



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

NOVEMBER 4, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2013 DIRECTOR'S HEARING CALENDAR**

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

- 2.1 **PLOT PLAN NO. 25305** – CEQA Exempt – Applicant: Agustin Guzman – First/First Supervisorial District- Location: Northerly Nandina Avenue, southerly Glenwood Avenue, westerly Cole Avenue – **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 4,000 square foot detached wood storage building on 2.58 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25389** - CEQA Exempt - Applicant: Oscar Navarro – First/First Supervisorial District – Location: Northerly Abington Street, southerly Cleveland Avenue, easterly Keusder Way, westerly Jordana Circle - **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 546 square foot gazebo and 168 square foot canopy on .45 acres. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

- 2.3 **PLOT PLAN NO. 25210** – Intent to Adopt a Negative Declaration – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District - Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Continues from October 7, 2013. Project Planner, H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

2013 RIVERSIDE COUNTY DIRECTOR'S HEARING CALENDAR

DRAFT: 10-23-13

JANUARY

7	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
14	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
21	HOLIDAY	
28	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	




FEBRUARY

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	HOLIDAY	
18	HOLIDAY	
25	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	

MARCH

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
18	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
25	DARK	




APRIL

1	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
8	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
15	DARK	
22	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
29	DARK	


MAY

6	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
13	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
20	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
27	HOLIDAY	

JUNE

3	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
10	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
17	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
24	DARK	




JULY

1	DARK	
8	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
15	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
22	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
29	DARK	




AUGUST

5	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
12	Desert P.A.C. 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
19	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
26	DARK	

SEPTEMBER

2	HOLIDAY	
9	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
16	Desert P.A.C. 77588 El Duna Court Palm Desert	
23	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
30	DARK	




OCTOBER

7	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
14	HOLIDAY	
21	Desert P.A.C. 77588 El Duna Court Palm Desert	
21	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
28	DARK	

NOVEMBER

4	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
11	HOLIDAY	
18	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
18	Desert P.A.C. 77588 El Duna Court Palm Desert	
25	DARK	

DECEMBER

2	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
9	Desert P.A.C. 77588 El Duna Court Palm Desert	
16	Riverside C.A.C. 4080 Lemon Street 1st Floor Conf. Room 2A	
23	HOLIDAY	
30	DARK	

Agenda Item No.: 2.1
Supervisorial District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 4, 2013

PLOT PLAN NO: 25305
Applicant: Agustin Guzman
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 4,000 square foot detached wood storage building on 2.58 acres.

ISSUES OF RELEVANCE:

The project has been review and cleared by Riverside County Building and Safety. The property has been conditioned for a 6 month site inspection after final building approval to verify the storage building has not been altered or occupied. Project has also been conditioned that the unpermitted shipping container is to be removed from the property prior to final inspection of the storage building.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25305, 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 project will not have a significant effect on the environment.
6. The detached 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.

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 detached 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 detached accessory use is a permitted use in the general plan designation.

D.M.

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 4,000 square foot detached wood storage building is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 4,000 square foot detached wood storage building is compatible with the character of the surrounding community.
8. The detached accessory 4,000 square foot detached wood storage building is located more than 24 feet from the main residence is compatible with the architectural and color of the main residence.
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".

PLOT PLAN:ADMINISTRATIVE Case #: PP25305

Parcel: 266-320-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an existing unpermitted 4,000 square foot detached wood storage building on 2.58 acres.

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. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:ADMINISTRATIVE Case #: PP25305

Parcel: 266-320-008

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25305 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25305, Exhibit A,
Amended No. 3, dated June 6, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25305, Exhibit B,
Amended No. 3, dated June 6, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25305, Exhibit C,
Amended No. 3, dated June 6, 2013. (Floor Plan)

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. 25305 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:

PLOT PLAN:ADMINISTRATIVE Case #: PP25305

Parcel: 266-320-008

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 #: PP25305

Parcel: 266-320-008

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.

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.

10/10/13
08:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25305

Parcel: 266-320-008

80. PRIOR TO BLDG PRMT ISSUANCE

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 - 6 MONTH INSPECTION

RECOMMND

Planning Department will schedule a six (6) month site inspection after final approval date to verify that 4,000 square foot accessory building has not been altered or occupied. (CV1000014)

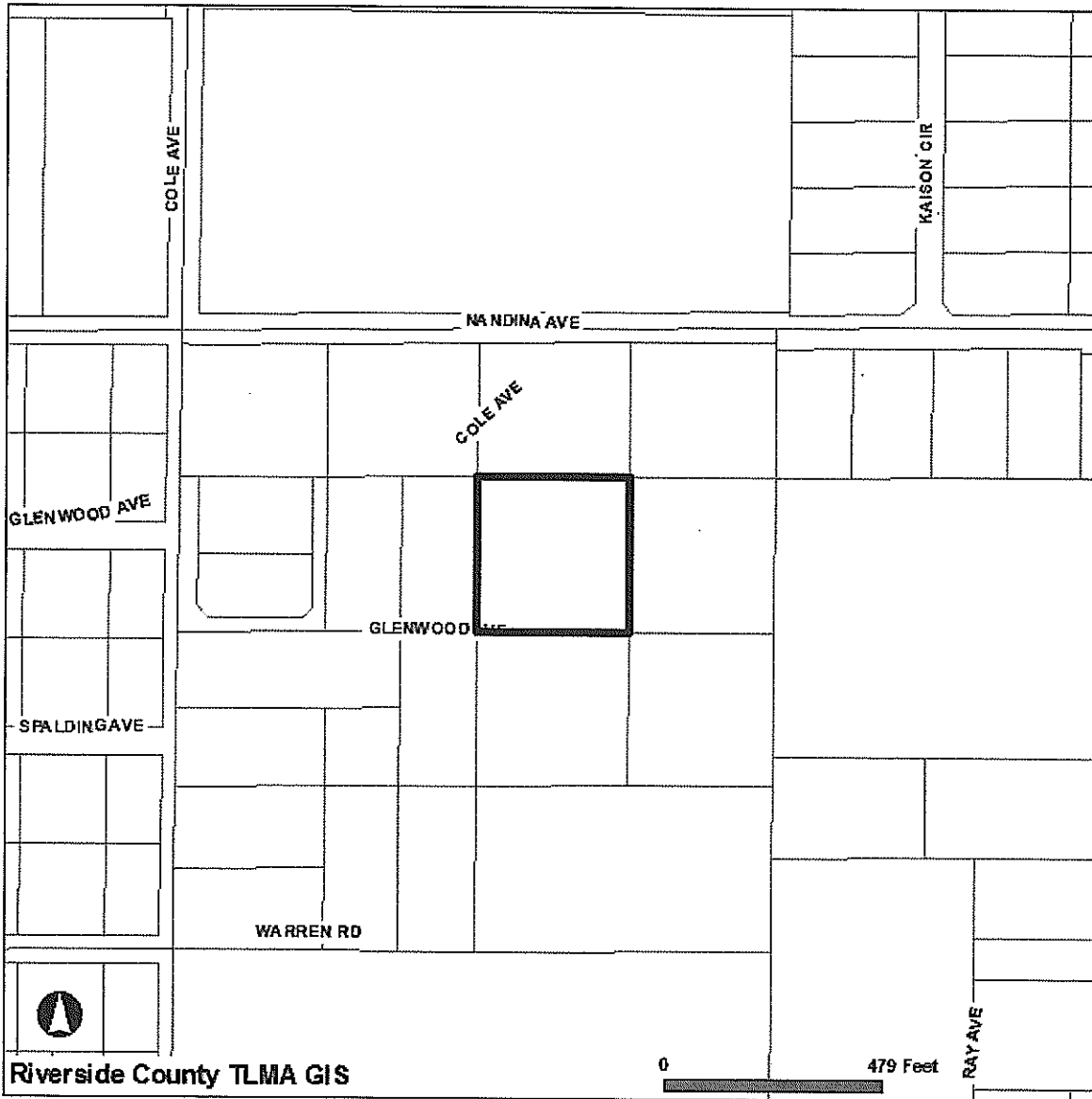
TLMA DEPARTMENT

90.TLMA. 1 PPA SHIPPING CONTAINER REMOVED

RECOMMND

Prior to final inspection, applicant to provide proof of existing unpermitted shipping container has been removed from the property.

RIVERSIDE COUNTY GIS



Selected parcel(s):
266-320-008

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.

STANDARD WITH PERMITS REPORT

APNs

266-320-008-9

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

266-320-008
19660 GLENWOOD AVE

RIVERSIDE, CA. 92508

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 14/85
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.58 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1428 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(682 SQ. FT), CONST'D 1975COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 746 GRID: E6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: RIVERSIDE
ANNEXATION DATE: OCT. 26, 2006
LAFCO CASE #: 2005-17-1,2&5
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)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR4W SEC 32

ELEVATION RANGE

1680/1696 FEET

PREVIOUS APN

114-200-053

PLANNING

LAND USE DESIGNATIONS

RC-VLDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

MEAD VALLEY (MAC)

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 6312)

ZONING DISTRICTS AND ZONING AREAS

WOODCREST 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
MARCH AIR RESERVE BASE

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)
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.

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

54

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

VAL VERDE UNIFIED

COMMUNITIES

GLEN VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 43.71 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042009

FARMLAND

OTHER LANDS

- 098032
- 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
- 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

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
340684	ELECT UPGRADE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAS130006	NOT AVAILABLE	VOID
BWL100028	BLK WALL-6'X299'	FINAL
BZ279941	CHANGE OF OWNERSHIP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ422997	SI REHAB RELOCATE DWELL & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

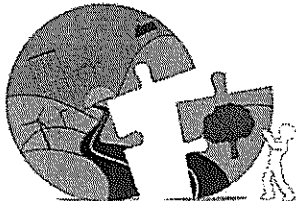
ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS072511	SEPTIC VERIFICATION	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP24455	CWP 2681 S.F. METAL STORAGE BUILDING	APPROVED
PP25305	CWP 4000 SF STORAGE BUILDING	DRT

REPORT PRINTED ON...Tue Mar 05 07:35:19 2013
Version 121101



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25305 DATE SUBMITTED: 2/19/13

APPLICATION INFORMATION

Applicant's Name: Agustin Guzman E-Mail: _____

Mailing Address: 19660 Glennwood Avenue

Riverside Street CA 92508
City State ZIP

Daytime Phone No: (818) 300-1672 Fax No: () _____

Engineer/Representative's Name: A. A. & Associates, Inc E-Mail: aguirre2222@sbcglobal.

Mailing Address: 2222 Kansas Avenue, Suite D

Riverside Street CA 92507
City State ZIP

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Agustin Guzman E-Mail: _____

Mailing Address: 19660 Glennwood Avenue

Riverside Street CA 92508
City State ZIP

Daytime Phone No: (818) 300-1672 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).

Agustin Guzman
PRINTED NAME OF APPLICANT

[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. (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):

Soñia Guzman
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Agustin Guzman
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): _____

MINOR PLOT PLAN FOR A 4000 sq STORAGE BUILDING

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 266-320-008

APPLICATION FOR MINOR PLOT PLAN

Section: 32 Township: 3 S Range: 4 W

Approximate Gross Acreage: 2.58 Acres

General location (nearby or cross streets): North of Nandina Avenue, South of Glennwood Avenue, East of _____, West of Cole Avenue

Thomas Brothers Map, edition year, page no., and coordinates: 2012, 746-E6

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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.
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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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2013,

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

APN (s) or case numbers PP25305 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

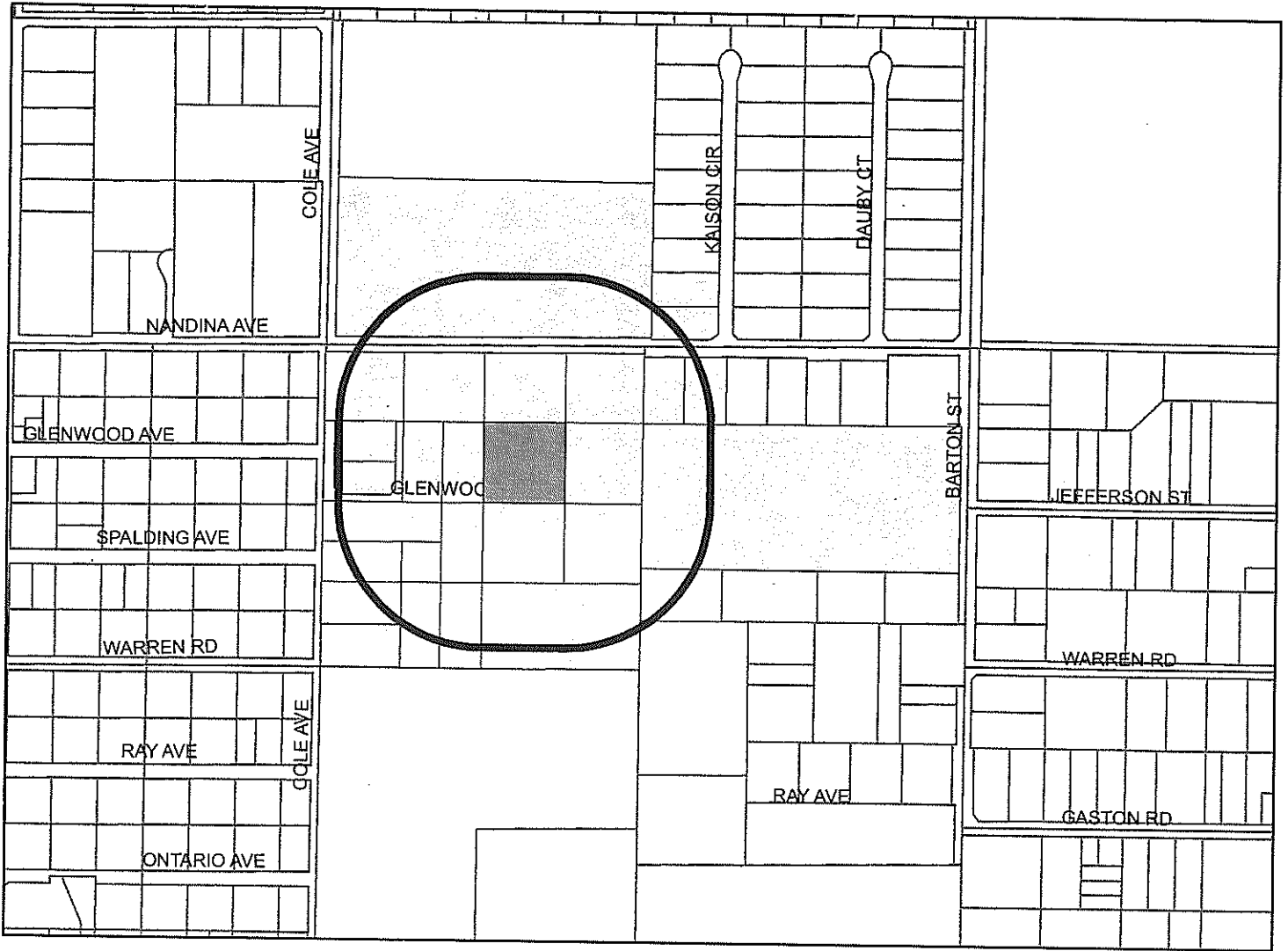
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25305 (600 feet buffer)



