



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

AUGUST 10, 2015

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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **NONE**

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

- 3.1 **PLOT PLAN NO. 25557** – CEQA Exempt – Applicant: Joo Chul Pak – Engineer/Representative: Brian Pak – Fifth Supervisorial District – The Pass and Desert Zoning District – The Pass Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Poppet Flats Road, southerly of Twin Pines Road, easterly of Berry Hill Drive, and westerly of Highway 243 – 5.25 acres – Zoning: Controlled Development Area (W-2) – **REQUEST:** The plot plan is for the proposed operation of a Class II kennel, breeding facility for up to 25 dogs to be boarded and housed within a 1,320 sq. ft. prefabricated metal building (existing) on a 5.25 acre lot. The prefabricated metal building includes attached concrete outdoor play areas that have been installed along the east side of the building, which has three doors, one regular sized door and two large roll-up doors. An existing concrete pad area located at the north end of the metal building will be

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

FINAL: 07/30/15

utilized for cleaning and training activities. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.


4.0 SCOPING SESSION:

- 4.1 **ENVIRONMENTAL IMPACT REPORT NO. 545** – Applicant: Summit Land Partners, LLC – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI), Rural:Rural Residential (R:RR), Open Space:Water (OS:W), and Open Space:Rural (OS:R) – Location: Northerly of Temescal Canyon Road, easterly of Indian Truck Trail, and westerly of Horsethief Canyon Road – 536.7 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** Riverside County will be the lead agency for preparation of an Environmental Impact Report (EIR) for 1) a Specific Plan proposing a mixed-use development containing residential, park, and open space uses; and 2) a Change of Zone proposing to formalize the Planning Areas, create a site specific zoning ordinance, and to change the zoning on the project site from Manufacturing-Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas (W-1) to Specific Plan (SP); and 3) amend the current General Plan Land Use Designation. County is soliciting comments on the scope and content of the environmental analysis and the EIR for the project. A description of the whole of the project, location, location maps, the project background and objectives, and preliminary identification of the potential environmental effects, is contained in the Notice of Preparation. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.
- 4.2 **ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 1122** – 2013-2021 Housing Element – Applicant: County of Riverside – All Supervisorial Districts – Various Zoning Districts/Areas – 10 Area Plans: Classification to Highest Density Residential or Mixed Use Area – Location: Unincorporated Riverside County – Approximately 4,780 Acres-Zoning: Various Zones – **REQUEST:** Riverside County will be the lead agency for preparation of an Environmental Impact Report (EIR) for a project known as the 2013-2021 Housing Element update and rezoning. County is soliciting comments on the scope and content of the environmental analysis and the EIR for the project. A description of the whole of the project, location, location maps, the project background and objectives, and preliminary identification of the potential environmental effects, is contained in the Notice of Preparation, available through the Riverside County Planning Department or on the Planning Department's website at <http://planning.rctlma.org>. Project Planner: Bill Gayk at (951) 955-8514 or email bgayk@rctlma.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.:
 Area Plan: The Pass Area Plan
 Zoning Area: The Pass and Desert District
 Supervisorial District: Fifth
 Project Planner: Peter Lange
 Directors Hearing: August 10, 2015

PLOT PLAN NO. 25557
 CEQA EXEMPT
 Applicant: Joo Chul Pak
 Engineer/Representative: Brian Pak


 Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25557 is for the operation of an existing Class II kennel and breeding facility that will have up to 25 dogs. The project site contains an existing single family residence and a 1,320 square foot pre-fabricated metal storage building which will be utilized as the kennel. The pre-fabricated structure includes attached concrete outdoor play areas that have been installed along the east side of the building. In addition, there is an existing concrete pad area located at the north end of the kennel structure which will be utilized for cleaning and training activities.

The proposed project is located, easterly of Berry Hill Drive, northerly of Poppet Flats Road, and southerly of Twin Pines Road.

ISSUES OF POTENTIAL CONCERN:

Noise Impact:

The proposed project is located within close vicinity to other single family residence. From the kennel structure, the closest existing single family residential dwelling is located 0.4 miles to the south. Due to the nature of the proposed use, Class II kennel, the applicant is required to comply with Stationary Noise Source Standards from the Riverside County Department of Environmental Health.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) and Rural: Rural Mountainous (R:RM). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) to the north and east, Rural Mountainous (RM) to the south, Tribal Lands (IND) to the west. |
| 3. Existing Zoning (Ex. #2): | Controlled Development (W-2). |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development (W-2) to the north, south, east, and west of the project site. |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Single family residence. |
| 6. Surrounding Land Use (Ex. #1): | A rural residential home is located to the south, vacant land to the west and north, and scattered rural residential homes to the east (immediately across Highway 243). |
| 7. Project Data: | Total Acreage: 5.25 |
| 8. Environmental Concerns: | CEQA Exempt |

RECOMMENDATIONS:

FIND that the project is exempt from CEQA pursuant to the based upon the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 25557, 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.

1. The project site is designated Rural Community: Estate Density Residential (RC-EDR)(2 Acre Minimum) of the Pass Area Plan.
2. The proposed use, a Class II kennel for the, is consistent with the Rural Community: Estate Density Residential (RC-EDR) designation and all policies of the General Plan.
3. The project site is surrounded by properties which are all designated Rural Community: Estate Density Residential (RC-EDR) to the north and east, Rural Mountainous (RM) to the south, Tribal Lands (IND) to the west.
4. The zoning for the subject site is Controlled Development (W-2).
5. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, south, east, and west.
6. The proposed use, a Class II kennel for the, is permitted within the Controlled Development (W-2) zone subject to the approval of a Plot Plan according to the provisions of Section 18.45 of Ordinance No. 348.
7. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries).
8. A rural residential home is located to the south, vacant land to the west and north, and scattered rural residential homes to the east (immediately across Highway 243). Within project vicinity, there is a single family residential dwelling located approximately 0.4 miles to the south and 0.7 miles to the east.

9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan and as such, is not required to dedicate a portion of the project site for dedication purposes.
10. This project is not located within a City Sphere of Influence.
11. The proposed Class II kennel is located within a high fire hazard severity zone.
12. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
13. All kennels are subject to the provisions of County Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance).
14. The proposed project has been determined to be categorically exempt from CEQA, as set forth per section 15301 (Existing Facilities) of the CEQA Guidelines. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, projects that are categorically exempt per section 15301 are applicable to projects which involve expansions of existing structures if the expansions do not exceed 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

As outlined in the project description, the proposed project will be to permit an existing Class II kennel located in a pre-fabricated storage structure dwelling. The existing kennel includes outdoor recreational facilities that are along the eastern portion of the project site. The proposed project does not include the expansion of the existing kennel facility or the single family residential dwelling, but rather to permit the existing use.

CONCLUSIONS:

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

2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault zone;
 - b. A City Sphere of Influence;
 - c. A 100 year flood plain;
 - d. Dam inundation area;
 - e. Stephen's Kangaroo Rat Fee Area;
 - f. A Recreation and Park District; and,
 - g. Community Service Area.

3. The project site is located within:
 - a. The Pass Area Plan;
 - b. The boundaries of Banning Unified School District;
 - c. San Geronio Pass Water Agency (SGPWA)
 - d. A high fire and State Responsibility Area; and,
 - e. An area of very low, low, and moderate liquefaction.

