LIQUEFACTION POTENTIAL

MODERATE

### SUBSIDENCE

SUSCEPTIBLE

### PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

---

## MISCELLANEOUS

---

### SCHOOL DISTRICT

VAL VERDE UNIFIED

### COMMUNITIES

LAKE MATHEWS

### COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

### LIGHTING (ORD. 655)

ZONE B, 43.33 MILES FROM MT. PALOMAR OBSERVATORY

### 2000 CENSUS TRACT

042903

### FARMLAND

LOCAL IMPORTANCE

OTHER LANDS

### TAX RATE AREAS

098035

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION

- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 2

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1007696	NEIGHBORHOOD ENFORCEMENT	Sep. 10, 2010

**BUILDING PERMITS**

Case #	Description	Status
371907	GARDEN WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BPT030718	PATIO COVER	FINAL
BZ399778	PLAN CHECK (DWELLING AND ATTACH GARAGE)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ405892	DWELL & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412334	COMPLETE BONUS ROOM	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412335	PORCH AND PATIO TO MOBILE HOME	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ412336	REMODEL STATER BROTHERS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jun 16 10:54:18 2011  
Version 110502

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/4/2012,

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

APN (s) or case numbers PP24969 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

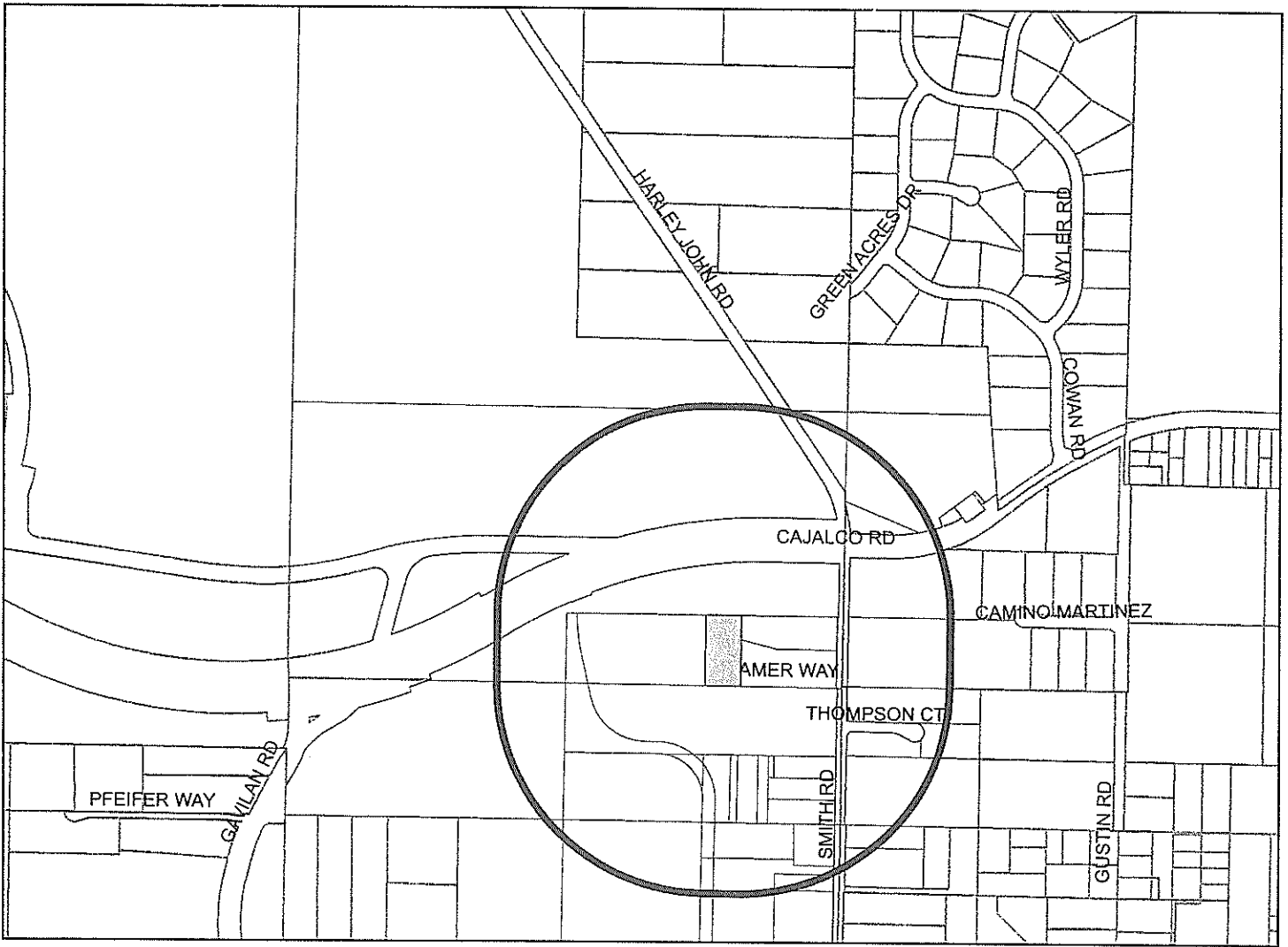
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP24969 (600 feet buffer)**