Selected Parcels

266-320-008	266-320-010	266-320-007	266-330-036	266-320-021	266-320-014	266-320-019	266-320-006	266-230-040	266-320-009
266-320-017	266-320-001	266-330-027	266-320-002	266-230-002	266-320-023	266-330-038	266-320-004	266-330-014	266-320-016
266-320-003	266-320-020	266-320-015	266-320-011	266-320-013	266-230-041	266-320-022	266-330-039		



525 262.5 0 525 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: 266230002, APN: 266230002
HONG LU CHANG
3410 LA SIERRA AVE F169
RIVERSIDE CA 92503

ASMT: 266320006, APN: 266320006
CESAR MENDEZ
19085 ONTARIO AVE
RIVERSIDE CA 92508

ASMT: 266230040, APN: 266230040
NANCY WALLING, ETAL
17465 KAISON CIR
RIVERSIDE, CA. 92508

ASMT: 266320007, APN: 266320007
SONIA GUZMAN, ETAL
19610 COLE ST
RIVERSIDE, CA. 92508

ASMT: 266230041, APN: 266230041
SIMIN MARZVAN
17493 KAISON CIR
RIVERSIDE, CA. 92508

ASMT: 266320008, APN: 266320008
SONIA GUZMAN, ETAL
19660 GLENWOOD AVE
RIVERSIDE, CA. 92508

ASMT: 266320001, APN: 266320001
SHARON MIOVAC, ETAL
24685 SUNSET LN
LAKE FOREST CA 92630

ASMT: 266320009, APN: 266320009
MYRA FUSATO, ETAL
19740 GLENWOOD RD
RIVERSIDE, CA. 92508

ASMT: 266320002, APN: 266320002
HILDA DIAZ
18434 PINECONE LN
RIVERSIDE CA 92504

ASMT: 266320010, APN: 266320010
SONIA GUZMAN, ETAL
17650 COLE ST
RIVERSIDE, CA. 92508

ASMT: 266320003, APN: 266320003
RICKY SCHERRER
847 LAS PALMAS
IRVINE CA 92602

ASMT: 266320011, APN: 266320011
JOSEFINA MORALES, ETAL
17670 COLE AVE
RIVERSIDE, CA. 92508

ASMT: 266320004, APN: 266320004
KERRI MCDONALD
19701 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266320014, APN: 266320014
CARLOS SALDANA
19615 GLENWOOD AVE
RIVERSIDE, CA. 92508

ASMT: 266320015, APN: 266320015
JESSE THOMPSON, ETAL
12923 ANDY DR
CERRITOS CA 90703

ASMT: 266330014, APN: 266330014
MERIDIAN MORTGAGE INV FUND VIII
815 1ST AVE NO 150
SEATTLE WA 98104

ASMT: 266320017, APN: 266320017
SANDRA HOUSTON, ETAL
17700 COLE AVE
RIVERSIDE, CA. 92508

ASMT: 266330027, APN: 266330027
RIVERSIDE LAND INV, ETAL
C/O KAREN D MARTIN
4636 MICHELLE CT
UNION CITY CA 94587

ASMT: 266320019, APN: 266320019
MICHAEL MCCARTY, ETAL
19590 LANDIN LN
RIVERSIDE, CA. 92508

ASMT: 266330036, APN: 266330036
ALEJANDRO HERNANDEZ
17711 BARTON ST
RIVERSIDE, CA. 92508

ASMT: 266320020, APN: 266320020
VANESSA DICKSON, ETAL
19620 LANDIN LN
RIVERSIDE, CA. 92508

ASMT: 266330038, APN: 266330038
CARL LUDWIG, ETAL
19753 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 266320021, APN: 266320021
ANGELES GONZALEZ
P O BOX 56666
RIVERSIDE CA 92517

ASMT: 266330039, APN: 266330039
CALPAC INV, ETAL
C/O CALPAC INVESTMENTS
984 CRYSTAL WATER LN
WALNUT CA 91789

ASMT: 266320022, APN: 266320022
TAYLOR SANDS CORP PROFIT SHARING TRU
C/O REID & HELLYER APC
P O BOX 1300
RIVERSIDE CA 92502

ASMT: 266320023, APN: 266320023
ELVIA REYES, ETAL
19510 GLENWOOD AVE
RIVERSIDE, CA. 92508



Agenda Item No.: 2.2
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: November 4, 2013

PLOT PLAN NO: 25389
Applicant: Oscar Navarro
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 546 square foot gazebo and 168 square foot canopy on .45 acre property.

ISSUES OF RELEVANCE:

The project has been review by Riverside County Fire Department. The property has been reviewed and conditioned by Riverside County Building Department to obtain building permits for all existing unpermitted structures within sixty (60) days of plot plan approval.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25389, 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 project will not have a significant effect on the environment.
6. The detached 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.

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 detached accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on The Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.

D.M.

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A zone.
6. The proposed 546 square foot detached gazebo and 168 square foot detached canopy are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 546 square foot detached gazebo and 168 square foot detached canopy are compatible with the character of the surrounding community.
8. The detached accessory 546 square foot detached gazebo is located more than 30 feet from the main residence and the 168 square foot detached canopy located 17 feet from the main building and is compatible with the character of the surrounding community.
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".

PLOT PLAN:ADMINISTRATIVE Case #: PP25389

Parcel: 136-482-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an existing unpermitted 546 square foot detached gazebo and 168 square foot detached canopy on .45 acre property.

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. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan

PLOT PLAN:ADMINISTRATIVE Case #: PP25389

Parcel: 136-482-002

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25389 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25389, Exhibit A, dated July 16, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25389, Exhibit B/C, dated July 16, 2013. (Floor Plans/Elevations)

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. 25389 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:

a. Except for large family day care homes which may require two assistants and small family day care homes which may

PLOT PLAN:ADMINISTRATIVE Case #: PP25389

Parcel: 136-482-002

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety

10/09/13
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25389

Parcel: 136-482-002

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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.

20.PLANNING. 4 PPA - UNPERMITTED STRUCTURE RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits related to the unpermitted 546 square foot gazebo and 168 square foot canopy, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

10/09/13
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25389

Parcel: 136-482-002

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

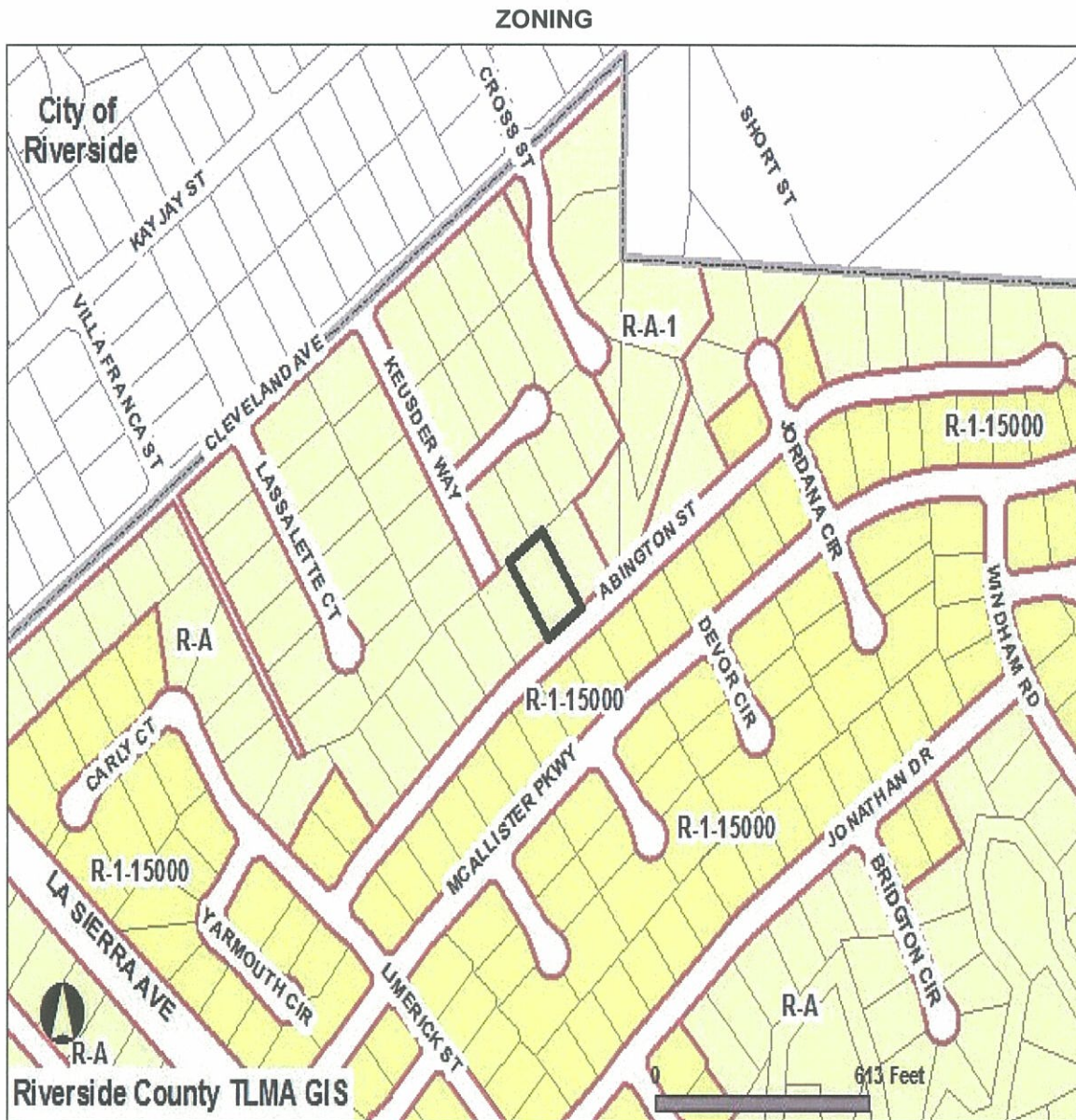
RECOMMND

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.



Selected parcel(s):
136-482-002

ZONING

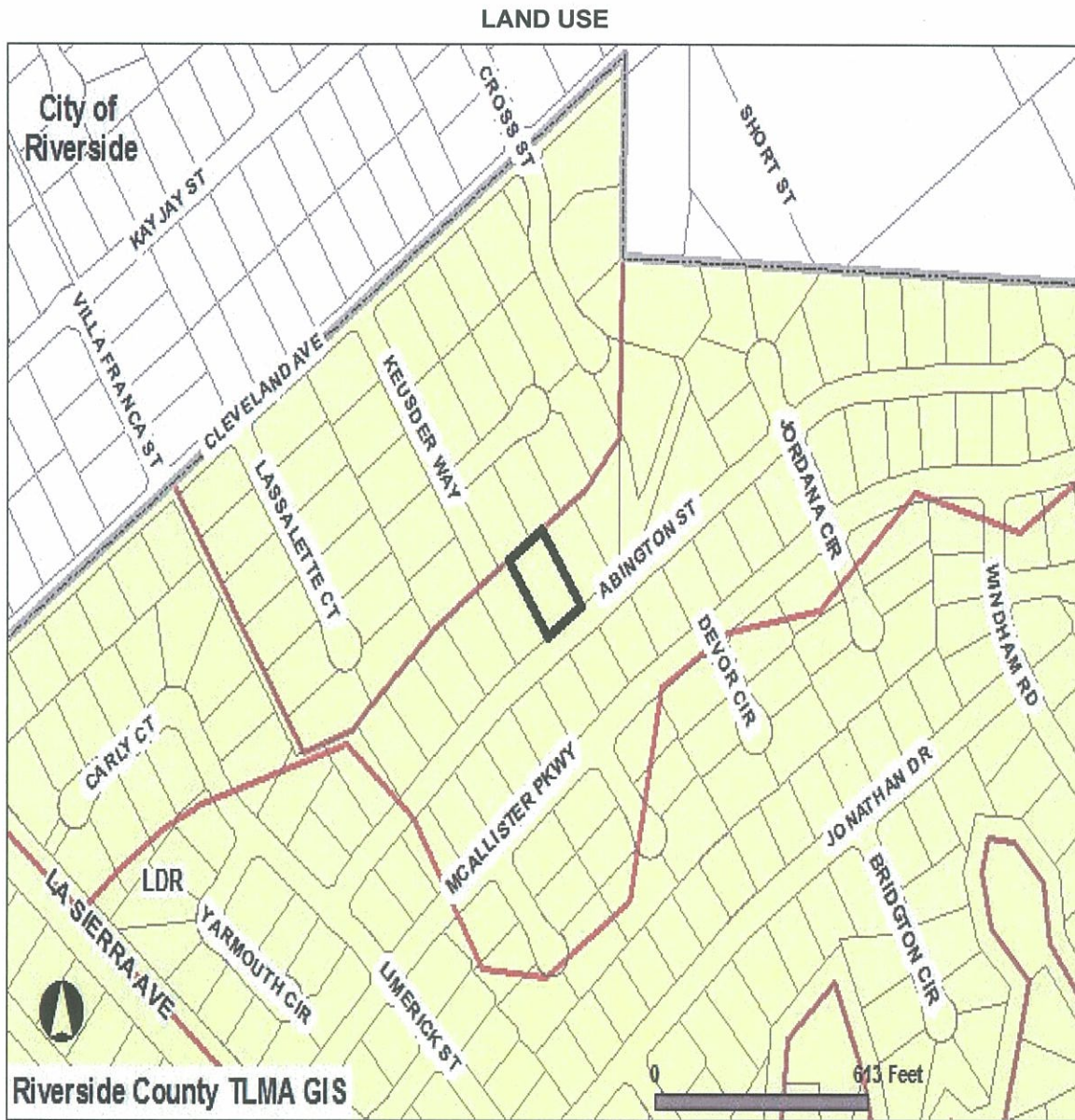
- | | | | |
|-----------------|-----------------|-----------|------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | R-1-15000 | R-A, R-A-1 |

IMPORTANT

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REPORT PRINTED ON... Thu Oct 03 16:19:00 2013

Version 130923



Selected parcel(s):
136-482-002

LAND USE

- SELECTED PARCEL
- PARCELS
- LDR - LOW DENSITY RESIDENTIAL
- INTERSTATES
- HIGHWAYS
- CITY

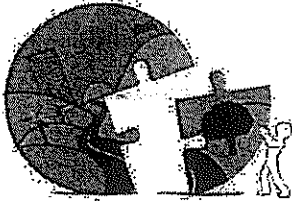
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Version 130923

#2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25389 DATE SUBMITTED: 7/2/13

APPLICATION INFORMATION

Applicant's Name: OSCAR M. NAVARRO E-Mail: oscar@tempqueststaffing.com

Mailing Address: 2214 N Ridgewood St
Santa Ana CA 92705
City State ZIP

Daytime Phone No: (714) 308-3969 Fax No: (714) 505-8718

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Oscar Navarro E-Mail: oscar@tempqueststaffing.com