4. The subject site is currently designated as Assessor's Parcel Number 544-180-014.

MS/bb

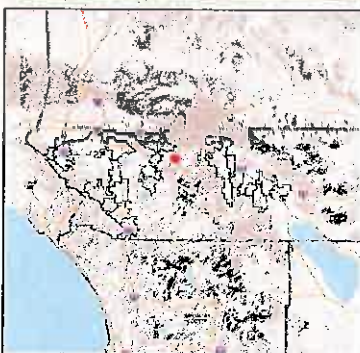
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Date Prepared: 01/01/01

Date Revised: 07/23/15

Vicinity Map

PP25557



Legend

- ☐ Display Parcels
- ☐ Interchanges
 - ☒ PROPOSED INTERCHANGE
 - ☐ EXISTING INTERCHANGE
- ☐ Cetap
- ☒ Airports
- ☐ CSA
- ☐ <all other values>
- ☐ #93
- ☐ #103

- ☐ PINYON FLATS, #60
- ☐ CRESTMORE, #73
- ☐ QUAIL VALLEY, #86
- ☐ DESERT CENTER/LAKE
- ☐ RIPLEY, #62
- ☐ DESERT HOT SPRINGS, #115
- ☐ RUBIDOUX, #72
- ☐ HEMET, #59
- ☐ SE HEMET, #94
- ☐ HEMET, #69
- ☐ TEMESCAL, #135
- ☐ IDYLLWILD, #36
- ☐ THE ORCHARDS/LAKE
- ☐ INDIO, #53
- ☐ THERMAL, #125
- ☐ INDIO HILLS, #105
- ☐ VALLE VISTA, #91
- ☐ LAKE ELSINORE, #22
- ☐ W PALM SPRINGS, #47
- ☐ LAKE MATHEWS, #128

Notes



0 907 1,813 Feet



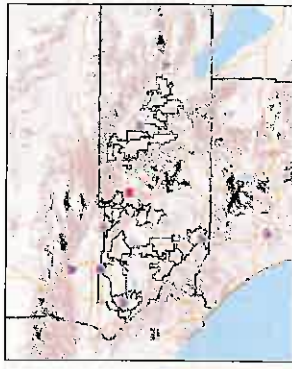
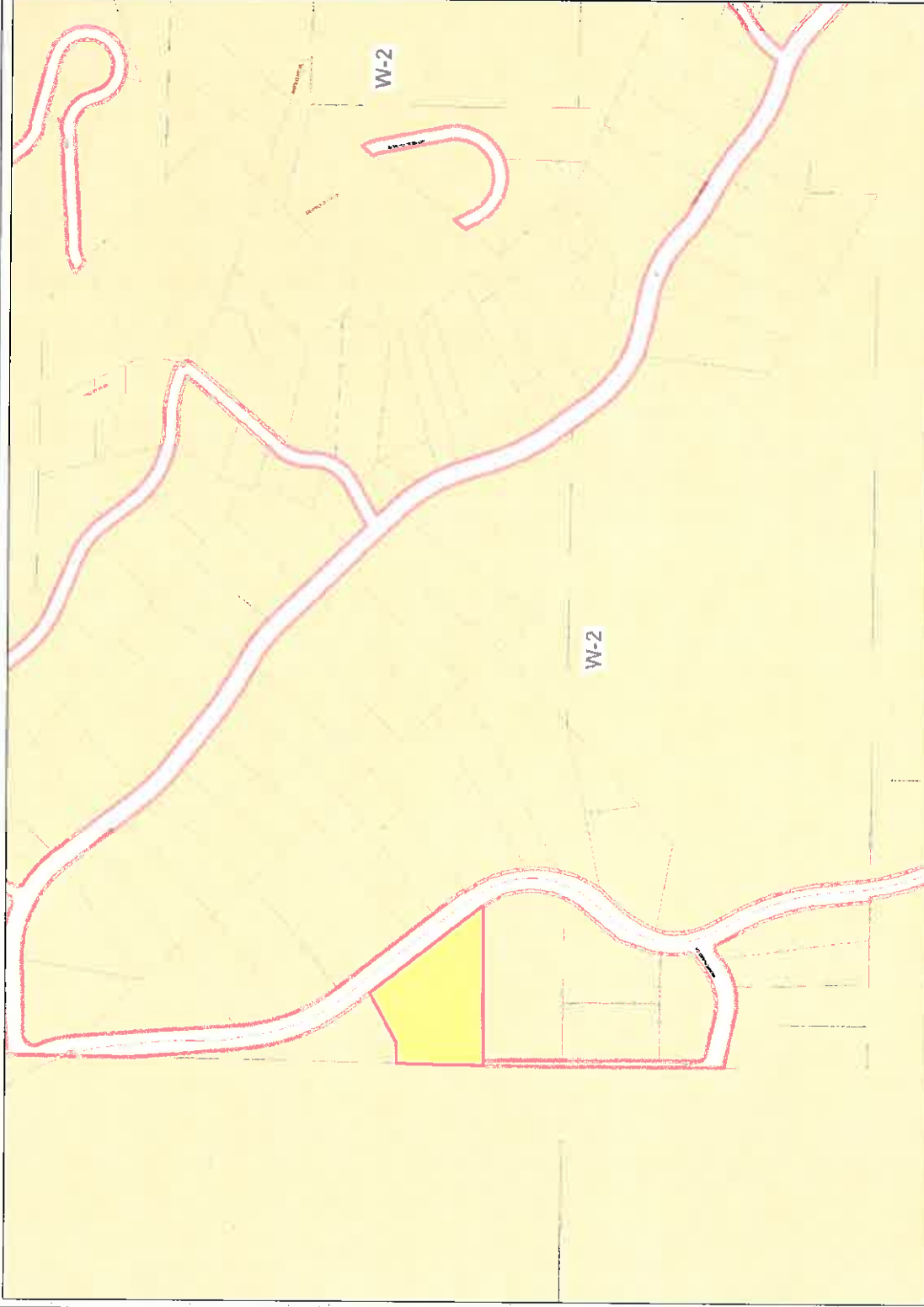
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REPORT PRINTED ON... 7/28/2015 8:42:54 AM

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Current Zoning

PP25557



Legend

- ☐ Display Parcels
- Interchanges**
 - PROPOSED INTERCHANGE
 - EXISTING INTERCHANGE
- Cemap
- Airports
- CSA
- <all other values>
- #93
- #103
- #93
- BELLE MEADOWS, #148
- N PALM SPRINGS, #13
- BERMUDA DUNES, #121
- PALM SPRINGS, #15
- CABAZON, #85
- PERRIS, #89
- CHERRY VALLEY, #27
- PERRISWAGON WHEEL, #70
- CORONITA, #1
- PINE COVE, #38
- CORONITA, #21
- PINYON FLATS, #60
- CRESTMORE, #73
- QUAIL VALLEY, #86
- DESERT CENTER/LAKE TAMARISCUS
- RIPLEY, #62

Notes

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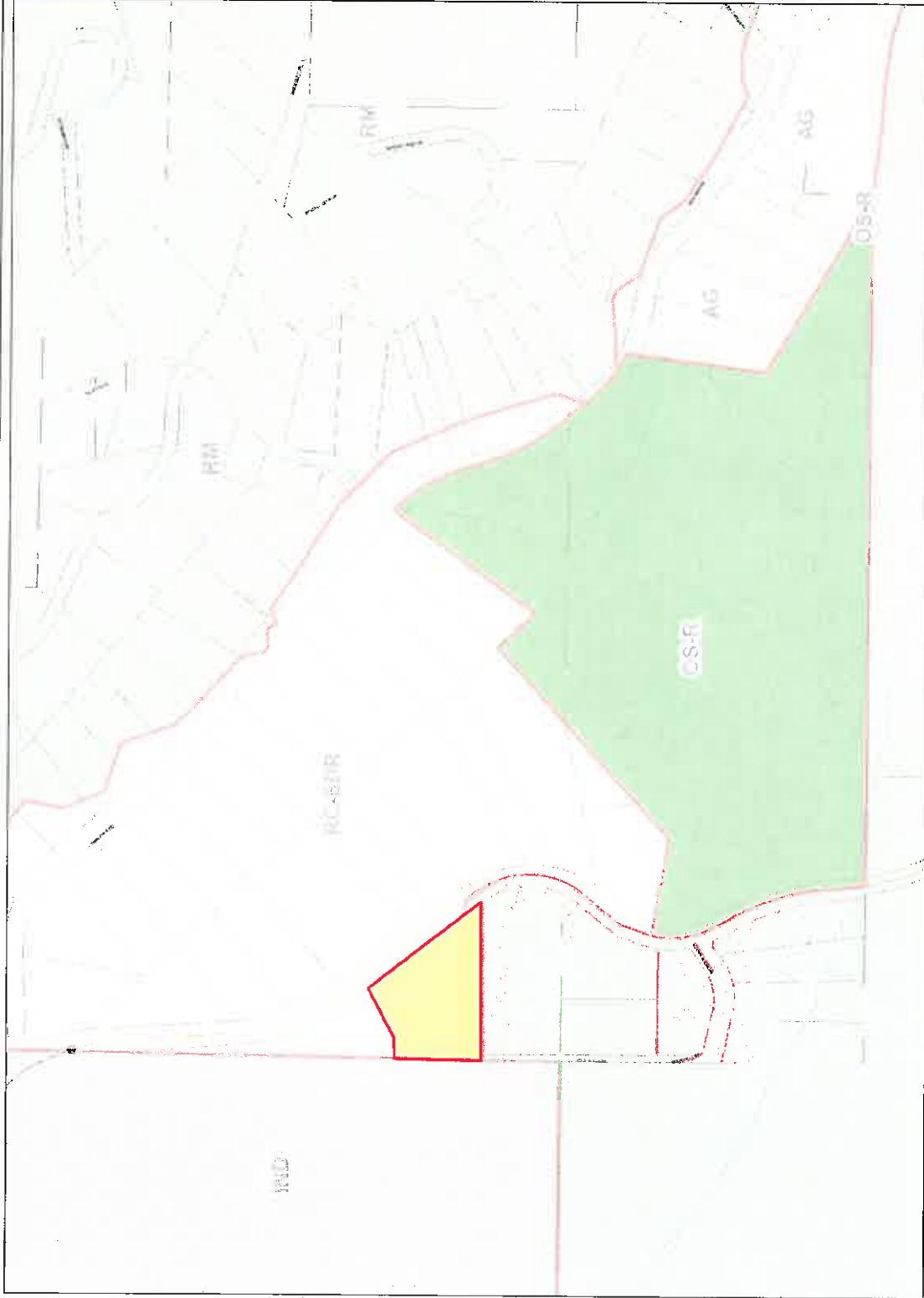
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Current Land Use PP25557