**Selected Parcels**

285-190-010	285-190-013	285-240-030	285-230-013	285-170-012	285-190-012	285-190-011	285-190-016	285-200-007	285-200-009
285-180-003	285-200-004	285-190-018	285-200-001	285-170-009	285-230-003	285-210-005	285-210-008	285-190-005	285-190-008
285-230-014	285-170-011	285-210-015	285-210-024	285-170-010	285-190-014	285-160-037	285-170-006	285-170-014	285-170-015
285-180-011	285-200-005	285-230-001	285-200-003	285-170-013	285-190-015	285-190-017	285-190-019	285-190-020	285-200-008
285-200-010	285-240-031	285-190-006							



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ASMT: 285170009, APN: 285170009  
GAYLE BREWER  
17400 KRAMER WAY  
PERRIS, CA. 92570

ASMT: 285190006, APN: 285190006  
DOLORES DEATHERAGE, ETAL  
19825 SMITH RD  
PERRIS, CA. 92570

ASMT: 285170010, APN: 285170010  
SUSANA ULLOA, ETAL  
19685 SMITH ST  
PERRIS, CA. 92570

ASMT: 285190008, APN: 285190008  
JANET HUFFMAN, ETAL  
17535 THOMPSON  
PERRIS CA 92570

ASMT: 285170011, APN: 285170011  
ALMA FLORES, ETAL  
19709 SMITH RD  
PERRIS CA 92750

ASMT: 285190012, APN: 285190012  
DAVID HELLECK  
3411 W MACARTHUR BLV  
SANTA ANA CA 92704

ASMT: 285170012, APN: 285170012  
SERENA BURNETT, ETAL  
19711 SMITH RD  
PERRIS, CA. 92570

ASMT: 285190013, APN: 285190013  
BANK OF NEW YORK MELLON  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 285180003, APN: 285180003  
PATRICIA VALENZUELA, ETAL  
2425 VAN BUREN  
RIVERSIDE CA 92503

ASMT: 285190014, APN: 285190014  
MELCHOR RAMIREZ  
19755 SMITH RD  
PERRIS CA 92570

ASMT: 285180011, APN: 285180011  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 285200001, APN: 285200001  
LORI MISER, ETAL  
12200 MAGNOLIA AVE  
RIVERSIDE CA 92503

ASMT: 285190005, APN: 285190005  
JANET HUFFMAN, ETAL  
19815 SMITH RD  
PERRIS, CA. 92570

ASMT: 285200003, APN: 285200003  
PAULINDA GREENE  
19831 SMITH RD  
PERRIS, CA. 92571





ASMT: 285200004, APN: 285200004  
ESTHER WILSON  
19945 SMITH RD  
PERRIS, CA. 92570

ASMT: 285230001, APN: 285230001  
PAMELA WEBER  
19770 SMITH RD  
PERRIS, CA. 92570

ASMT: 285200005, APN: 285200005  
LIDIA TRYPUCKO, ETAL  
6263 DEL LOMA AVE  
SAN GABRIEL CA 91776

ASMT: 285230003, APN: 285230003  
ANN GRELL, ETAL  
19828 SMITH RD  
PERRIS, CA. 92570

ASMT: 285200007, APN: 285200007  
OLGA MADRIGAL, ETAL  
C/O SANTIAGO FELTON  
19897 SMITH RD  
PERRIS, CA. 92570

ASMT: 285230013, APN: 285230013  
SHARON THOMPSON, ETAL  
19790 SMITH RD  
PERRIS, CA. 92570

ASMT: 285200009, APN: 285200009  
OLGA MADRIGAL, ETAL  
19931 SMITH RD  
PERRIS CA 92570

ASMT: 285230014, APN: 285230014  
CLARA HUFFMAN, ETAL  
17535 THOMPSON CT  
PERRIS, CA. 92570

ASMT: 285200010, APN: 285200010  
WATER CONV DI, ETAL  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 285240030, APN: 285240030  
GLADYS SERMENO, ETAL  
19892 SMITH RD  
PERRIS, CA. 92570

ASMT: 285210008, APN: 285210008  
HANI ALIHASSEN  
11537 E 216TH ST NO D  
LAKEWOOD CA 90715

ASMT: 285240031, APN: 285240031  
VIVIAN SMITH  
19946 SMITH RD  
PERRIS, CA. 92570

ASMT: 285210024, APN: 285210024  
LOIS JOHNSON, ETAL  
19550 HARLEY JOHN RD  
RIVERSIDE CA 92504