Mailing Address: 2214 N Ridgewood St
Santa Ana CA 92705
City State ZIP

Daytime Phone No: (714) 308-3969 Fax No: (714) 505-8718

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

APPLICATION FOR MINOR PLOT PLAN

Section: 25 Township: 35 Range: 6W

Approximate Gross Acreage: 0.45

General location (nearby or cross streets): North of Abington, South of Cleveland, East of Keusder, West of Jordan

Thomas Brothers Map, edition year, page no., and coordinates: 744 H4

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

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GUEST HOUSE

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APPLICATION FOR MINOR PLOT PLAN

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All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Oscar M. Navarro [Signature]
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):
Oscar Navarro [Signature]
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 pro perty.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):
FOR AN EXISTING GARAGE ON PROPERTY.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 136-482-002

RIVERSIDE COUNTY GIS



Selected parcel(s):
136-482-002

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

136-482-002-4

OWNER NAME / ADDRESS

OSCAR M NAVARRO
11966 ABINGTON ST
RIVERSIDE, CA 92503

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 372/69
 SUBDIVISION NAME: TR 30295
 LOT/PARCEL: 190, BLOCK: NOT AVAILABLE
 TRACT NUMBER: 30295

LOT SIZE

RECORDED LOT SIZE IS 0.45 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4132 SQFT., 3 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(839 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 744 GRID: H3, H4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
 CITY SPHERE: RIVERSIDE
 ANNEXATION DATE: OCT. 26, 2006
 LAFCO CASE #: 2005-17-1,2&5
 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)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T3SR6W SEC 25

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

136-080-033

PLANNING**LAND USE DESIGNATIONS**

LDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A (CZ 6629)

ZONING DISTRICTS AND ZONING AREAS

LAKE MATHEWS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

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)
AGRICULTURAL LAND

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
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)
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

TRANSPORTATION

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
26B

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
HIGH

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
RIVERSIDE UNIFIED

COMMUNITIES
LAKE HILLS

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
THE ORCHARDS/LAKE MATHEWS #132 -
STREET LIGHTING

LIGHTING (ORD. 655)
NOT APPLICABLE, 49.85 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
041409

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
088092
•ALVORD DRAINAGE
•COUNTY FREE LIBRARY
•COUNTY SERVICE AREA 132

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZN 1
- FLOOD CONTROL ZONE 1
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1301447	NEIGHBORHOOD ENFORCEMENT	Apr. 8, 2013

BUILDING PERMITS

Case #	Description	Status
BEL051602	ONE METER PEDESTAL FOR IRRIGATION ON SITE	
BGR010736	CLEARING & GRUBBING/REMOVAL OF TREES	FINAL
BGR030933	ROUGH GRADING - TR30295 - ALL	EXPIRED
BRS053736	DWELLING WITH ATTACHED GARAGE PLAN 2	EXPIRED
BRS053763	DWELLING WITH ATTACHED GARAGE PLAN 3	FINAL
BRS053767	DWELLING WITH ATTACHED GARAGE PLAN 4	FINAL
BRS053771	DWELLING WITH ATTACHED GARAGE PLAN 4	FINAL
BSP070810	POOL W/SPA ROCKSCAPE/SLIDE>5'	FINAL
BSP070811	NOT AVAILABLE	EXPIRED
BXX004244	BLOCK WALL ON PROPERTY LINE (6 FT HIGH)	VOID
		FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG01782	FISH & GAME FEE FOR EA38434	
CFG01786	CFG FOR EA38417	PAID
CZ06629	CZ FROM R-A-1 TO R-A & R-1-15000	PAID
EA38417	EA FOR TR30295	APPROVED
EA38434	EA FOR GPA00588	APPROVED
GPA00588	REMOVE 256.9 AC FROM RANCHO EL SOBRANTE COMMUNITY	APPROVED
LLA04282	ADJUST LOT LINES TO ENLARGE REAR YARD ON RES. LOT	APPROVED
MT040295	TR30295 ALL LOTS	APPROVED
MT060165	TR30295 LOTS 160-166 188-192	PAID
MT060166	TR30295 LOTS 160-166 188-192	PAID
MT060167	TR30295 LOTS 160-166 188-192	PAID
PM30360	FINANCING PARCEL MAP FOR TENT TR30295	PAID
PP19592S2	Substantial Conformance No. 2 to modify trellis by	APPROVED
PP19635S1	HOA SLOPE LANDSCAPE ADDITION REVISION FOR PP19635	APPROVED
PP19635	OPEN SPACE LANDSCAPING FOR TR30295	APPROVED
PP25389	CWP GAZEBO 546 SF	APPROVED
TR30295	SUBDIVIDE 112.3 AC INTO 204 RES LOTS	APPLIED
		APPROVED

REPORT PRINTED ON... Mon Jul 15 11:56:49 2013
Version 130624

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2013.

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

APN (s) or case numbers PP 25389 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

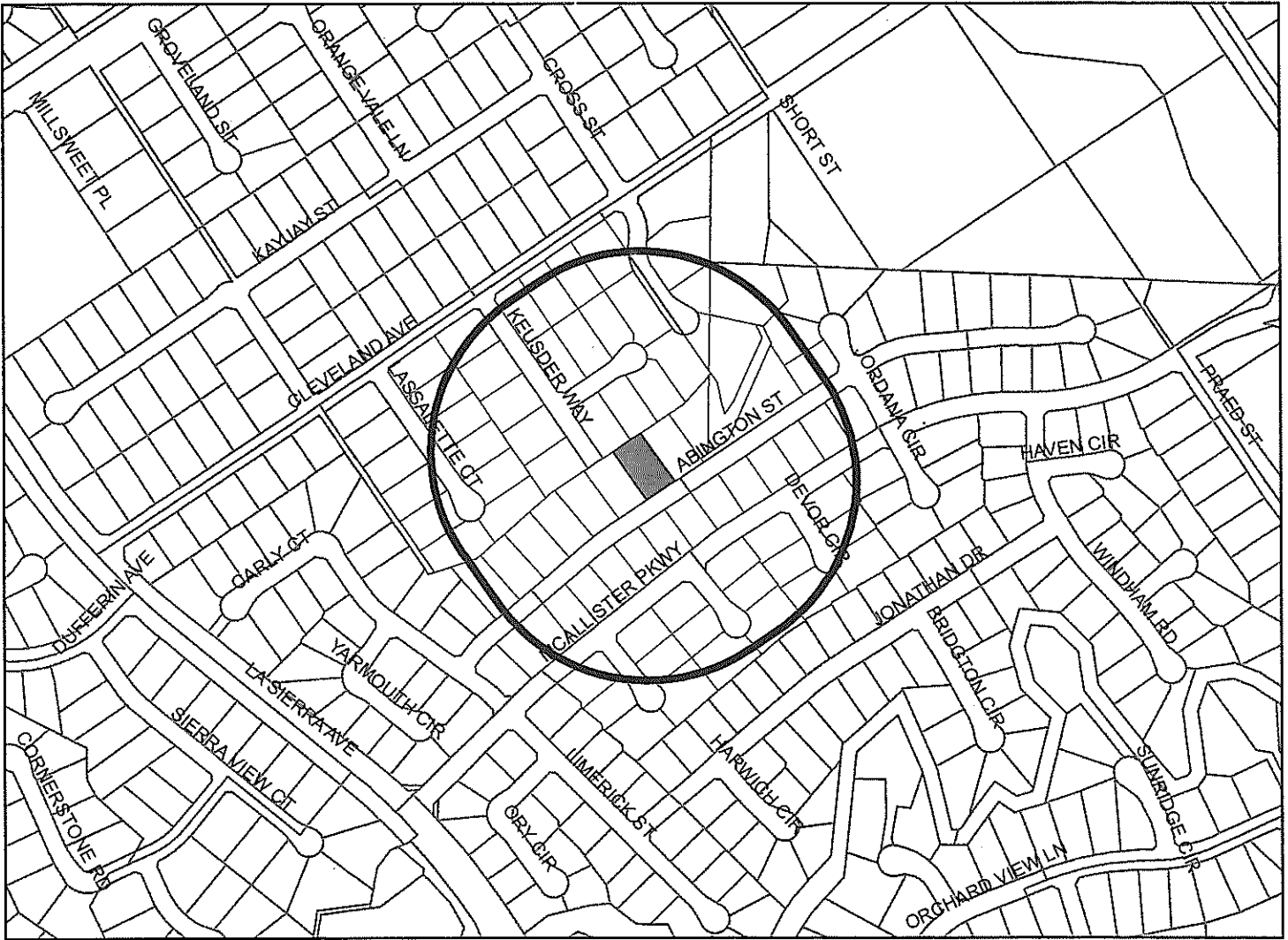
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25389 (600 feet buffer)



Selected Parcels

136-480-008	136-481-004	136-480-003	136-480-010	136-500-016	136-500-012	136-322-004	136-322-006	136-510-003	136-460-024
136-322-007	136-510-004	136-480-007	136-461-002	136-510-001	136-321-005	136-512-007	136-480-004	136-482-004	136-321-006
136-321-004	136-322-002	136-080-002	136-482-001	136-322-005	136-500-014	136-500-019	136-321-008	136-510-005	136-481-006
136-322-001	136-321-007	136-322-009	136-322-008	136-321-010	136-480-009	136-322-011	136-482-006	136-080-005	136-080-029
136-482-005	136-500-015	136-321-011	136-482-002	136-321-009	136-500-022	136-321-016	136-080-004	136-500-013	136-321-015
136-322-010	136-460-025	136-510-006	136-321-013	136-322-003	136-322-012	136-512-006	136-461-003	136-080-015	136-080-020
136-080-026	136-080-028	136-321-017	136-500-017	136-321-012	136-480-006	136-481-003	136-500-021	136-321-014	136-481-



525 262.5 0 525 Feet

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ASMT: 136080004, APN: 136080004
DIANE JACKSON, ETAL
2450 CROSS ST
RIVERSIDE, CA. 92503

ASMT: 136321008, APN: 136321008
LUCINDA EDER, ETAL
2375 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136080020, APN: 136080020
PAULA VIVIAN, ETAL
2402 CROSS ST
RIVERSIDE, CA. 92503

ASMT: 136321009, APN: 136321009
MILDRED KORYCINSKI, ETAL
2401 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136080029, APN: 136080029
KATE ASBURY, ETAL
2410 CROSS ST
RIVERSIDE, CA. 92503

ASMT: 136321010, APN: 136321010
LOYDA LEON, ETAL
16090 REINER CIR
RIVERSIDE CA 92504

ASMT: 136321004, APN: 136321004
HUE NGUYEN, ETAL
2400 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321011, APN: 136321011
OSCAR BERNAL
2451 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321005, APN: 136321005
SYLVIA BOTTOM, ETAL
2376 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321012, APN: 136321012
KAREN STRINGER, ETAL
2475 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321006, APN: 136321006
HARVEY PFIEFLE
2350 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321013, APN: 136321013
MARGARET ANDERSON, ETAL
10926 CLEVELAND AVE
RIVERSIDE, CA. 92503

ASMT: 136321007, APN: 136321007
DOROTHY HARDGRAVE, ETAL
2351 LASSALETTE CT
RIVERSIDE, CA. 92503

ASMT: 136321014, APN: 136321014
SONIA ALLEC, ETAL
2448 KEUSDER WAY
RIVERSIDE, CA. 92503

ASMT: 136321015, APN: 136321015
ANTHEA DEJONG, ETAL
2438 KEUSDER WAY
RIVERSIDE, CA. 92503

ASMT: 136322005, APN: 136322005
SHELLEY LEGRAND, ETAL
10851 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136321016, APN: 136321016
RAY AGUILA
2378 KEUSDER WAY
RIVERSIDE, CA. 92503

ASMT: 136322006, APN: 136322006
JOANNA BIRLEA, ETAL
10861 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136321017, APN: 136321017
SILVIO ALVA
C/O SECC
4970 COLLEGE AVE
RIVERSIDE CA 92505

ASMT: 136322007, APN: 136322007
WENDY FLORES, ETAL
37323 OAK VIEW RD
YUCAIPA CA 92399

ASMT: 136322001, APN: 136322001
BONNI VANVALER, ETAL
10886 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136322008, APN: 136322008
LOUIS SANDOVAL, ETAL
10885 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136322002, APN: 136322002
JAN KISCHELL
10874 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136322009, APN: 136322009
LINDA DAVIS
10884 CLEVELAND AVE
RIVERSIDE, CA. 92503

ASMT: 136322003, APN: 136322003
MARY CASTILLO, ETAL
10862 BELTRAMO CIR
RIVERSIDE, CA. 92503

ASMT: 136322010, APN: 136322010
HALINA ROSTIG, ETAL
10852 CLEVELAND AVE
RIVERSIDE, CA. 92503

ASMT: 136322004, APN: 136322004
COVE FINANCIAL GROUP INC
23 CORPORATE PLAZA NO 150
NEWPORT BEACH CA 92660

ASMT: 136322011, APN: 136322011
DEBRA LAVINE, ETAL
10840 CLEVELAND AVE
RIVERSIDE, CA. 92503

ASMT: 136322012, APN: 136322012
PENNY ESCALANTE, ETAL
10822 CLEVELAND AVE
RIVERSIDE, CA. 92503

ASMT: 136480006, APN: 136480006
TAMMY SI
16278 BOXFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136460024, APN: 136460024
SANDRA GIBSON, ETAL
11876 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136480007, APN: 136480007
ELFREGO GOMEZ SANDOVAL
22211 PICO ST
GRAND TERRACE CA 92313

ASMT: 136460025, APN: 136460025
ROGER GUILLAUME
11858 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136480008, APN: 136480008
ALICIA PEREZ, ETAL
16242 BOXFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136461002, APN: 136461002
FLORA LEE
11845 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136480009, APN: 136480009
MINH NGUYEN
16209 PERRIN CIR
RIVERSIDE, CA. 92503

ASMT: 136461003, APN: 136461003
SALEH ABU HIJEH
11863 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136480010, APN: 136480010
JUANITA CRISP, ETAL
16227 PERRIN CIR
RIVERSIDE, CA. 92503

ASMT: 136480003, APN: 136480003
BHANU ASUDANI, ETAL
16247 BOXFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136481001, APN: 136481001
DOROTHY KRUCINSKI, ETAL
11881 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136480004, APN: 136480004
MARGARET PRICKETT, ETAL
16265 BOXFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136481002, APN: 136481002
SARA VIANO, ETAL
C/O SARA R VIANO
11899 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136481003, APN: 136481003
KATHERINE CLAIRMONT, ETAL
11917 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136482004, APN: 136482004
GEORGINA BESHARA, ETAL
11930 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136481004, APN: 136481004
AYMAN ALNABULSI
11935 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136482005, APN: 136482005
NGOC LE
11912 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136481005, APN: 136481005
MARIANA CATIESANU, ETAL
11953 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136482006, APN: 136482006
MOHAM ALAM
11894 ABINGTON ST
RIVERSIDE CA 92503

ASMT: 136481006, APN: 136481006
MARIA LOZOYA, ETAL
11971 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500012, APN: 136500012
NATHAN NGUYEN, ETAL
16245 PERRIN CIR
RIVERSIDE, CA. 92503