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Notes

Legend

Display Parcels

Interchanges

PROPOSED INTERCHANGE

EXISTING INTERCHANGE

Cetap

Airports

CSA

<all other values>

#93

#103

#93

BELLE MEADOWS, #148

N PALM SPRINGS, #13

BERMUDA DUNES, #121

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QUAIL VALLEY, #86

DESERT CENTER/LAKE TAMARISCUS

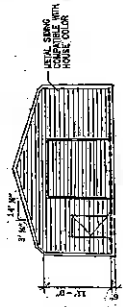
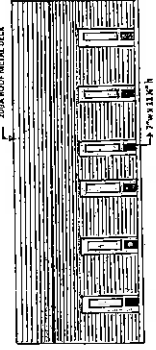
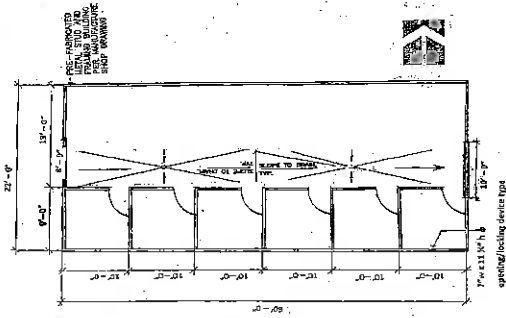
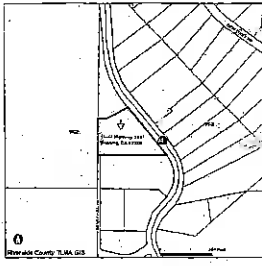
RIPLEY, #62



Official Use Only

Redding County GIS

Property Address: 11145 WINDMILL RD
REDDING, REDDING County, CA



APN: 241-160-014
OWNER: JOD CHUL PAK
ADDRESS: 18845 HIGHWAY 243, REDDING, CA 92220
ZONE: V-1
LOT AREA: 5.00 ACRES
DOGS KENNEL AREA: ONE BUILDING AT 1200 SQ. FT.
APPLICANT: JOD CHUL PAK (848-248-8753)
TRAN: JOD CHUL PAK (848-248-8753)
REPRESENTATIVE: BRIAN PAK (213) 288-5892

UTILITIES
SCHOOL DISTRICT: REDDING UNITED SCHOOL DISTRICT
WATER: REDDING WATER DEPARTMENT (709) 941-8012
SEWER: REDDING SEWER DEPARTMENT (709) 941-8012
GAS: FERRALL GAS SERVICES (709) 941-8012
TELEPHONE: VALLEYVIEW (800) 443-0300
CABLE TV: DIRECT TV (877) 471-0000

THOMAS EDS: 752
EASEMENTS: NONE

* Land not subject to liquefaction or other geologic hazard.
* Not subject to overflow, inundation or flood hazard.

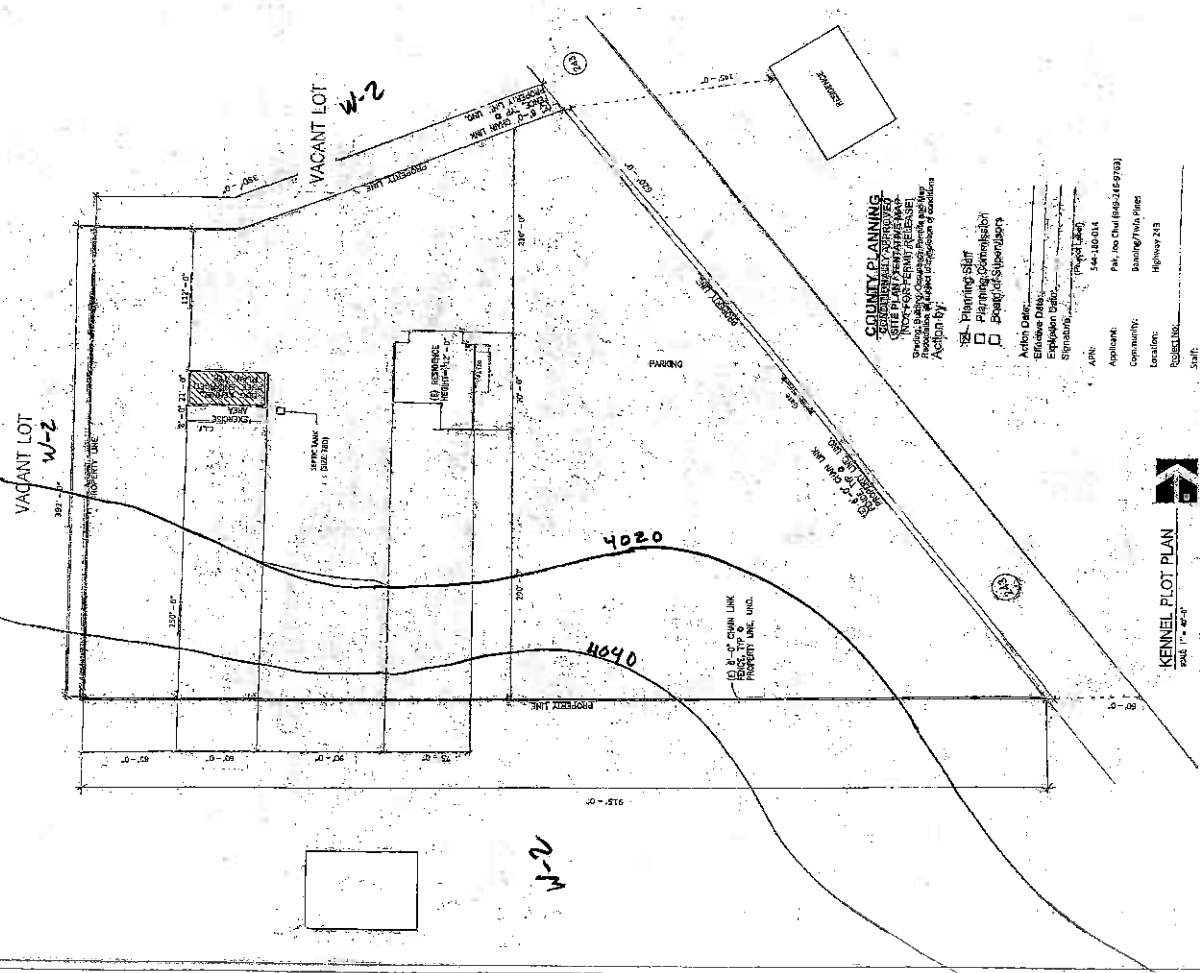
COUNTY PLANNING
SUBMITTED AND REVIEWED
DATE: 11/11/2011
BY: JOD CHUL PAK (848-248-8753)
ACTION: Planning Staff
☐ Planning Commission
☐ Board of Supervisors

APPLICANT: JOD CHUL PAK (848-248-8753)
LOCATION: 18845 HIGHWAY 243, REDDING, CA 92220
PROJECT: NEW DOG KENNEL
SCALE: 1/4" = 1'-0"

APN: 241-160-014
APPLICANT: JOD CHUL PAK (848-248-8753)
LOCATION: 18845 HIGHWAY 243, REDDING, CA 92220
PROJECT: NEW DOG KENNEL
SCALE: 1/4" = 1'-0"

REMARKS: ERNAPAK (213) 288-5892
WATER USE PERMIT TO ESTABLISH A COMMERCIAL KENNEL WITH A MAXIMUM OF 42 DOGS ON A 5.0 ACRES

KENNEL PLOT PLAN
SCALE: 1/4" = 1'-0"



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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25557

Parcel: 544-180-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP25557. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the proposed operation of a Class II kennel, breeding facility for up to 25 dogs to be boarded and housed within a 1,320 sq. ft. pre-fabricated building (existing) on a 5.25 acre lot. The pre-fabricated building includes attached concrete outdoor play areas that have been installed along the east side of the building, which has three doors, one regular sized door and two large roll-up doors. An existing concrete pad area located at the north end of the metal building will be utilized for cleaning and training activities.

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

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CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25557

Parcel: 544-180-014

10. GENERAL CONDITIONS

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

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP25557

Parcel: 544-180-014

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 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. 13 USE - SLOPE SETBACKS RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25557

Parcel: 544-180-014

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

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

The current approval is based on no proposed construction, and no proposed employees. The dogs are transported by owner to thier applicable destinations.

If any additional buildings/structures are constructed or placed on the property, the applicable building permits required by the current adopted California Building Codes will be required prior to construction or placement.

if employees or the general public will have access to the property, all applicable accessibility requirements per the CBC chapter 11b will apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25557

Parcel: 544-180-014

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NO NOISE REPORTS (cont.)

RECOMMND

with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. 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. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a _ hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-1_

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10. GENERAL CONDITIONS

10.FIRE. 3 USE* -#23-MIN REQ FIRE FLOW (cont.) RECOMMND

construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located on this project and shall be spaced per the California Fire Code.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE - ROAD ACCESS RECOMMND

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

PARKS DEPARTMENT

10.PARKS. 1 USE - OFFER OF DEDICATION RECOMMND

The applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and

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10. GENERAL CONDITIONS

10.PARKS. 1 USE - OFFER OF DEDICATION (cont.) RECOMMND

will not become part of the District's maintained trail system.

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 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

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10. GENERAL CONDITIONS

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

RECOMMND

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. 3 USE - COMPLY BUILDING & SAFETY

RECOMMND

Compliance with Department of Building and Safety Directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 4 PPA - EXERCISE SPACE/SHELTER

RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 5 PPA - FOOD/WATER

RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be

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10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - FOOD/WATER (cont.) RECOMMND

maintained on hand and provided at appropriate intervals.

10.PLANNING. 6 PPA- FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 7 PPA- ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 8 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 9 PPA- KENNEL RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 10 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.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 12 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. 25557 has been calculated to be 5.2 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.

10.PLANNING. 13 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - COMPLY WITH ORD./CODES (cont.)

RECOMMND

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

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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

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 n 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. 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - EXISTING GRADING

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 - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - PERC TEST REQD (cont.) RECOMMND

Departments technical guidance manual will be required for any new proposed structures requiring a septic system.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1"=40') showing the proposed and existing subsurface sewage disposal system will be required for any proposed structure. Floor plan/plumbing schedule of proposed structure will also be required to ensure proper septic tank sizing.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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.

Precise grade inspection of entire permit area.

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 Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 USE - OFFER OF DEDICATION

RECOMMND

The applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 15, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Idyllwild Fire District
Riv. Co. Public Health Dept. - Industrial Hygiene
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomson
Riv. Co. Sheriff's Department
San Geronio Pass Community Council
Supervisor Ashley (5th District)

Commissioner Zuppardo (5th District)
San Geronio Pass Water Agency (SGPWA)
Southern California Edison Co.
Southern California Gas Co.
California Department Of Fish And Game
U.S. Fish And Wildlife Service
Banning Unified School District

PLOT PLAN NO. 25557 – EA42680– Applicant: Joo Chul Pak – Engineer/Representative: Brian Pak – Fifth Supervisorial District – The Pass & Desert Zoning Districts – The Pass Area Plan: Rural Communities: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: North of Poppet Flats Road, South of Twin Pines Road, East of Berry Hill Drive, West of Highway 243 – 5.25 Acres - Zoning: Controlled Development Area (W-2) - **REQUEST:** The Plot Plan proposes to construct and operate at Class II Kennel for up to 25 dogs - APN: 544-480-014-5

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on 5/1/14**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 Lisa Edwards, at (951) 955-1888 or email at ledwards@rctlma.org / **MAILSTOP# 1070**.

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.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: December 16, 2014
To: Bahelila Boothe, Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92508
From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

St Hinde

County of Riverside
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
Phone: (951) 955-8980



Project Reviewed: Plot Plan 25557

Reference Number: SR31081

Applicant: Ms. Soohee Lee
16845 US Hwy. 243
Banning, CA

Noise Consultant: Roma Environmental
31751 Sandhill Lane
Temecula CA 92591
(951) 544-3170

Review Stage: First Review

Information Provided: "Noise Impact Analysis for a Small Dog Kennel, Riverside, CA"
dated November 24, 2014

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •

Phone: 951-955-8980
www.rivcoeh.org



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Noise Standards:

I. For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, whichever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
 - vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

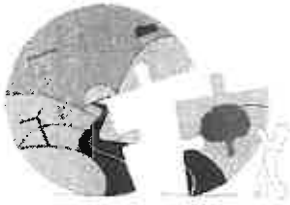
Findings:

The consultant's report is adequate. Based on our review of the report the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

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

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: Class II Kennel, up to 25 dogs

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: SECTION 18.45

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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Brian
Soo. 949-939-4902

Applicant's Name: JOO CHUL PAK

E-Mail: brianpak92@gmail.com

Mailing Address: 19485 HIGHBRIDGE WAY

TRABUCO CANYON
City

Street
CA
State

92679
ZIP

Daytime Phone No: (949) 246-9763

Fax No: () _____

Engineer/Representative's Name: BRIAN PAK

E-Mail: brianpak92@gmail.com

Mailing Address: 600 W. 9th St. #115

LOS ANGELES
City

Street
CA
State

90015
ZIP

Daytime Phone No: (213) 268-5992

Fax No: () _____

Property Owner's Name: JOO CHUL PAK

E-Mail: _____

Mailing Address: 19485 HIGHBRIDGE WAY

TRABUCO CANYON
City

Street
CA
State

92679
ZIP

Daytime Phone No: (949) 246-9763

Fax No: () _____

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

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

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.

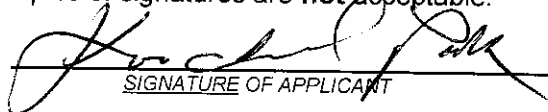
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

JOO CHUL PAK

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

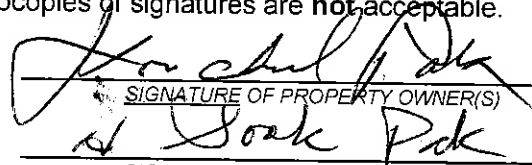
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

JOO CHUL PAK

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

HYE SOOK PAK

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): 544180014-5

Section: 25 Township: 3 South Range: 1 East

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.

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.