ASMT: 136482001, APN: 136482001
LINDA HEIMER, ETAL
11984 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500013, APN: 136500013
RIVERHEAD EQUITIES
5364 PEACOCK LN
RIVERSIDE CA 92505

ASMT: 136482002, APN: 136482002
OSCAR NAVARRO
11966 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500014, APN: 136500014
JAN REESE, ETAL
16222 PERRIN CIR
RIVERSIDE, CA. 92503

ASMT: 136482003, APN: 136482003
TESSA CHIEK, ETAL
11948 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500015, APN: 136500015
OK LEE, ETAL
16204 PERRIN CIR
RIVERSIDE, CA. 92503

ASMT: 136500016, APN: 136500016
CHARLES TRAN
16153 DEVOR CIR
RIVERSIDE, CA. 92503

ASMT: 136510001, APN: 136510001
EUN HENRY, ETAL
11989 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500017, APN: 136500017
SONIA ALFORD
16171 DEVOR CIR
RIVERSIDE, CA. 92503

ASMT: 136510002, APN: 136510002
DAISY LIN, ETAL
12007 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500018, APN: 136500018
YOHANG ONG
16239 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136510003, APN: 136510003
DAVE HAUCK
12025 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500019, APN: 136500019
SULOCHANA DESAI, ETAL
16184 DEVOR CIR
RIVERSIDE, CA. 92503

ASMT: 136510004, APN: 136510004
ZULMA POLIZZO, ETAL
12043 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500020, APN: 136500020
WALTER GREENE
16166 DEVOR CIR
RIVERSIDE, CA. 92503

ASMT: 136510005, APN: 136510005
PAMELA KINNE, ETAL
12061 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500021, APN: 136500021
TILLIS SAMUEL
16148 DEVORE CIR
RIVERSIDE, CA. 92503

ASMT: 136510006, APN: 136510006
TAMSIN OUTRAM, ETAL
12079 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136500022, APN: 136500022
EVELYN KABINQUE, ETAL
16115 JORDANA CIR
RIVERSIDE, CA. 92503

ASMT: 136512006, APN: 136512006
CYNTHIA LOPEZ, ETAL
16025 JORDANA CR
RIVERSIDE CA 92503

ASMT: 136512007, APN: 136512007
LOUISE GIACOPPE, ETAL
16043 JORDANA CIR
RIVERSIDE, CA. 92503

ASMT: 136512008, APN: 136512008
JENNIFER WILSON, ETAL
12038 ABINGTON ST
RIVERSIDE, CA. 92503



Agenda Item No.: 2.3
Area Plan: Riverside Extended Mountain
Zoning Area: Idyllwild District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Director's Hearing: November 4, 2013,
(Continued from October 7, 2013)

PLOT PLAN NO. 25210
Environmental Assessment No. 42544
Applicant: Jung Hwan Choi
Engineer/Representative: Hyung Jin Seo

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

The project is located generally at the northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 in the area of Idyllwild within the County of Riverside.

ADDITIONAL INFORMATION:

On October 7, 2013, the item was heard and continued to November 4, 2013 Director's Hearing to allow additional time for the applicant to provide options and enhance the architecture of the existing building to keep with the "Rustic Mountain Resort" look. The applicant is working on making the appropriate changes to the elevation to incorporate the features of rustic mountain resort.

As of writing of this report, staff has not received the enhanced architecture. Additionally, staff has not received any opposition, favor, or neutral comments from the public.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the north, east, and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit Per Acre) to the south. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the north, east and west
Village Tourist Residential (R-3A) to the south |
| 5. Existing Land Use: | 5 Unit Apartment Complex |
| 6. Surrounding Land Use: | Commercial development to the west; and Single Family Residences to the south; and resort/hotel to |

P.M.

7. Project Data: the east; and Vacant to the north.
Total Acreage: 0.41 acres
Project Size: 2,606 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42544**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25210**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) on the Remap Area Plan which allows for resort/hotel development.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
3. The Scenic Highway Commercial (C-P-S) zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
4. The proposed use of Resort/Hotel is a permitted use in the (C-P-S) zone.
5. The proposed resort/hotel use is surrounded by Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the north, east and west; and Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the south.
6. The proposed resort/hotel is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S).
7. The proposed resort/hotel use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.
8. The proposed resort/hotel use (as identified in the Section 9.50) is permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
9. The surrounding zoning is Scenic Highway Commercial (C-P-S) to the east and west, Village Tourist Residential (R-3A) to the south, and Controlled Development Areas (W-2) to the north.
10. The project site contains 5-unit two story apartment building with nine (9) parking spaces adjacent to an existing commercial service to the west and single family residential development to the south. There is a resort/hotel to the east and a vacant land to the north.

11. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element since there is no new added square footage and the proposed use is a resort/hotel similar to existing multi-family housing.
12. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 3 peak hour (AM and PM) trips as identified in the ITE Trip Generation 9th Edition. This does not exceed our 100 trip threshold for the peak hour.
13. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
14. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
15. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
16. Environmental Assessment No. 42544 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

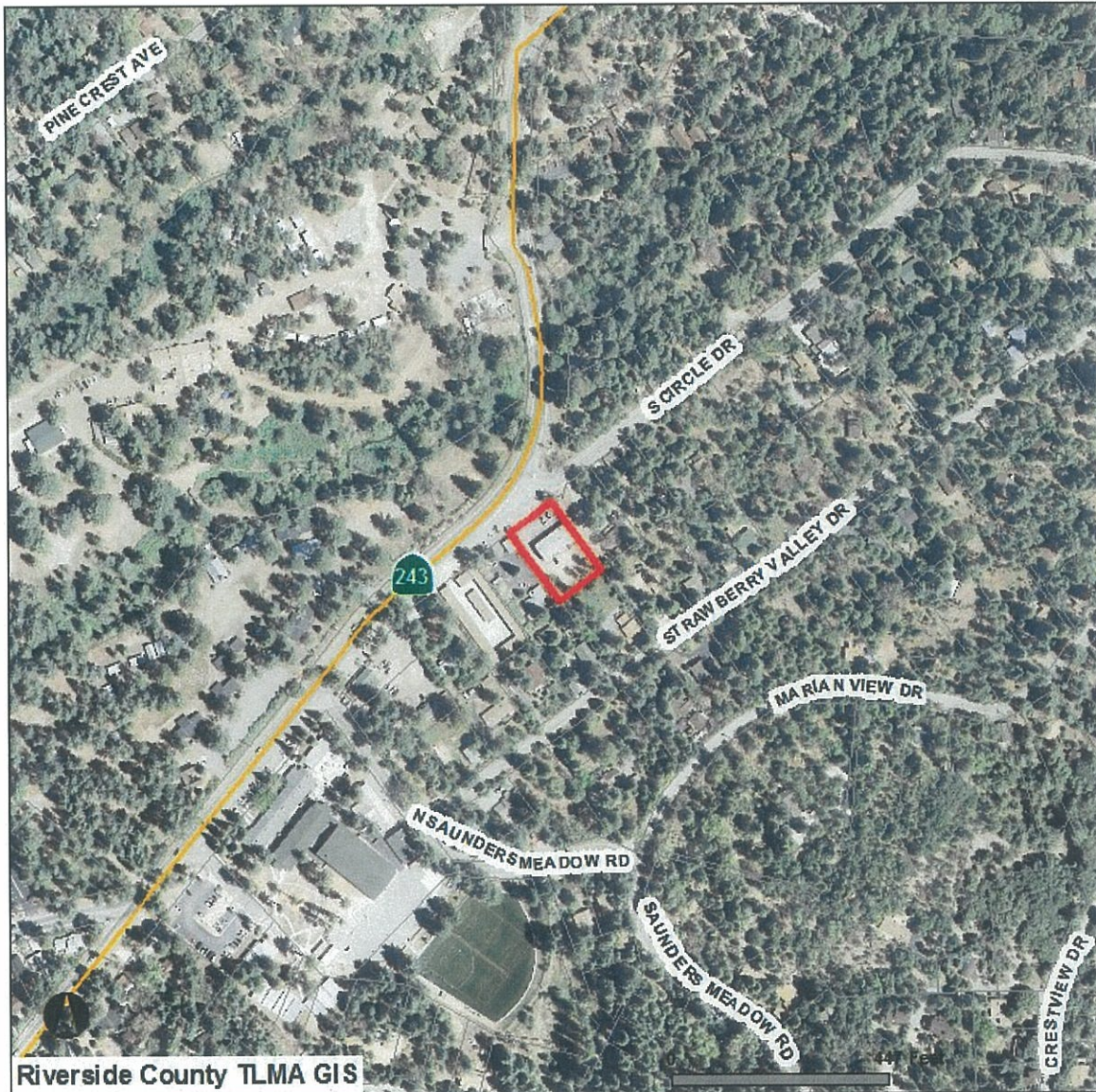
1. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
2. The public's health, safety, and general welfare are protected through project design.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The proposed project was evaluated in Environmental Assessment No. 42544 and found to have less than significant impact and General Plan in EIR No. 441 evaluated the commercial density and use for this site.
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).

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Subsidence Area;
 - e. A Flood Zone;
 - f. A Liquefaction area;
 - g. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - h. The Stephens Kangaroo Rat Fee Area;
 - i. A Fault Zone; or,
 - j. An Airport Influence Area.
3. The project site is located within:
 - a. A County Service Area No. 36 (Idyllwild);
 - b. A High Fire Area;
 - c. The DIF (Development Impact Fee Area Ord. 659) Remap; and,
 - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 565-171-006.

HK: hk
Y:\Planning Case Files-Riverside office\PP25210\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25210 110413.docx
Date Prepared: 08/23/13
Date Revised: 08/23/13

PP25210



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

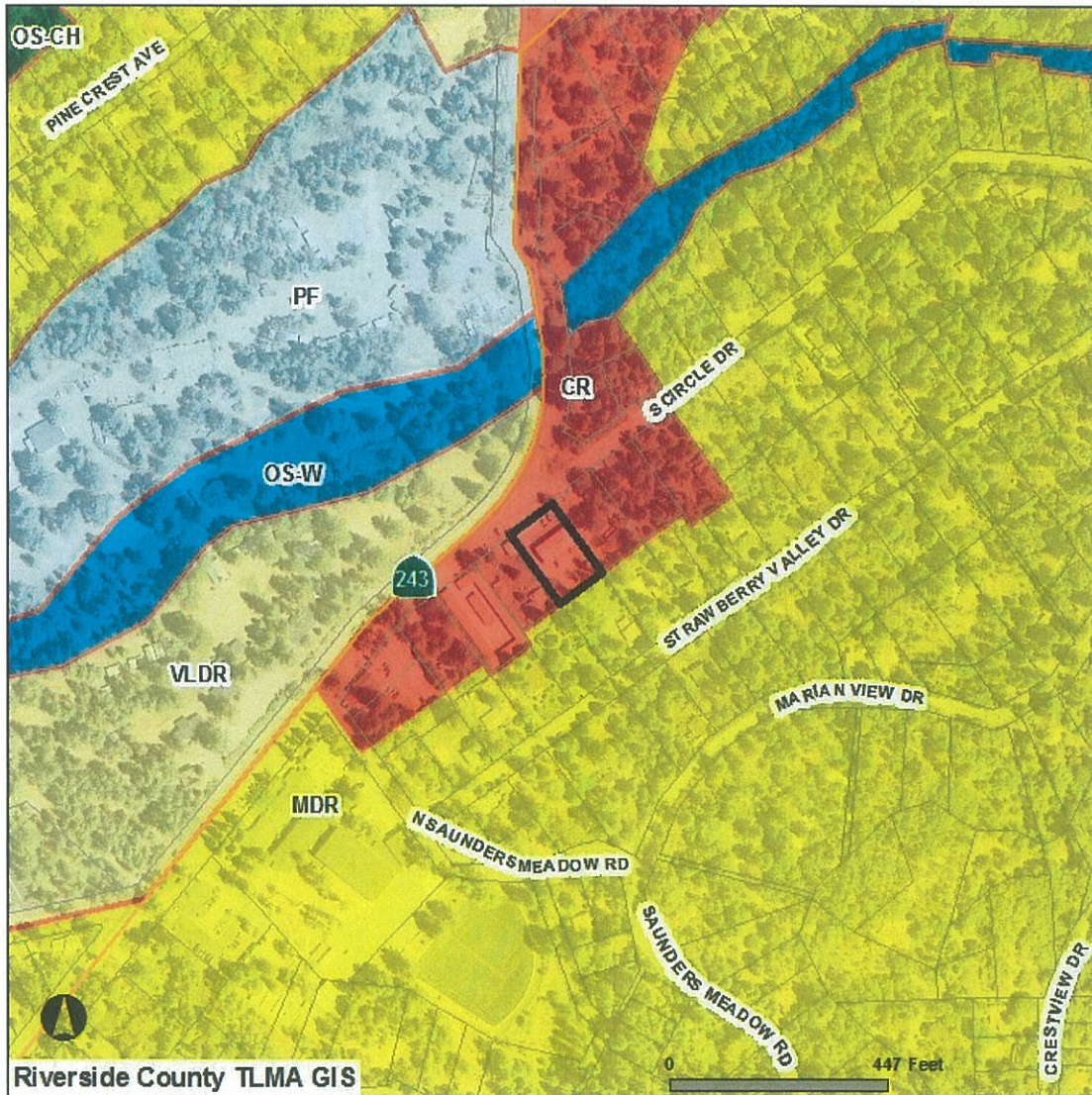
IMPORTANT

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.