Soohee Pak Lee
PRINTED NAME OF PROPERTY OWNER(S)

Soohee Pak Lee
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): _____

Section: _____ Township: _____ Range: _____

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25557 – CEQA Exempt- Applicant: Joo Chul Pak - Engineer/Representative: Brian Pak – Fifth Supervisorial District – The Pass and Desert Zoning Districts – The Pass Area Plan: Rural Communities: Estate Density Residential (RC-EDR)(2 Acre Minimum) – Location: North of Poppet Flats Road, south of Twin Pines Road, east of Berry Hill Drive, and west of Highway 243- 5.25 acres – Zoning: Controlled Development Area (W-2) – **REQUEST:** The plot plan is for the proposed operation of a Class II kennel, breeding facility for up to 25 dogs to be boarded and housed within a 1,320 sq. ft. prefabricated metal building (existing) on a 5.25 acre lot. The prefabricated metal building includes attached concrete outdoor play areas that have been installed along the east side of the building, which has three doors, one regular sized door and two large roll-up doors. An existing concrete pad area located at the north end of the metal building will be utilized for cleaning and training activities.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
DATE OF HEARING: **August 10, 2015**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail plange@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/29/2015.

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

APN (s) or case numbers PP25557 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

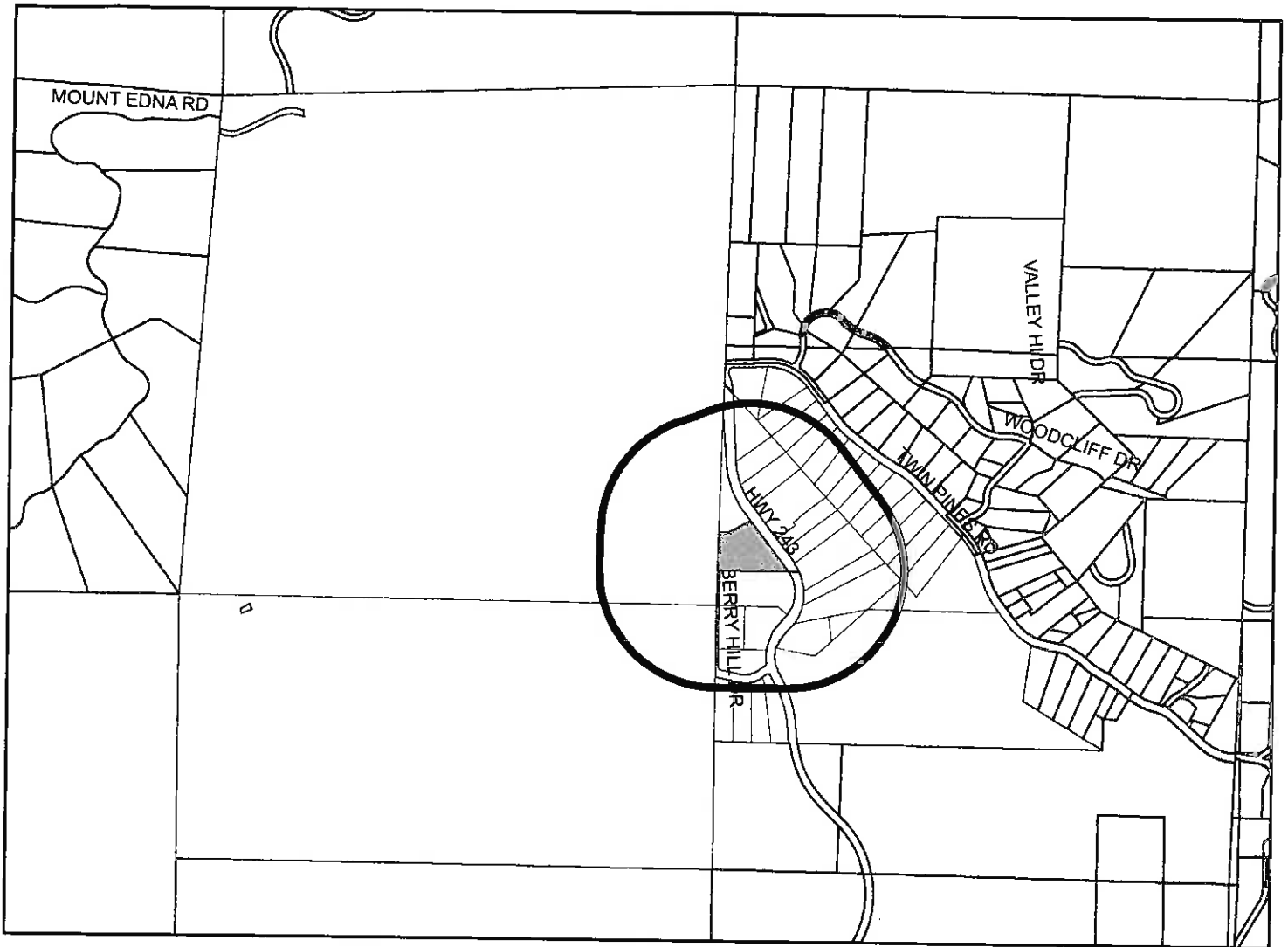
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

APN: 544-180-014 (1200 feet buffer)



Selected Parcels

544-200-037	544-200-038	544-200-035	544-050-011	544-180-007	544-170-001	544-200-034	544-200-024	544-170-010	544-180-001
544-180-010	544-180-011	544-180-012	544-180-013	544-170-018	544-170-012	544-200-032	544-180-002	544-180-014	544-170-013
544-170-014	544-170-019	544-180-003	544-180-015	544-200-033	544-170-026	544-170-027	544-200-030	544-200-031	544-170-021
544-170-020	544-180-019	544-200-036	544-050-014	544-170-015	544-170-016	544-170-017	544-180-018	544-180-020	



1,800 900 0 1,800 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: 544050011, APN: 544050011
CAMERON RANCH ASSOC
7 SHORERIDGE
NEWPORT BEACH CA 92657

ASMT: 544050014, APN: 544050014
USA MORONGO INDIAN RES 544
UNKNOWN

ASMT: 544170001, APN: 544170001
LAURA WATKINS, ETAL
P O BOX 666
BANNING CA 92220

ASMT: 544170012, APN: 544170012
PAMELA ATHERTON, ETAL
47355 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170013, APN: 544170013
CHERI MCRAE, ETAL
47325 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170015, APN: 544170015
BETTY HERNANDEZ, ETAL
47265 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170018, APN: 544170018
MARGO NEUMAN, ETAL
100 AIR FORCE WAY
FORT JONES CA 96032

ASMT: 544170019, APN: 544170019
LORI CORNELL
47171 TWIN PINES RD
BANNING, CA. 92220

ASMT: 544170020, APN: 544170020
KARYN LOWE, ETAL
2639 LOS FELIZ DR
THOUSAND OAKS CA 91362

ASMT: 544170021, APN: 544170021
CHRISTI LANGIUS, ETAL
5808 PARK RIDGE CT
FORT COLLINS CO 80528

ASMT: 544180001, APN: 544180001
JULIE RUTGERS, ETAL
2237 GRACEY LN
FALLBROOK CA 92028

ASMT: 544180002, APN: 544180002
JON SELLERS
16620 BANNING IDYLLWILD RD
BANNING, CA. 92220

ASMT: 544180003, APN: 544180003
PATTIE MAGNUSON, ETAL
16650 BANNING IDYLLWILD RD
BANNING, CA. 92220

ASMT: 544180007, APN: 544180007
DEBORAH WILLIAMS
41 921 BEACON HILL STE C
PALM DESERT CA 92211



ASMT: 544180011, APN: 544180011
MAGGY QUATANNENS, ETAL
1326 RIDGE VIEW TERR
FULLERTON CA 92831

ASMT: 544180013, APN: 544180013
MAGGY QUATANNENS, ETAL
1326 RIDGEVIEW TER
FULLERTON CA 92831

ASMT: 544180014, APN: 544180014
HYE PAK, ETAL
19485 HIGHRIDGE WAY
TRABUCO CANYON CA 92679

ASMT: 544180015, APN: 544180015
SUSAN RAMIREZ, ETAL
23555 HARRIS RD
PERRIS CA 92570

ASMT: 544180018, APN: 544180018
EMILY KELLEY, ETAL
C/O EMILY L KELLEY
PO BOX 3909
FULLERTON CA 92834

ASMT: 544180019, APN: 544180019
THOMAS CARMODY
16700 HIGHWAY 243
TWIN PINES CA 92220

ASMT: 544180020, APN: 544180020
VALERIE HARDY, ETAL
47363 TWIN PINES RD
BANNING CA 92220

ASMT: 544200024, APN: 544200024
LYNN MECKLENBURG, ETAL
P O BOX 911092
ST GEORGE UT 84791

ASMT: 544200031, APN: 544200031
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 544200032, APN: 544200032
MARTHA WILLIAMS, ETAL
6102 LIMESTONE RD
HOCKESSIN DE 19707

ASMT: 544200033, APN: 544200033
MARIA KRAUSE
1738 N MURRAY ST
BANNING CA 92220

ASMT: 544200034, APN: 544200034
DIANA DIMAGGIO
4600 LAUREL AVE
GRANTS PASS OR 97527

ASMT: 544200035, APN: 544200035
BETH MULLIGAN
47055 WONDERLAND DR
BANNING, CA. 92220

ASMT: 544200036, APN: 544200036
MARGARET LAYTE, ETAL
167 LOMA ST
BEAUMONT CA 92223

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ASMT: 544200037, APN: 544200037
ANGEL DUARTE
P O BOX 4491
RANCHO CUCAMONGA CA 91729

ASMT: 544200038, APN: 544200038
BERNARD WHITE
C/O BEN WHITE
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BANNING CA 92220

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Riv. Co. Sheriff's Dept
4095 Lemon Street
Riverside, CA 92501

High Valleys Water District
47781 Twin Pines Road
Banning, Ca 92220

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

CDFW Headquarters
1416 9th Street, 12th Floor, Sacramento,
CA 95814

U.S. Fish And Wildlife Service
370 Amapola Avenue
Torrance, CA

Banning Unified School District
101 W. Williams St
Banning CA 92220

Joo Chul Pak
19485 Highridge Way
Trabuco Canyon CA 92679

Brian Pak
600 West 9th Street Suite 115
Los Angeles CA 90015

Joo Chul Pak
19485 Highridge Way
Trabuco Canyon CA 92679

Brian Pak
600 West 9th Street Suite 115
Los Angeles CA 90015

Joo Chul Pak
19485 Highridge Way
Trabuco Canyon CA 92679

Brian Pak
600 West 9th Street Suite 115
Los Angeles CA 90015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning 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.

PP25557
Project Title/Case Numbers

Peter Lange
County Contact Person

951-955-1417
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Joo Chul Pak
Project Applicant

19485 Highridge Way Trabuco Canyon CA 92679
Address

East of Berry Hill Drive, north of Poppet Flats Road, and south of Twin Pines Road.

The operation of a Class II kennel, breeding facility for up to 25 dogs (primarily Maltese and Yorkshire terrier breeds) to be boarded and housed within a 1,320 sq. ft. prefabricated metal building (existing) on a 5.25 acre lot. The prefabricated metal building includes attached concrete outdoor play areas that have been installed along the east side of the building, which have three doors. The existing doors consist of a regular sized door and two large roll-up doors. An existing concrete pad area located at the north end of the metal building will be utilized for cleaning and training activities.

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 finding that nothing further was prepared for the project pursuant to the provisions of the Environmental Quality Act (\$50.00) and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

6/25/2015
Date

Date Received for Filing and Posting at OPR: _____



Steve Weiss AICP
Planning Director

NOTICE OF EXEMPTION

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

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

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 25557

Project Location: In the unincorporated area of Riverside County, more specifically located at 16845 State Highway 243, east of Berry Hill Drive, 1.06 mile north of Poppet Flats Road, 0.33 mile south of Twin Pines Road.

Project Description: PLOT PLAN NO. 25557 is for the proposed operation of a Class II kennel, breeding facility for up to 25 dogs (primarily Maltese and Yorkshire terrier breeds) to be boarded and housed within a 1,320 sq. ft. prefabricated metal building (existing) on a 5.25 acre lot. The prefabricated metal building includes attached concrete outdoor play areas that have been installed along the east side of the building, which has three doors, one regular sized door and two large roll-up doors. An existing concrete pad area located at the north end of the metal building will be utilized for cleaning and training activities.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Joo Chul Pak 19485 Highridge Way Trabuco Canyon CA 92679

Exempt Status: (Check one)☐ Ministerial (Sec. 21080(b)(1); 15268)☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))

☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

☒ Categorical Exemption (15301)☐ Statutory Exemption ()

☐ Other: _____

Reasons why project is exempt: The project is exempt from CEQA pursuant to the CEQA State Guidelines Sections 15301. More specifically, the project scope involves the permitting of an existing Class II kennel located adjacent to a single family dwelling. The proposed project does not include the expansion of the existing kennel or residential dwelling, but rather to permit the existing kennel.

Peter Lange

County Contact Person

951-955-1417

Phone Number

4th Song

Signature

Project Planner

Title

7/22/15

Date _____

Date Received for Filing and Posting at OPR: _____

Revised: 06/09/2015: Y:\Planning Case Files-Riverside office\PP25557\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42680 ZCFG No. 6062

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1403004

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

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

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

Received from: JOO CHUL PAK \$50.00
paid by: CK 1013
paid towards: CFG06062 CALIF FISH & GAME: DOC FEE
EA42680
at parcel #: 16845 HIGHWAY 243 IDYL
appl type: CFG3

By _____ Mar 25, 2014 14:38
MGARDNER posting date Mar 25, 2014


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: 4 . 1
Area Plan: Elsinore
Zoning Area: Temescal
Supervisory District: First
Project Planner: Peter Lange
Director's Hearing Date: August 10, 2015

ENVIRONMENTAL IMPACT REPORT NO. 545
SPECIFIC PLAN NO. 387
GENERAL PLAN AMENDMENT NO. 1126
CHANGE OF ZONE NO. 7851
Applicant: Summit Land Partners, LLC
Engineer/Representative: Steve McCormick


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on June 19, 2015, and will run for sixty (60) consecutive days which is scheduled to conclude on August 18, 2015.

LOCATION :

The project site is located in the Elsinore Area Plan in Western Riverside County; more specifically, the project is located east of the Interstate 15, south of the City of Corona, and north of the City of Lake Elsinore; directly adjacent to Temescal Canyon Road between Indian Truck Trail and Horsethief Canyon Road.

EXISTING CONDITIONS:

The Project site includes land surrounding Lee Lake and varied topography with high steep hills and canyons, a wooded riparian corridor and natural creek, flat natural and disturbed lands, and a private fishing concession. The lake is owned and maintained by the Elsinore Valley Municipal Water District (EVMWD) and is not included as part of the proposed site.

PROJECT DESCRIPTION:

The 536.7 acre Lakeside Temescal Valley Specific Plan (Lakeside SP) includes residential, community center, parks, open space, and trails. The majority of the site would remain as open space with development of residential, recreational, and infrastructure occurring on approximately 59.4 net acres in the southern portion of the site.

The proposed project includes a Foundation General Plan Amendment (FGPA), Specific Plan (SP), Western Riverside County Multiple Species Habitat Conservation Plan - Habitat Evaluation and Acquisition Negotiation Strategy (HANS), and Change of Zone (CZ), and Tentative Tract Map (TTM). The zone change would eliminate the current residential zoning that permits homes north of the lake and instead would cluster a maximum of 410 homes south of the lake.

The Specific Plan includes three distinct upscale neighborhoods (single-family detached residential units and compact high density single-family detached or attached cluster units) – within a gated community maintained by a homeowners association. Some units may be age-targeted. The recreation component includes a community building, outdoor pool, and small marina and boat ramp on Lee Lake through a long-term lease with EVMWD. The Temescal Canyon Road Class 1 (offroad) Bike Path and Regional Trail would be improved along Lakeside SP frontage as part of the planned Butterfield Historic Regional Trail system, along with a private trail for residents along the lakefront area and Temescal Wash on the northern edge of residential development.