REPORT PRINTED ON...Mon Aug 26 11:00:44 2013

Version 130624

PP25210



Selected parcel(s):
565-171-006

LAND USE

- | | | | |
|------------------------|-------------------------------------|------------------------------|--------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| CR - COMMERCIAL RETAIL | MDR - MEDIUM DENSITY RESIDENTIAL | OS-CH - CONSERVATION HABITAT | OS-W - WATER |
| PF - PUBLIC FACILITIES | VLDR - VERY LOW DENSITY RESIDENTIAL | | |

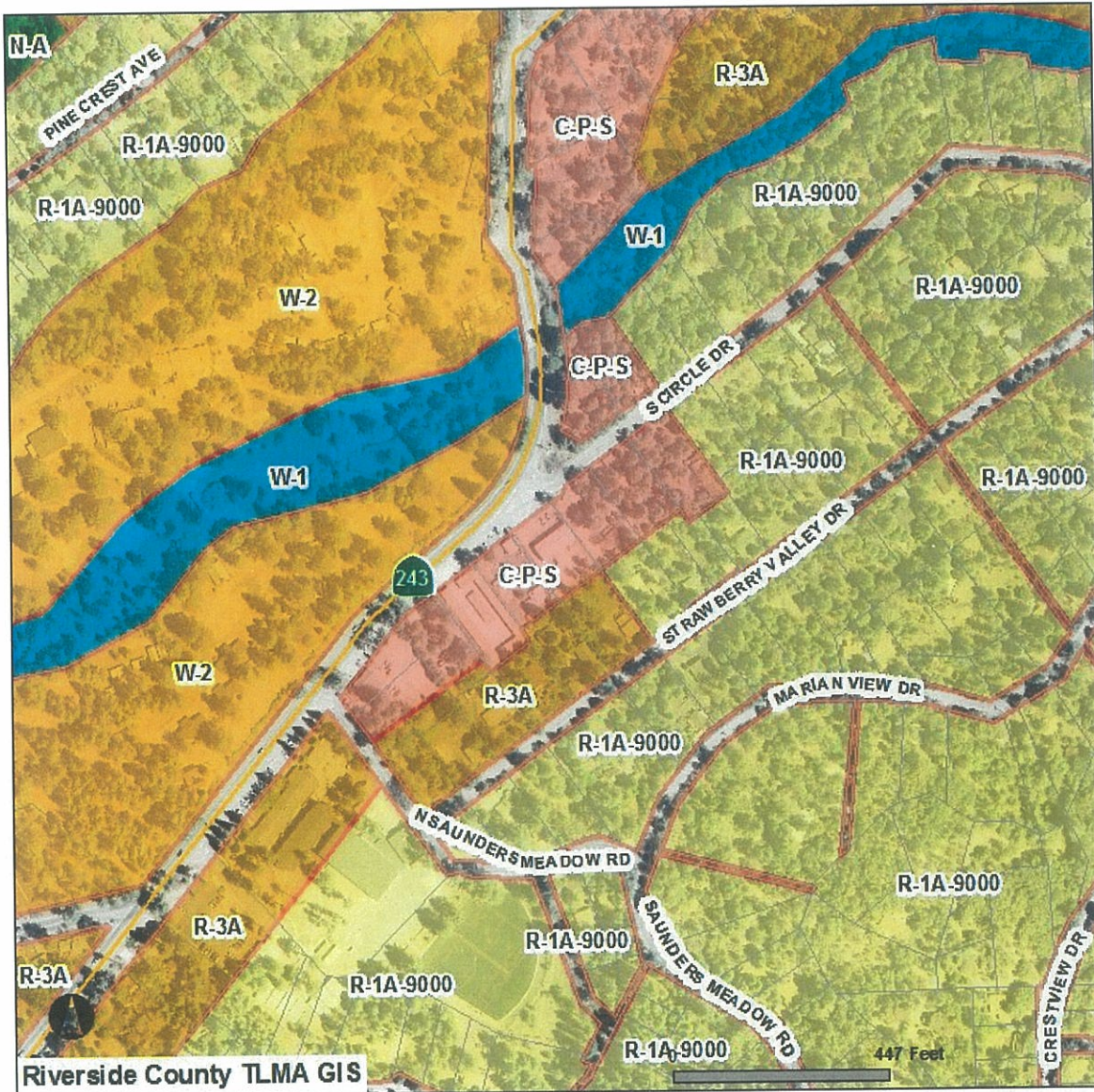
IMPORTANT

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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PP25210



ZONING



IMPORTANT

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ITEM #6 AERIAL PHOTOGRAPH

TRIALS & ERRORS MAP
2008 EDITION, PD #14 C-7
PALM SPRINGS, CALIFORNIA
PLANNERS' PARCEL
962-774-006

DATE	BY	DESCRIPTION
12/13/18	PAK	1 SHEET NAME AND CORRECTED
12/13/18	PAK	2 CROSS SECTION AND PLAN AREA
12/13/18	PAK	3 TRASH ENCLOSURE AND PLANTER AREA
12/13/18	PAK	4 SHEET NAME AND CORRECTED

BUREAU OF ENGINEERING
P2&K ENGINEERS
DESIGNER: H. P. KANG
CHECKED BY: H. P. KANG
APPROVED BY: H. P. KANG
19/12/2018

CENTRAL CONTRACTS (INCORPORATED)
287 SMOY STREET
IDYLLWILD, CA 92549
P: 213.277.8812
F: 213.228.4524
WWW.P2&K.COM

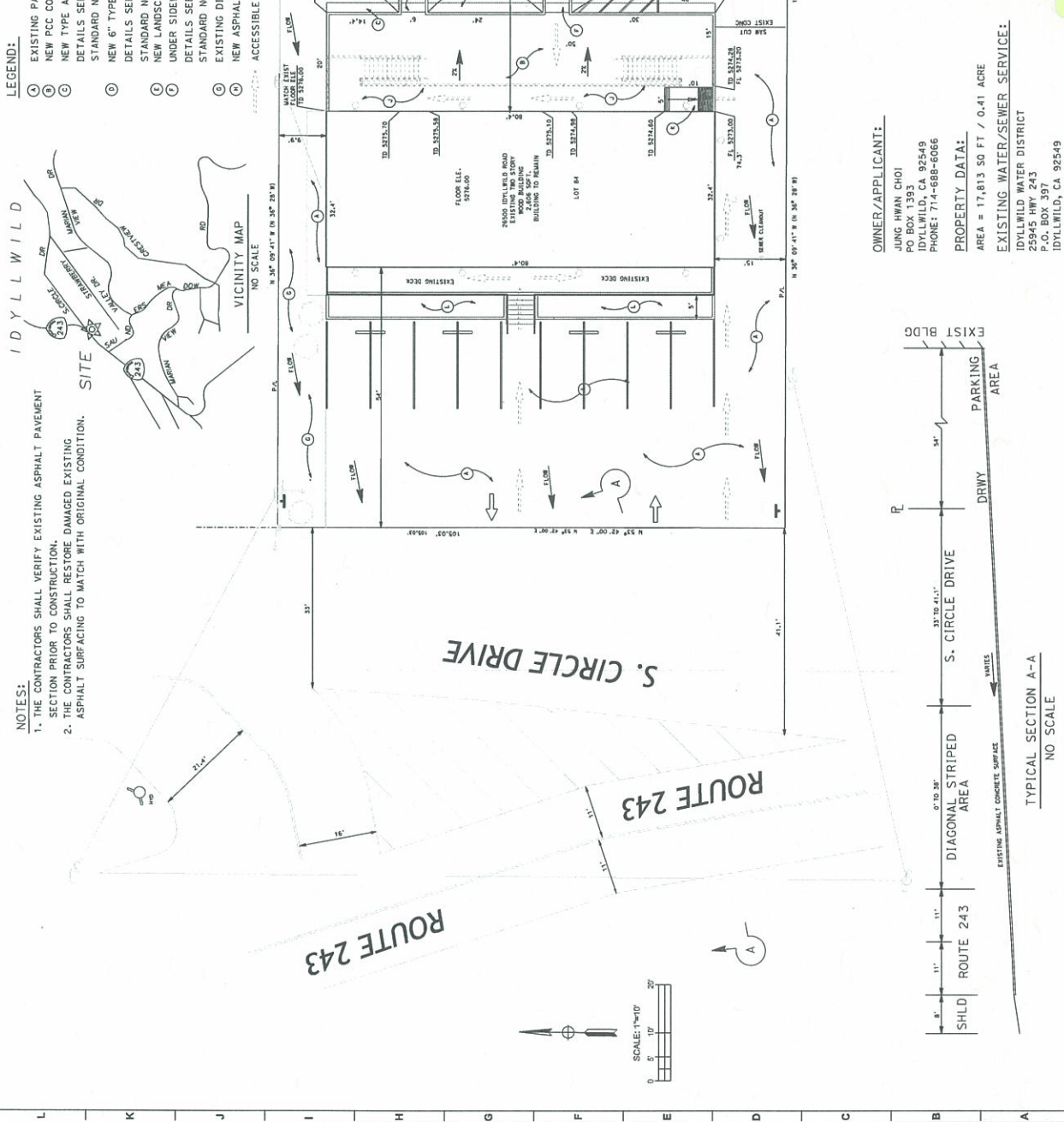
26500 IDYLLWILD ROAD, IDYLLWILD, CA 92549
PROJECT: 26500 IDYLLWILD
DRAWN BY: H. P. KANG
CHECKED BY: H. P. KANG
DESIGNED BY: H. P. KANG
DATE: 12/13/18

PROJECT NO.:
DRAWING NO.:
SHEET TITLE: LAYOUT PLAN
SHEET NO.:

- NOTES:
1. THE CONTRACTORS SHALL VERIFY EXISTING ASPHALT PAVEMENT SECTION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTORS SHALL RESTORE DAMAGED EXISTING ASPHALT SURFACING TO MATCH WITH ORIGINAL CONDITION.

- LEGEND:
- ① EXISTING PARKING AND PAVEMENT TO REMAIN
 - ② NEW PCC CONCRETE PAD FOR TRASH ENCLOSURE
 - ③ NEW TYPE A-6 CURB AND GUTTER
 - ④ DETAILS SEE COUNTY OF REVERSHIDE STANDARD NO. 200
 - ⑤ NEW 6" TYPE D CURB
 - ⑥ DETAILS SEE COUNTY OF REVERSHIDE STANDARD NO. 204
 - ⑦ NEW LANDSCAPE AREA
 - ⑧ UNDER SIDEWALK DRAIN C.I.P.
 - ⑨ DETAILS SEE COUNTY OF REVERSHIDE STANDARD NO. 309
 - ⑩ EXISTING DIRT AREA TO REMAIN
 - ⑪ NEW ASPHALT PAVING
 - ⑫ ACCESSIBLE PATH OF TRAVEL

- ⑬ NEW PCC CONCRETE PAD FOR TRASH ENCLOSURE
- ⑭ DETAILS SEE COUNTY OF REVERSHIDE STANDARD DRAWING 3
- ⑮ NEW REAR DECK, SEE SITE PLAN
- ⑯ NEW ADA RAMPS, SEE SITE PLAN
- ⑰ NEW PLANTER, SEE PLANTING PLAN
- ⑱ WATER FLOW
- ⑳ TOP OF CURB
- ㉑ FLOW LINE
- ㉒ TOP OF NEW CONC PAVING
- ㉓ PLANTER / NEW TREE
- ㉔ EXISTING POWER POLE
- ㉕ EXISTING TREE
- ㉖ EXISTING FIRE HYDRANT



- VICINITY MAP
NO SCALE



OWNER/APPLICANT:
JUNG HWAN CHOI
100 BOX 309
IDYLLWILD, CA 92549
PHONE: 714-688-6066

PROPERTY DATA:
AREA = 17,813.50 FT / 0.41 ACRE
EXISTING WATER/SEWER SERVICE:
IDYLLWILD WATER DISTRICT
P.O. BOX 309
IDYLLWILD, CA 92549

ZONING SETBACK INFORMATION:
EXISTING ZONING: C-P-5
EXISTING USE: APARTMENT
NO SETBACKS REQUIRED FOR PERMITTED COMMERCIAL USES UNDER 35 FEET IN HEIGHT.
PROPOSED ZONING: C-P-5 (NO CHANGE)
PROPOSED USE: HOTEL/RESORT
NO SETBACKS REQUIRED FOR PERMITTED COMMERCIAL USES UNDER 35 FEET IN HEIGHT.



LAYOUT
DRAWING NO.:
SHEET NO.:

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG

THIS PLAN ACCURATE FOR LAYOUT ONLY

GENERAL NOTES

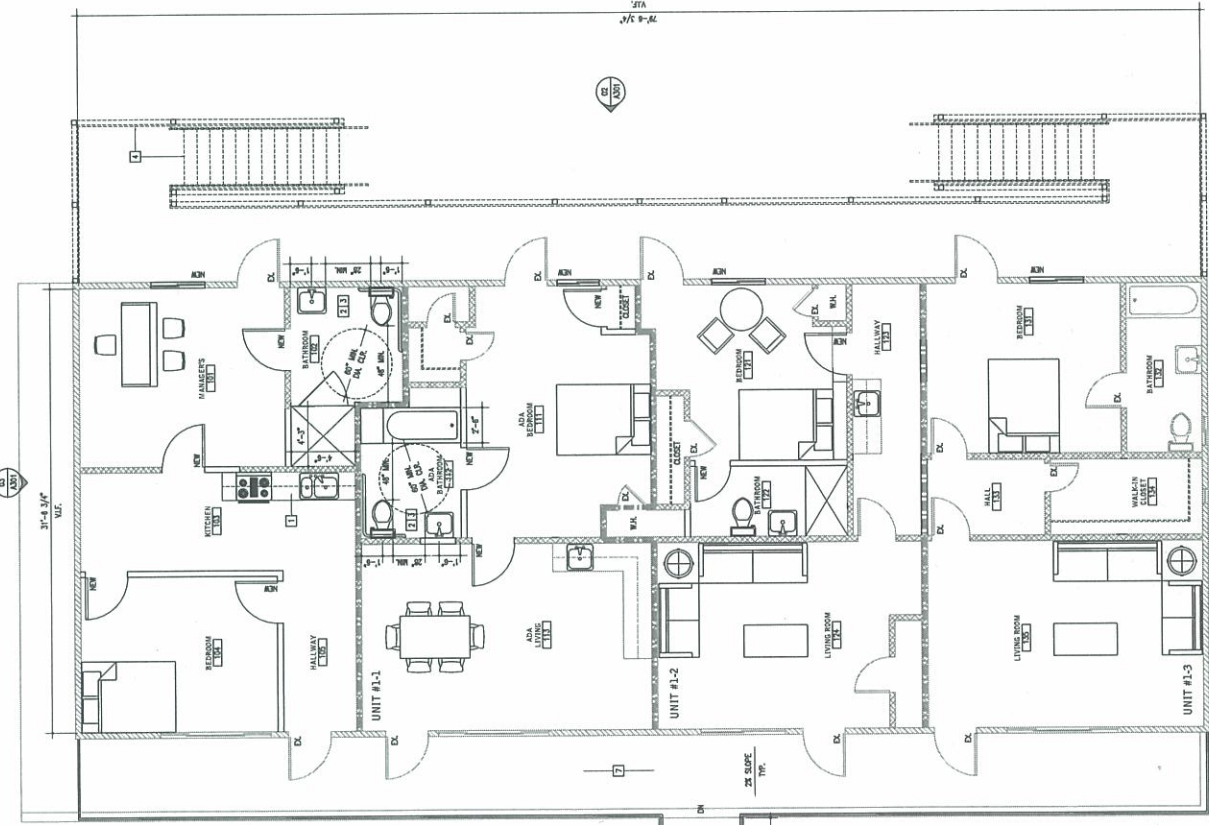
1. ALL DIMENSIONS ARE TO FACE OF FINISH SLAB.
2. ALL DOORS TO BE 3'-0" WIDE 6'-0" HIGH SLAB, U/L/A.
3. ALL CEILING TO BE 8'-0" TYPE 2 COP WITH
4. SUSPENDED ACoustical CEILING.
5. TYPICAL DOOR BEG. TO BE 1/2" H. 1" SLAB, BY WORKING DRAWING EXCHANGES.
6. ALL FLOOR FINISHES SHALL BE 1/2" THICK. 1/2" SLAB, BY WORKING DRAWING EXCHANGES. IN THE EXISTING STRUCTURE, SLAB AND WIRING THICKNESS OF THE FLOOR FINISHES.
7. ALL FLOOR FINISHES SHALL BE LINED TYPE SLAB.
8. ALL FINISH DOORS AND FINISHES SHALL MATCH COLOR OF ADJACENT WALL, CEILING, AND CEILING CASSETTE.
9. MAXIMUM HEIGHT TO EXISTING DOORS SHALL NOT EXCEED 5' FLOOR TO FINISH FOR BOTH INTERIOR AND EXTERIOR DOORS.
10. NEW DOORS TO BE ANDED PER (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
11. NEW CEILING TO BE ANDED TO ALL ROOMS PER (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- FRAME GLASS WALL PARTITION/WINDOW
- INTERIOR PARTITION PER (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- NEW EXTERIOR WALL PER (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).