LAKESIDE LAND USE TABLE

Land Use	Approximate Acres
Residential (<i>Total may not exceed 410 DU</i>)	39.1
Commercial/Light Industrial/Public Facility*	4.2
Parks/Trails	11.1
Natural Open Space	412.8
Lake	64.5
Temescal Canyon Road ROW Dedication	5.0
Grand Total	536.7

*1.7-acre site = wastewater recycling facility OR commercial or light industrial uses including, but not limited to, private recreational vehicle storage.

The development will require abandonment of existing wells as planned by the EVMWD. Approximately 8,900 linear feet of pipe would be installed to bring recycled water from the Lee Lake Water District Reclamation Facility south to recharge the Lee Lake Basin and maintain the lake water level. An 8-inch recycled water line would run from the 12-inch line at the adjacent Toscana Specific Plan north of the project site. A temporary on-site package wastewater treatment plant may be constructed if the permanent EVMWD master-planned system is not operational before homes are occupied. However, if the WRF is not constructed or is ultimately dismantled, other allowable uses would include commercial or light industrial uses including, but not limited to, private recreational vehicle storage. Dry utilities including natural gas and electricity would connect to existing lines along Temescal Canyon Road. Existing power poles on the south side of Temescal Canyon Road would remain in place. Improvements to Temescal Canyon Road would include paving, curb, gutter, and sidewalks. Water quality/stormwater detention basins would be constructed throughout the development.

The development would require approximately 700,000 cubic yards of fill material. Two options are currently being considered for the source of this fill: excavated from a borrow site on a portion of the property north of Temescal Wash (later restored with native vegetation) or hauled from another location

offsite. Construction is anticipated to start in May 2017 with the demolition and removal of onsite buildings and vegetation, and end in June 2021.

SUMMARY PROJECT DATA:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Open Space-Rural (OS-R), Open Space-Water (OS-W), and Rural: Rural Residential (R:RR). |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD: LI) |
| 3. Proposed Zoning: | Specific Plan No. 387 (Lakeside Temescal Valley Specific Plan) |
| 4. Surrounding Zoning: | Natural-Asset (N-A) to the north, Natural-Asset (N-A), Rural Residential (R-R), and Manufacturing-Service Commercial (M-SC) to the east, Specific Plan (Toscana Specific Plan) to the west, and Manufacturing-Service Commercial (M-SC) to the south. |
| 5. Existing Land Use: | The project site is currently undeveloped with exception to an existing recreational fishing concession facility located adjacent to Lee Lake. |
| 6. Surrounding Land Use: | Open Space-Conservation Habitat (OS-CH) to the north, Community Development-Light Industrial (CD:LI) and Open Space-Water (OS-W) to the south, Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Rural-Rural Residential (R:RR) to the east, and Community Development-Medium Density Residential (CD:MDR), Open Space-Conservation (OS-C), and Rural: Rural Mountainous (R:RM) to the west. |
| 7. Project Data: | Total Acreage: 536.7 |
| 8. Environmental Concerns: | The project may have a significant impact on the environment and an Environmental Impact Report will be required. |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Airport Influence Area;
 - b. County Service Area;
 - c. Fault Zone;
 - d. Recreation and Parks District;
 - e. An Agriculture Preserve; and
 - f. an area drainage plan,
3. The project site is locate within:
 - a. The City of Lake Elsinore Sphere of Influence;
 - b. Stephens Kangaroo Rat Fee Area;
 - c. A High fire and State Responsibility Area;
 - d. Dam Hazard Zone;
 - e. 100 year flood plain;
 - f. Temescal Canyon Municipal Advisory Committee;
 - g. Lake Elsinore Unified School District; and
 - h. An area of very low, low, moderate, and high soil liquefaction.
4. The subject site is currently designated as Assessor's Parcel 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 319-060-020, 319-060-022, 391-070-006, 391-070-007, 391-070-008.

NOTICE OF SCOPING SESSION

A **SCOPING SESSION** has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and hear the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project described below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the Environmental Impact Report and help eliminate from detailed study issues found not to be important.

The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: **545**

PROJECT CASE NO(S). / TITLE: **SPECIFIC PLAN NO. 387, CHANGE OF ZONE NO. 7851**

PROJECT LOCATION: **Northerly of Temescal Canyon Road, easterly of Indian Truck Trail, and westerly of Horsethief Cayon Road.**

PROJECT DESCRIPTION:

ENVIRONMENTAL IMPACT REPORT NO. 545 – Applicant: Summit Land Partners LLC - First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI), Rural Rural Residential (R-RR), Open Space-Water (OS-W), and Open Space-Rural (OS-R) – Location: Northerly of Temescal Canyon Road, easterly of Indian Truck Trail, and westerly of Horsethief Cayon Road - 536.7 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The Environmental Impact Report proposes to possible impacts resulting from 1) a Specific Plan proposing a mixed-use development containing residential, park, and open space uses and 2) a Change of Zone proposing to formalize the Planning Areas, create a site specific zoning ordinance, and to change the zoning on the proeject site from Manufacturing-Service Commercial (M-SC), Natural Assets (N-A), Rural Residential (R-R), and Watercourse, Watershed & Conservation Areas (W-1) to Specific Plan (SP), and 4) amend the current General Plan Land Use Designation

TIME OF SCOPING SESSION: **1:30 p.m.** or as soon as possible thereafter.
DATE OF SCOPING SESSION: **August 10, 2015**
PLACE OF SCOPING SESSION: **County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501**

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact Project Planner, Peter Lange at 951-955-1417, or e-mail plange@rctlma.org

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/9/2015,

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

APN (s) or case numbers SP00387 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

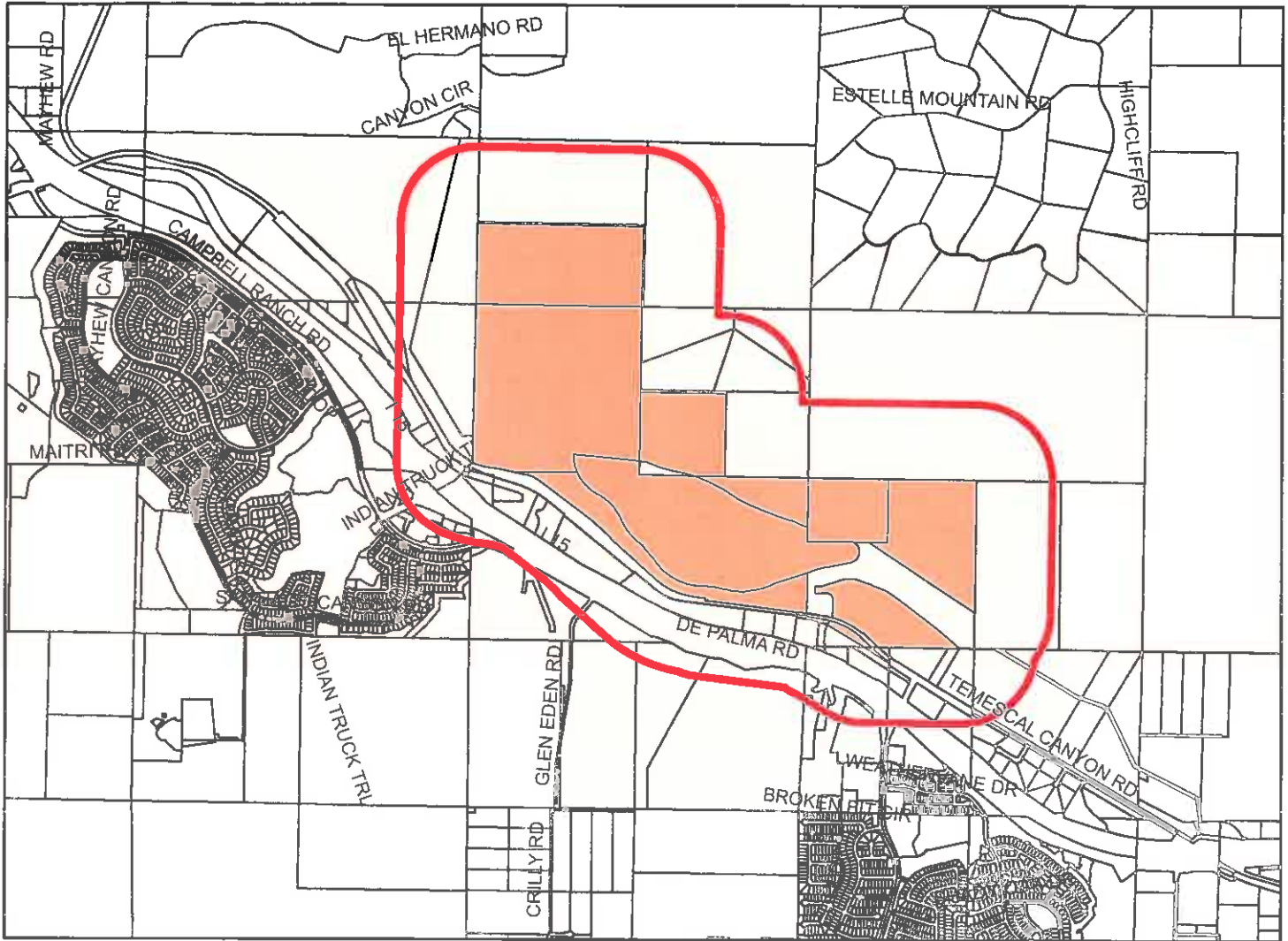
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