KEYNOTES

- 1. NEW COUNTERTOP AND PLUMB COUNTERTOP
- 2. FOR RESTROOM WORKING HEIGHT, SEE (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- 3. FOR GRAB BAR, SEE (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- 4. NEW FLOOR AND CEILING, SEE (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- 5. NEW FLOOR, SEE (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- 6. NEW CEILING, SEE (A1), (A2), (A3), (A4), (A5), (A6), (A7), (A8), (A9), (A10), (A11), (A12), (A13), (A14), (A15), (A16), (A17), (A18), (A19), (A20), (A21), (A22), (A23), (A24), (A25), (A26), (A27), (A28), (A29), (A30), (A31), (A32), (A33), (A34), (A35), (A36), (A37), (A38), (A39), (A40), (A41), (A42), (A43), (A44), (A45), (A46), (A47), (A48), (A49), (A50), (A51), (A52), (A53), (A54), (A55), (A56), (A57), (A58), (A59), (A60), (A61), (A62), (A63), (A64), (A65), (A66), (A67), (A68), (A69), (A70), (A71), (A72), (A73), (A74), (A75), (A76), (A77), (A78), (A79), (A80), (A81), (A82), (A83), (A84), (A85), (A86), (A87), (A88), (A89), (A90), (A91), (A92), (A93), (A94), (A95), (A96), (A97), (A98), (A99), (A100).
- 7. NEW COMPOSITE WOOD CEILING WITH SLEIGHT, TOP OF CEILING TO BE 6" BELOW FINISH FLOOR.



01 FIRST FLOOR PLAN - UNIT 1-1, & 1-2
SCALE: 1/4" = 1'-0"

A201

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG



Itywild Resort Hotel Conversion
26500 Itywild Rd., Itywild, CA 92549
Owner of property: Jung Heung Choi

DATE	2013.06.27
PROJECT	Itywild Resort Hotel Conversion
OWNER	Jung Heung Choi
ARCHITECT	H. P. KANG ARCHITECT
SCALE	1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2013.06.27
2	ISSUED FOR CONSTRUCTION	2013.06.27

FIRST FLOOR PLANS

GENERAL NOTES

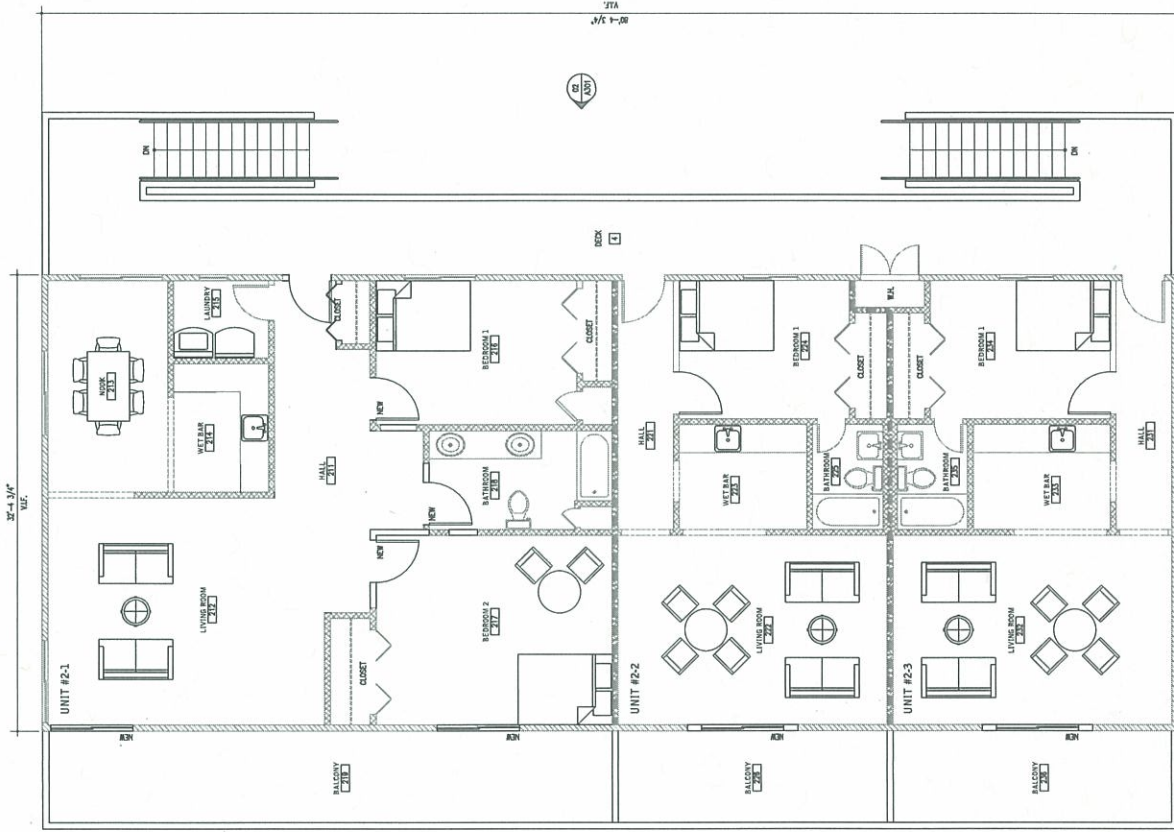
1. ALL DIMENSIONS ARE TO FACE OF FINISH SLAB.
2. ALL DOORS TO BE 5'-0" WIDE 6'-0" HIGH, U.S.M.
3. ALL DOORS TO BE 5/8" TYPE 4, GFI WITH VERTICAL AND PROPERLY COORDINATED.
4. ALL DOOR JACKETS FOR WINDING CORNET THICKNESS SOME FLOORING ETC. SHALL BE VERIFIED AND PROPERLY COORDINATED.
5. TYPICAL DOOR HAIL TO BE 1/8" AT 1/4" GALS. BY HAWKINS TEMPLAR REQUIREMENTS.
6. ALL SET DOOR FRAME OPENING SIZES AS NECESSARY TO REFLECT MANUFACTURER'S IN THE EXISTING STRUCTURAL SLAB AND VERIFY THICKNESS OF THE FLOOR FINISHES.
7. ALL FLOOR FINISHES SHALL BE LOWER THAN SLAB.
8. ALL FINISH DOORS AND FINISH SHALL MATCH COLOR OF ADJACENT WALL, CEILING-COLORS AND MATERIAL FINISHES TO OPPOSITE DOORS SHALL NOT EXCEED 5' FROM DOOR FOR BOTH INTERIOR AND EXTERIOR DOORS.
9. NEW DOORS TO BE ADDED FOR (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
10. NEW DOORS TO BE ADDED FOR (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
11. NEW CEILING TO BE ADDED TO ALL ROOMS PER (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- FRAME GLASS WALL PARTITION/WINDOW
- INTERIOR PARTITION PER (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
- MINIMUM SDC RATING 50
- ONE NEW RATED WALL REMOVE EXISTING DRINKWALL AND REPLACE WITH TYPE 2 GIP BOARD PER (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)

KEYNOTES

1. NEW CHECKING AND PLUM COURTYARD
2. FOR BEDROOM WAITING HEIGHTS, SEE (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
3. FOR OPENING, SEE (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
4. NEW DECK AND STAIR, SEE (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50)
5. NOT USED

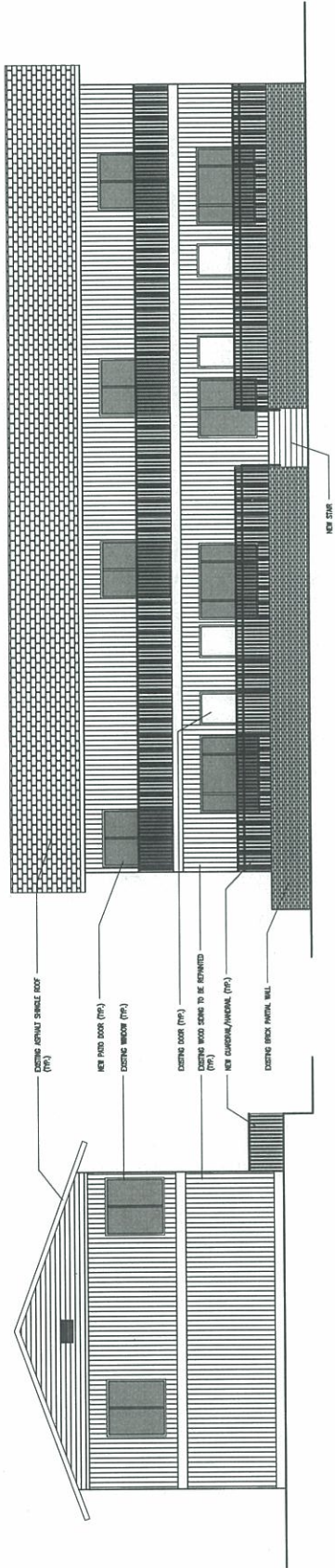


02 SECOND FLOOR PLAN - UNIT 2-1, 2-2, & 2-3
SCALE: 1/8" = 1'-0"

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG

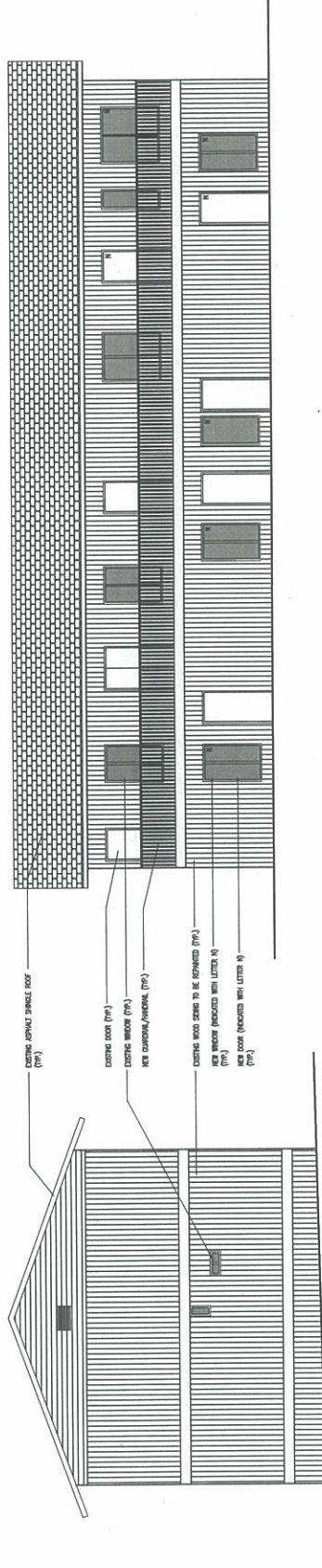


DATE	NOV 2011
REVISION	
DATE	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	
DATE	
NO.	
DESCRIPTION	



01 WEST ELEVATION
SCALE: 3/8" = 1'-0"
REF.

03 NORTH ELEVATION
SCALE: 3/8" = 1'-0"
REF.



02 EAST ELEVATION
SCALE: 3/8" = 1'-0"
REF.

04 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
REF.

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42544
Project Case Type (s) and Number(s): Plot Plan No. 25210
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Jung Hwan Choi
Applicant's Address: 26500 Idyllwild Road, Idyllwild, CA 92549
Engineer's Name: Hyung Jin Seo
Engineer's Address: 1130 Quail Meadow, Irvine, CA 92603

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

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

C. Total Project Area: 0.41 acre parcel

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: 900 square foot lease area			

D. Assessor's Parcel No(s): 565-171-006

E. Street References: At the southeast corner of S. Circle Drive and Highway 243 in the community of Homeland within the County of Riverside.

F. Section, Township & Range Description or reference/attach a Legal Description:
Recorded Book/Page: MB 10/81 Subdivision Name: Idyllwild Mt Park Co Sub 6 Lot/Parcel: 84

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the community of Idyllwild, located along State Highway 243 and east of the City of Hemet. This area has historically included smaller mountainous lot rural community uses. The site currently contains one 2,600 square foot structure with front parking. The site is surrounded by residential development to the northeast and southeast, commercial development to the southwest, and vacant to northeast.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The proposed project meets the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Remap Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

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 Community Development: Commercial Retail (CD:CR) to the south, north, and west, Community Development: Medium Density Residential (CD:MDR) to the south.

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: Scenic Highway Commercial (C-P-S)

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by mixture of Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) along Highway 74 but not contiguous. The general vicinity of the project site is zoned Rural Residential (R-R) as it moves away from Highway 74.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

H. P. Kang
Printed Name

August 13, 2013

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located on the east side of SH-243 which is designated by the General Plan as a State Designated Scenic Highway. Through this area of the corridor, the scenic resources would include the view of the mountains and forest. The proposed Resort/Hotel building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic highway corridor. The project is setback approximately 55 feet from the new right-of-way and provides new landscaping strip in between the parking stalls and the building that will minimize the impact to the scenic highway corridor. Additionally, the existing maximum height of the building is at 27 vertical feet to the roof pitch.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located approximately 28 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 contains approved materials and methods of installation, definition, general requirements, 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. (COA 10.PLANNING.30) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

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

Findings of Fact:

a-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed resort/hotel use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition, and exceptions. With incorporation of the standard conditions of approval for 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. (COA 10.PLANNING.6 and 10.PLANNING.30) and is therefore not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in mountain area is not mapped as "Farmland". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.
- b) According to 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, A-D & C/V) and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, 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.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project is not located within the boundaries of a forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook and Greenhouse Gas Review Study dated April 15, 2013

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). The South Coast Air Quality Management District (SCAQMD) 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's EIR (No. 441, 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. The project is consistent with the County General Plan and would therefore be 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 Remap 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 since they are not adding any new square footage. 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.

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. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 2,606 square foot resort/hotel building is not considered a substantial point source emitter or a sensitive receptor.

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

Mitigation: No mitigation measures are required.

Mitigation

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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,	<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
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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

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 a previously built parcel in a mountain village area. The area is currently being used as a multifamily residential structure. The proposal will disturb portions of approximately 0.4 acres for the construction of one handicap parking stall. Based on minor disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb a portion of approximately 0.4 acres for the construction of one handicap parking stall. Based on minor disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will 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. Therefore, there is no significant impact.

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

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

a-b) The proposed site built with 2,606 square foot 2 story building. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from previous construction of 2,606 square foot 2-story building and associated parking areas. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleonto-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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logical resource, or site, or unique geologic feature?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This 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

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

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 is located within an area of no potential for liquefaction. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that might exist on the site. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)

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. The project is located within a very high ground shaking risk area. 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.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than 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".

Findings of Fact:

a) According to GIS database, the project site is not located in an area with potential subsidence, Adherence to the California Building Code (CBC) will mitigate any possible subsidence potential that might exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

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

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

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 site is generally flat land with no slope present on the site. The proposed resort/hotel facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site will not result in the loss of topsoil from grading activities and not in a manner that would result in significant amounts of soil erosion. 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 proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The existing project is being served with public water and sewer system. Therefore, there is no impact anticipated with this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.
- b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The site is located in an area of Low Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. 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 less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project application materials, Air Study Dated April 15, 2013.

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 proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Based on existing structures and no new addition of any square footage, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve light duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the resort/hotel will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no 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
23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

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. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

Findings of Fact

a) The project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. This is a standard condition of approval and is not considered mitigation under CEQA.

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?

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Insurance Rate Map or other flood hazard delineation map?</u>				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a)-b) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Through this process, the site will not alter the drainage from its current natural flow to Highway 243.

Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is no impact anticipated.

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

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

e) The project site is not located within a 100 year flood zone and no new housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map No. 06065C2155G or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone within Zone X. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

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

Mitigation: No mitigation measures are required.

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.

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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the project 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. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2155G, Panel 2155 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than 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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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: General Plan and GIS database

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the REMAP Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.
- b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The project will be consistent with the site's zoning for the proposed resort/hotel development. The project site is surrounded by properties which are zoned One-Family Dwellings Mountain Resort (R-1A), Village Tourist Residential (R-3A), and Scenic Highway Commercial (C-P-S) zonings along Highway 243 and south east and west of the project site. The General Plan designation for all properties along Highway 243 is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Highway 243 to be developed as commercial retail developments. Therefore, the project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed commercial development will be consistent with existing commercial developments along Highway 243 including but not limited to vacation resort, barber shop, mini storage, auto parts store, and a café. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are 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 significant 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"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is within unstudied area for Mineral Resources Area. 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.

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.

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?

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. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

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

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to a highway. The closest highway is Highway 243 which fronts the project site. The next closest freeway is 10 Freeways is approximately 12.5 miles north from the project site.

The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-243. The proposal is for the 5 unit resort/hotel from a 5 unit apartment complex. Therefore, the residential use to commercial resort/hotel use is like and similar use and would not add any additional noise levels. In addition, the noise generated by Highway 243 is predicted to be within acceptable limits for commercial uses within the proposed commercial hotel use. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will not increase after project completion, the impacts are not considered significant within the commercial zoning areas.

b) 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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, and setbacks. The operation of the resort/hotel will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the hotel guests. Therefore, the project will have a less than significant impact. These are standard conditions of approval, and therefore is not considered mitigation pursuant to CEQA.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project				
35. Housing	<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	<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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roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project will be converting exiting apartments to resort/hotel and will not displace substantial number of existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have less than 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. The project will have no significant impact.
- c) The project will not displace substantial number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a Redevelopment Area and the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

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

The proposed project will have an incremental impact on the demand for fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District, 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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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.

39. Libraries

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

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

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

The use of the proposed lease area 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

<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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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property at the south side of Highway 243 and S. Circle Drive in the community of Idyllwild within the County of Riverside. 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 significant 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 significant impact.

c) The project is located within a County Service Area No. 36 (Street Lighting District and Park & Recreation District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project (a request to convert existing building to resort/hotel) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of 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?

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

Source: Riverside County General Plan

Findings of Fact:

a) 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 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 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 will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. 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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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. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: The project does not incorporate any bicycle racks based on the use. The proposed resort/hotel use is generally not accessible with a bicycle from the lower valley and the resident manager lives on site, eliminating the need for employee trips. Therefore, the project will not have any impact to the bike trails.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

46. Sewer

a) Require or result in the construction of new

<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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wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

Mitigation

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"/>
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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"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform to the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not conflict with any adopted energy conservation plans. 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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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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)?

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?

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

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

File: EA.PP25248
 Revised: 8/23/2013 10:58 AM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for conversion of existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approxiamtely 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

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

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10. GENERAL CONDITIONS

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25210 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25210, Exhibit A, Amended No. 1, dated 06/27/13.

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.

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.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

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

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.

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. 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. 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. 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
Temecula, CA

Noise Study: "Noise Impact Analysis for the Idyllwild Motel PP 25210, Idyllwild, California"

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

dated June 27, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25210 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 15, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 IDYLLWILD WATER DISTRICT RECOMMND

The subject property (26500 Idyllwild Road, Idyllwild) for Plot Plan 25210 is currently receiving water and sewer service from the Idyllwild Water District (IWD). It is the responsibility of the facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with IWD as well as all other applicable agencies. Please note that the sewer purveyor, IWD, shall have the responsibility of determining all grease interceptor requirements if needed.

10.E HEALTH. 3 CONTACT DISTRICT ENV SERVICES RECOMMND

If this facility proposes a public food facility, public pool facility, and/or public spa facility, the applicant shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding plan check and permitting requirements.

County of Riverside, Department of Environmental Health
District Environmental Services
800 South Sanderson Avenue,
Hemet, CA 92545
(951) 766-2824

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/12/12 RECOMMND

Plot Plan No. 25182 is a proposal to convert an existin two-story building to be a resort/hotel. The project includes approximately 3,600 square foot (sf.) of concrete paving. The 0.42 acre site is located in Idyllwild, north

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/12/12 (cont.)

RECOMMND

of Strawberry Valley Drive, east of Saunders Meadow, and west of Bickneil Lane.

The site is located on a ridge and as such, does not receive offsite storm runoff. The project is located on relatively high ground with a negligible tributary area. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site proposes the addition or creation of approximately 3,600 sf. of impervious area, below the 5,000 sf. threshold for significant redevelopment and therefore a Water Quality Management Plan (WQMP) is not required.

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. This development fits this category and therefore, the entire site shall be mitigated for water quality. A preliminary site specific WQMP shall be provided and approved by the District prior to issuance of conditions of approval. 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.

10.FLOOD RI. 7 USE SBMT FINAL WQMP IF >5000SF

RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. A preliminary site specific WQMP shall be provided

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE SBMT FINAL WQMP IF >5000SF (cont.) RECOMMND

and approved by the District prior to issuance of conditions of approval, as appropriate. 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.

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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 2 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 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. 4 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. 5 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

All signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 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 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. 23 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.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 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. 29 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 shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 33 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.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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

10.TRANS. 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 South Circle Drive since adequate right-of-way exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along South Circle Drive due to existing improvements.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

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

Approval for the current proposed allowance of the existing building (No bldg permit found) to apartment(s) is granted per the following requirements:

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

Due to public safety concerns, time frames have been reduced. Within 30 days of the current planning case approval, building plans and supporting documents shall be submitted to the building department as part of the building & safety plan check/ permit process.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received.

Included within the building plan submittal, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

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

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

Included within the building plan submittal, please provide a revised site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

1. Connection to the public R.O.W.
2. Connection to all buildings.
3. Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
4. Connection to accessible designed trash enclosures.

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.
THE DETAILS SHALL INCLUDE:
 - 1.Accessible path construction type (Concrete or asphalt)
 - 2.Path width.
 - 3.Path slope%, cross slope%.
 - 4.Ramp and curb cut-out locations.
 - 5.Level landing areas at all entrance and egress points.

Please note the accessible path of travel included within the planning case was incomplete and is subject to review during the building plan review process.

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 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. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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 www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

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.

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. 11 USE-APPROVED WQMP-IF REQ'D

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- 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 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, 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. 25210, 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 - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF

RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- LANDSCAPE PLOT PLAN REQ

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,
- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- LANDSCAPE PLOT PLAN REQ (cont.) RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 4 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 5 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 10, 2012, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 20 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25210, 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-WQMP BMP INSP-IF REQ'D

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 CERT-IF 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE-GPS COORDINATES-IF REQ'D 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-BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

- a.Inspection of Final Paving-If any paving is proposed.
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- c.Inspection of the WQMP treatment control BMPs-If WQMP is required.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF RECOMMND

If the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. 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.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of nine (9) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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. 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, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25210 is calculated to be 0.41 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the 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. 25210 has been calculated to be 0.41 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

08/26/13
14:08

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE-SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

NOTE: No on-site parking shall be allowed adjacent to the travel way of South Circle Drive. Appropriate signage shall be provided on-site to comply with this condition.

90.TRANS. 2 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.

LAN DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: November 19, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Flood Control District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 36

Idyllwild Fire District
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Caltrans District #8
Regional Water Quality Board- Colorado River
Eastern Information Center- UCR

PLOT PLAN NO. 25210 – EA42544 – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District – Idyllwild Zoning District - Remap Area Plan: Community Development: Commercial Retail (CR) – Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow, and westerly of Bickneil Lane – .42 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Existing 2 Story Building to be converted to a Resort/Hotel – APN: 565-171-006

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on December 20, 2012**. All LDC/DRT 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 **H.P Kang**, Project Planner, at (951) 955-1888 or email at hpkang@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 10, 2012

H.P. Kang, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 25210 – Convert an Existing 2 Story Building into a Resort/Hotel
(APN: 565-171-006)**

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located easterly of Saunders Meadow, northerly of Strawberry Valley Drive, and westerly of Bickneil Lane in the Remap Area Plan. The RCWMD recommends the following conditions for approval of PP 25210:

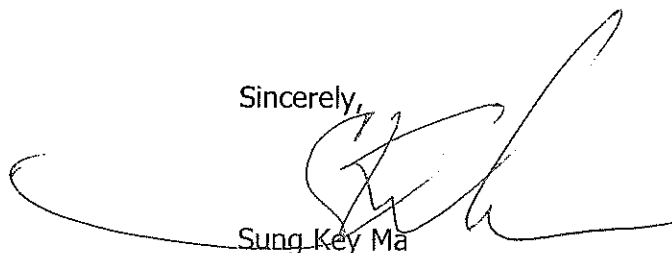
1. a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 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 Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
2. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County 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.

3. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan(s), 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
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

PD #130153



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: July 15, 2013

To: HP Kang
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven Hinde, REHS, CIH *SH*
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Report written by: Steven Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Plot Plan No. 25210

Reference Number: SR# 28715

Applicant: Jung Chio
26500 Idyllwild Road
Idyllwild, CA 92549

Noise Consultant: Roma Environmental
Temecula, CA

Review Stage: First Review

Information
Provided:

"Noise Impact Analysis for the Idyllwild Motel PP 25210, Idyllwild, California 92549" dated June 27, 2013

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 16,700 assumed for Hwy 243 (the County General Plan classifies Hwy 243. as a "Mountain Arterial" highway quoted from the "Remap Area Plan Circulation, Vol. 2 Figure 6, dated Aug. 03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Mountain Arterial Highway

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the center of Hwy 243 to the nearest building face is estimated to be 113 feet
5. Modeling for Hwy 243 done using a "hard site" assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5

foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.

8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce interior roadway noise levels to below 45 Ldn.

Recommendations:

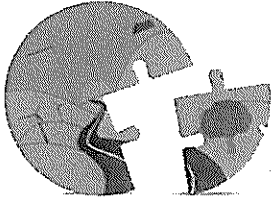
The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official. County of Riverside Ordinance No. 847, Section 2
2. During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing of sensitive receptors, when and where feasible.
3. All construction equipment should be properly maintained with operation mufflers and air intake silencers as effective as those installed by the original manufacture.
4. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

To be incorporated into the project design:

5. In-window, through-wall, or through-floor air-conditioning, ventilating, or heating units shall not be used.
6. Through-the -wall/ door mailboxes or mail slots shall not be used.
7. Windows on the first floor should have an Sound Transmission Class (STC) rating a minimum of 32.

8. Sliding glass doors on the second floor should have an STC rating a minimum of 28.
9. Provide "windows closed" condition requiring mechanical ventilation.
10. All window, door and sliding glass door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped and have positive seal.
11. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal



Carolyn Syms Luna
Director

11/11
2006399

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: N/A

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Sect. 9.50.(A)(99)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25210 DATE SUBMITTED: 9.12.12
EA 42544 OF 6 05919

APPLICATION INFORMATION

Applicant's Name: JUNG HWAN CHOI E-Mail: choi200802@msn.com

Mailing Address: 26500 IDYLLWILD ROAD PO Box 1393
Street
IDYLLWILD CA 92549
City State ZIP

Daytime Phone No: (714) 688-6066 Fax No: () _____

Engineer/Representative's Name: HYUNG JIN SEO E-Mail: jsarch01@gmail.com

Mailing Address: 1130 QUAIL MEADOW
Street
IRVINE CA 92603
City State ZIP

Daytime Phone No: (949) 892-9732 Fax No: () _____

Property Owner's Name: JUNG HWAN CHOI E-Mail: choi200802@msn.com

Mailing Address: 26500 IDYLLWILD ROAD
Street
IDYLLWILD CA 92549
City State ZIP

Daytime Phone No: (714) 688-6066 Fax No: () _____

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

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

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.

JUNG HWAN CHOI

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Choi Jung H

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 565-171-006-3

Section: 18 Township: 5S Range: 3E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 17.819 SQFT / 0.62 ACRE

General location (nearby or cross streets): North of STRAWBERRY VALLEY DR., South of GR 247, East of SAUNDERS MEADOW DR., West of DICKWELL LN.

Thomas Brothers map, edition year, page number, and coordinates: 2009 EDITION PG 814-E-7

Project Description: (describe the proposed project in detail)

EXISTING 2 STORY BUILDING TO BE CONVERTED TO RESORT/HOTEL.
RENOVATION OF SITE LAYOUT, EXTERIOR STAIRS, DECKS AND INTERIOR WALLS.

Related cases filed in conjunction with this application:

PAR 01310

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

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

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

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: _____

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 project 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 project 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: 169 CU.YD.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 22 CU.YD.

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

Import _____ Export 121 CU.YD. Neither _____

What is the anticipated source/destination of the import/export?
MINOR BACKYARD GRADING OF 4" x 6" CUT.

What is the anticipated route of travel for transport of the soil material?
SR 249 TO I-10 OR SR 249 TO SR 74

How many anticipated truckloads? 8 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) EXIST. 2600 sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

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

PROPERTY OWNERS CERTIFICATION FORM

PP25210

APN 565-171-006

I, Mickey Zolezio, certify that on
(Print Name)

8/27/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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: Mickey Zolezio

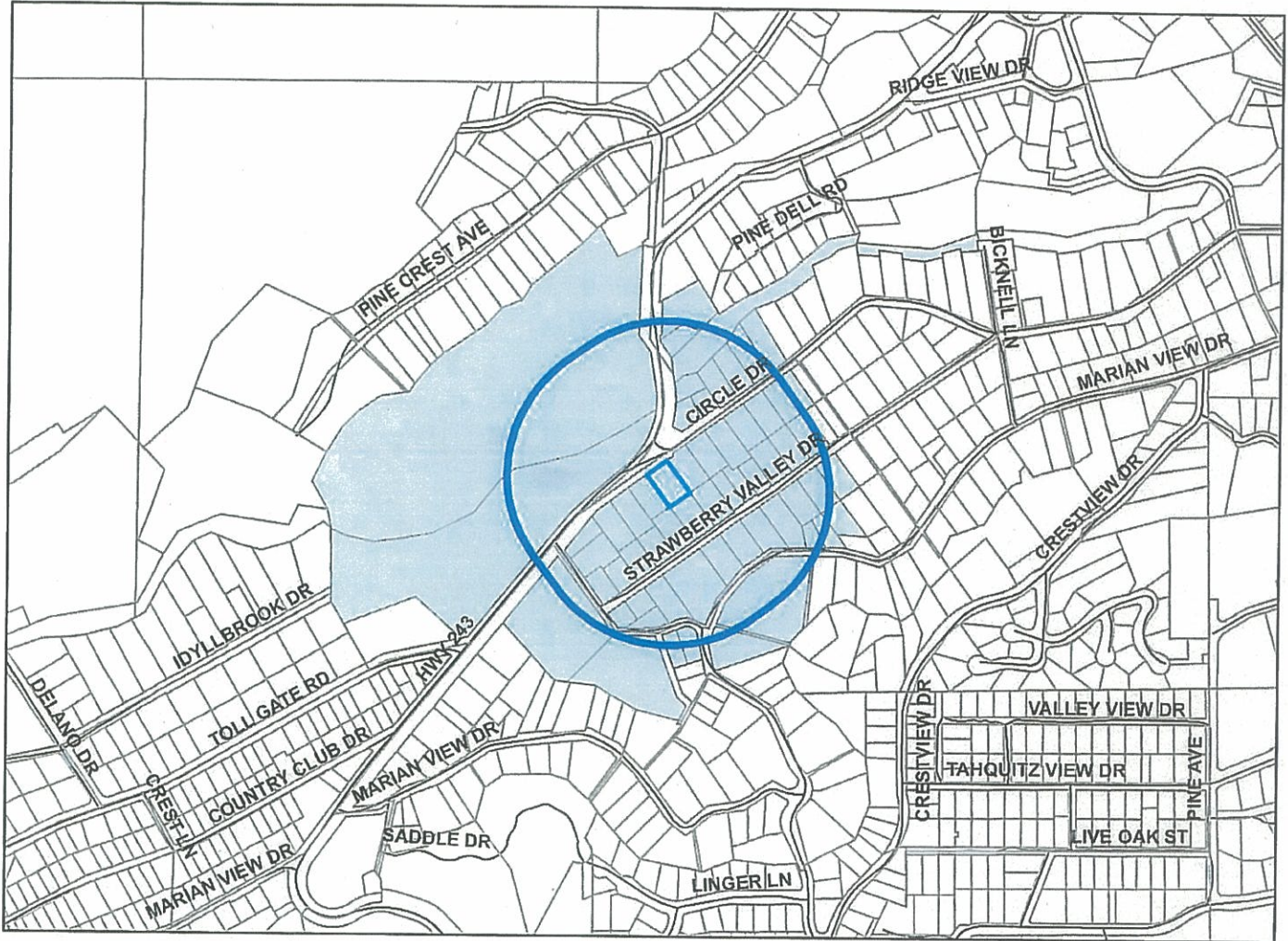
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

PP25210



Selected Parcels

565-171-030	565-091-005	565-172-012	565-172-009	565-171-035	565-172-001	565-171-037	565-171-033	565-091-003	565-171-013
565-180-001	565-091-002	565-091-004	565-172-013	565-171-010	565-171-011	565-171-018	565-171-019	565-171-012	561-143-002
565-180-023	565-080-049	561-020-025	561-020-027	565-091-026	565-091-027	565-172-007	565-171-032	565-171-005	565-180-006
565-180-007	565-171-006	565-171-027	565-172-003	565-091-020	565-171-020	565-171-023	565-171-024	565-172-019	565-171-008
565-171-009	565-171-029	565-171-001	565-171-036	565-172-020	565-172-021	565-171-039	565-172-010	565-172-011	565-180-002
565-080-028	565-080-053	565-171-017	565-172-002	565-171-007	565-172-008	565-171-022	565-172-024	565-172-025	



525262.5 0 525 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: 561020027, APN: 561020027
CONFERENCE CENTER, ETAL
P O BOX 425
IDYLLWILD CA 92549

ASMT: 565091005, APN: 565091005
LUCY DOREMUS, ETAL
53 TOSCANA WAY E
RANCHO MIRAGE CA 92270

ASMT: 561143002, APN: 561143002
HEMET SCHOOL DIST
HEMET SCHOOL DIST
5550 LBJ FREEWAY STE 700
DALLAS TX 75240

ASMT: 565091020, APN: 565091020
LINDA CARR
P O BOX 1425
IDYLLWILD CA 92549

ASMT: 565080049, APN: 565080049
IDYLLWILD ALL YEAR RESORT
BOX 147
IDYLLWILD CA 92549

ASMT: 565091027, APN: 565091027
NORMA BURGESS, ETAL
2956 E DEL MAR BLVD 227
PASADENA CA 91107

ASMT: 565080053, APN: 565080053
CURT SCOTT, ETAL
C/O STRAWBERRY CREEK INN
P O BOX 181B
IDYLLWILD CA 92549

ASMT: 565171001, APN: 565171001
NAM KIM
PO BOX 3143
IDYLLWILD CA 92549

ASMT: 565091002, APN: 565091002
TONY GUENTHER, ETAL
328 PIAZZA LIDO
NEWPORT BEACH CA 92663

ASMT: 565171005, APN: 565171005
JIM HUNTOON
41104 MAYBERRY AVE
HEMET CA 92544

ASMT: 565091003, APN: 565091003
TRUDY JOHNSTON, ETAL
23 AMBASSADOR CIR
RANCHO MIRAGE CA 92270

ASMT: 565171006, APN: 565171006
JUNG CHOI
P O BOX 1393
IDYLLWILD CA 92549

ASMT: 565091004, APN: 565091004
KAREN SHEETS, ETAL
4230 THERESA AVE
LONG BEACH CA 90814

ASMT: 565171007, APN: 565171007
SQUARE PEG ROUND HOLE
P O BOX 243
IDYLLWILD CA 92549

ASMT: 565171009, APN: 565171009
CASSANDRA LAWTON, ETAL
1840 HERMOSA AVE
HERMOSA BEACH CA 90254

ASMT: 565171024, APN: 565171024
MERCEDES MORENO
2003 S EL CAMINO REAL 109
OCEANSIDE CA 92054

ASMT: 565171013, APN: 565171013
JAMES POMEROY, ETAL
P O BOX 3837
HEMET CA 92546

ASMT: 565171027, APN: 565171027
KENNA DAHLEEN
P O BOX 3094
IDYLLWILD CA 92549

ASMT: 565171017, APN: 565171017
REBECCA JOHNSON, ETAL
1874 FANWOOD
LONG BEACH CA 90815

ASMT: 565171029, APN: 565171029
JENNIFER MCCAGHREN MORTON, ETAL
P O BOX 492
IDYLLWILD CA 92549

ASMT: 565171019, APN: 565171019
DWIGHT SIGWORTH, ETAL
C/O EDWINA BARATS
606 STILLWELL DR
EAGLE ID 83616

ASMT: 565171030, APN: 565171030
ANNE COX
6718 CATALINA DR
RIVERSIDE CA 92504

ASMT: 565171020, APN: 565171020
JAMES MABERY, ETAL
P O BOX 390218
ANZA CA 92539

ASMT: 565171032, APN: 565171032
JEFFREY CRIDER
P O BOX 16678
SAN DIEGO CA 92176

ASMT: 565171022, APN: 565171022
GERALDINE JOHN, ETAL
P O BOX 83
IDYLLWILD CA 92549

ASMT: 565171033, APN: 565171033
BAILEY MITCHELL, ETAL
P O BOX 1483
IDYLLWILD CA 92549

ASMT: 565171023, APN: 565171023
MARY COLVIN
20018 CEDAR ACRES DR
RIDGEFIELD WA 98642

ASMT: 565171035, APN: 565171035
CALFAMVEST
PMB 192
43430 HIGHWAY 74 STE F
HEMET CA 92544

ASMT: 565171036, APN: 565171036
NAM PARK
C/O YAK Y PARK
P O BOX 3143
IDYLLWILD CA 92549

ASMT: 565172008, APN: 565172008
HILDE WEAVER, ETAL
2381 QUINCY WAY
PALM SPRINGS CA 92262

ASMT: 565171037, APN: 565171037
CATHERINE DEARING
P O BOX 344
IDYLLWILD CA 92549

ASMT: 565172009, APN: 565172009
BUERKLE FAMILY TRUST
C/O PETER J BUERKE
15811 WICKLOW LN
HUNTINGTON BEACH CA 92647

ASMT: 565171039, APN: 565171039
ANGELO GEORGIN, ETAL
25996 MONTE CARLO WAY
MISSION VIEJO CA 92692

ASMT: 565172010, APN: 565172010
VOLA CORBIN, ETAL
C/O OWEN CORBIN
P O BOX 44
DAGGETT CA 92327

ASMT: 565172001, APN: 565172001
MILDRED SEERIGHT, ETAL
P O BOX 1009
IDYLLWILD CA 92549

ASMT: 565172011, APN: 565172011
PAUL BAILEY
7119 SEAWIND DR
LONG BEACH CA 90803

ASMT: 565172002, APN: 565172002
DAVID ARNAIZ, ETAL
802 STEVENS AVE
SOLANA BEACH CA 92075

ASMT: 565172012, APN: 565172012
BONNIE WOLF
P O BOX V
IDYLLWILD CA 92549

ASMT: 565172003, APN: 565172003
CHERIE BERRYMAN BEYER, ETAL
P O BOX 251
IDYLLWILD CA 92549

ASMT: 565172013, APN: 565172013
ANTJE BANKS, ETAL
P O BOX 875
IDYLLWILD CA 92549

ASMT: 565172007, APN: 565172007
JAMES TATUM
P O BOX 1696
IDYLLWILD CA 92549

ASMT: 565172019, APN: 565172019
REBECCA ANDELSON, ETAL
75545 MARY LN
INDIAN WELLS CA 92210

ASMT: 565172021, APN: 565172021
NEIL SCHROEDER
C/O WESTERN DENTAL
P O BOX 3470
CAMARILLO CA 93011

ASMT: 565172025, APN: 565172025
MELODY BLASCHKO, ETAL
P O BOX 3029
IDYLLWILD CA 92549

ASMT: 565180001, APN: 565180001
ELANIE MOORE
P O BOX 1462
IDYLLWILD CA 92549

ASMT: 565180002, APN: 565180002
CAROL GAFFNEY, ETAL
4964 PINE ST
LA MESA CA 91941

ASMT: 565180007, APN: 565180007
LINDA LAWRENCE, ETAL
2034 N PECK RD
EL MONTE CA 91733

ASMT: 565180023, APN: 565180023
HEMET VALLEY UNION SCHOOL DIST
HEMET VALLEY UNION SCHOOL DIST
UNKNOWN

Terilee Hammett
40450 Chaparral Drive
Temecula, CA 92592

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: Mark Knorringa
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

California State
Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

ATTN: District Services Manager
California State Parks, Colorado Desert
District
200 Palm Canyon Dr.
Borrego Springs, CA 92004

ATTN: Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., Suite 112
Palm Desert, CA 92260-2574

Fern Valley Water District
55790 S. Circle Dr.
P.O. Box 3039
Idyllwild, CA 92549

Hill Municipal Advisory Council
P.O. Box 1200
Idyllwild, CA 92549

Idyllwild Chamber of Commerce
54295 Village Center Dr.
P.O. Box 304
Idyllwild, CA 92549

Idyllwild Fire Department
54160 Maranatha Dr.
P.O. Box 656
Idyllwild, CA 92549-0656

Idyllwild Property Owners' Assoc.
P.O. Box 165
Idyllwild, CA 92549

Idyllwild Water District
25945 Hwy. 243
P.O. Box 397
Idyllwild, CA 92549

Mountain Area Planning Council
P.O. Box 394
Idyllwild, CA 92549

Mt. San Jacinto State Park
25905 Hwy. 243
Idyllwild, CA 92549

Natural Resources Conservation Services
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582-2567

Pine Cove County Water District
24917 Marion Ridge Dr.
P.O. Box 2296
Idyllwild, CA 92549

Pine Cove Property Owners' Assoc.
P.O. Box 2023
Idyllwild, CA 92549

ATTN: Ruth Watling
Pinyon Community Council
69030 Pinesmoke #51
Mountain Center, CA 92561

Pinyon Pines County Water District
63500 Pozo Dr.
Mountain Center, CA 92561-3578

Pinyon Pines Homeowners' Assoc.
Pinyon Pines 69
Mountain Center, CA 92561

ATTN: John Petty
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop I070

ATTN: Bruce Colbert, Executive Dir.
Property Owners of Riverside County
P.O. Box 127
Riverside, CA 92502

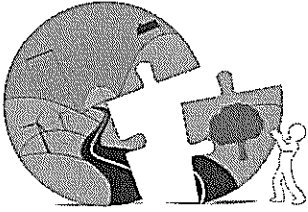
ATTN: Aida Martin
Rural Community United
P.O. Box 760
Aguanga, CA 92536

San Bernardino National Forest,
Forest Service
U.S. Department of Agriculture
1824 Commercenter Cir.
San Bernardino, CA 92408-3430

San Jacinto Ranger Station,
Forest Service
U.S. Department of Agriculture
54270 Pinecrest
P.O. Box 518
Idyllwild, CA 92549

Applicant/Owner:
Jung Hwan Choi
P. O. Box 1393
Idyllwild, CA 92549

Architect/representative:
Hyung Jin Seo
1130 Quail Meadow
Irvine, CA 92603



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25210

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42544).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: October 7, 2013

Applicant/Project Sponsor: Jung Hwan Choi Date Submitted: September 12, 2012

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

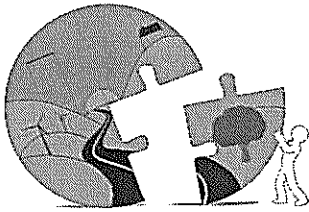
The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25210\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25210.docx

Please charge deposit fee case#: ZEA42544 ZCFG5919 \$2,156.25 +\$50
FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42544/Plot Plan No. 25210

Project Title/Case Numbers

H. P. Kang

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jung Hwan Choi

Project Applicant

26500 Idyllwild Road, Idyllwild, CA 92549

Address

The project is located at the Northerly of Strawberry Valley Drive, easterly of Saunders Meadow, and westerly of Bickneil Lane and southerly of Highway 243.

Project Location

The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

HK/hk

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\INOD Form.PP25248.docx

Please charge deposit fee case#: ZEA42544 ZCFG5919 \$2,156.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1208093

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: CHOI JUNG HWAN \$64.00
paid by: CK 5044
CFG FOR EA42544
paid towards: CFG05919 CALIF FISH & GAME: DOC FEE
at parcel: 26500 IDYLLWILD RD IDYL
appl type: CFG3

By _____ Sep 12, 2012 11:35
MGARDNER posting date Sep 12, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1308268

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: CHOI JUNG HWAN \$2,156.25
paid by: CK 5497
CFG FOR EA42544
paid towards: CFG05919 CALIF FISH & GAME: DOC FEE
at parcel: 26500 IDYLLWILD RD IDYL
appl type: CFG3

By _____ Aug 29, 2013 13:44
BNTHOMAR posting date Aug 29, 2013

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

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