SP00387 (1200 feet buffer)



Selected Parcels

391-100-022	391-100-001	391-100-002	391-090-011	391-090-020	391-070-050	391-070-056	391-100-039	391-100-040	391-040-003
391-050-002	391-050-003	391-050-007	391-050-008	391-060-002	391-060-018	391-060-020	391-060-022	391-070-007	391-070-008
391-070-006	391-070-009	391-110-001	391-110-002	391-110-021	391-060-016	391-090-023	391-090-049	290-670-009	290-670-025
290-670-030	391-070-051	391-070-052	391-070-046	391-040-002	391-040-004	391-050-006	391-480-020	391-090-030	391-090-031
391-090-018	391-100-010	391-100-041	391-060-004	391-080-005	391-060-019	391-060-021	391-070-029	290-670-022	290-670-024
290-670-029	391-090-016	391-090-045	391-090-046	290-130-053	290-130-054	290-130-055	290-080-037	290-130-020	290-130-081
290-130-032	290-670-008	290-670-015	290-670-016	391-070-001	391-070-035	391-070-036	391-070-053	391-070-054	391-070-055
391-060-024	391-070-030	391-080-014	391-080-015	391-060-011	391-040-001	391-040-005	391-050-009	391-050-010	391-050-011
391-050-012	290-670-023	290-670-028	391-070-049	391-060-017	391-090-050	290-080-038	290-130-082	391-100-035	

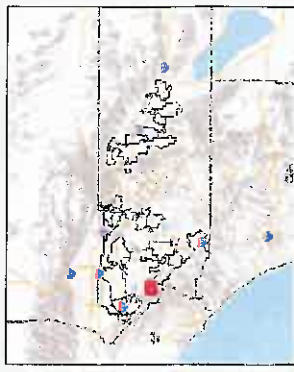
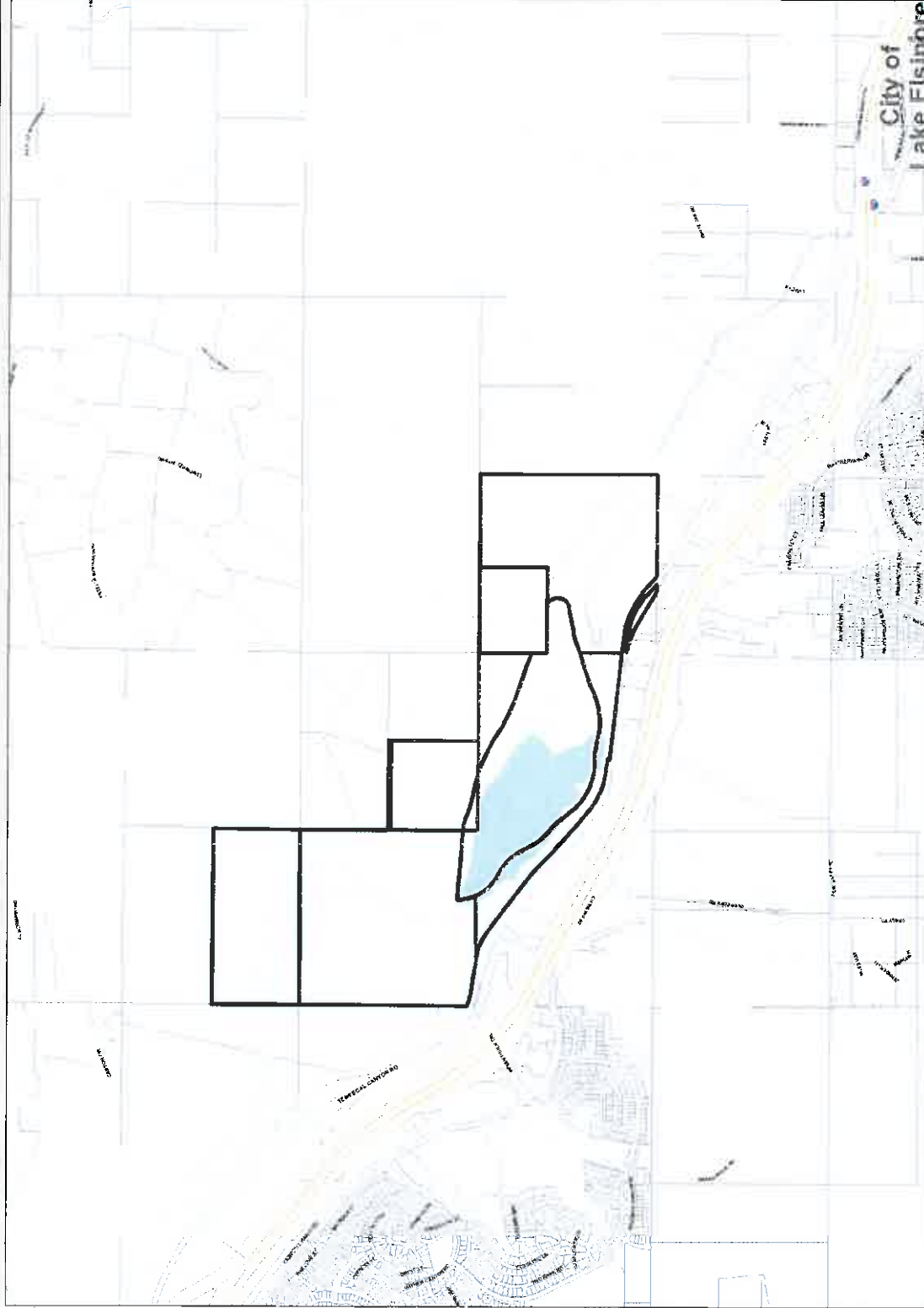


2,700 1,350 0 2,700 Feet

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.

Environmental Impact Report No. 545

Specific Plan No. 387 & Change of Zone No. 7851



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 2,807 5,613 Feet



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


REPORT PRINTED ON... 6/18/2015 7:44:57 AM

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Notes

Agenda Item No.:
Area Plan: 10 Area Plans
Zoning: New
Supervisory District: All
Project Planner: Bill Gayk
Director's Hearing Date: August 10, 2015

Environmental Impact Report: Scoping Session
Applicant: County of Riverside
Environmental Impact Report Consultant: PMC


 Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the public and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the project's potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on June 26, 2015 and will run for thirty (45) consecutive days which is scheduled to conclude on August 17, 2015.

LOCATION:

The 2013–2021 Housing Element update is a countywide project encompassing the unincorporated land in Riverside County. In all, the unincorporated county land encompasses a total of 6,375 square miles, roughly 4.1 million acres, stretching across 200 miles of Southern California from within a few miles of the Pacific Ocean to the west, to the Colorado River and Arizona border to the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) to the west, San Bernardino County to the north, Arizona to the east, and San Diego and Imperial counties to the south.

Due to the county's size, most of the County's General Plan land use designations are mapped in a series of 19 Area Plans that include land use designations and policies appropriate for the unique needs of each community. This project will affect 10 Area Plans.

EXISTING CONDITIONS:

Most of the area impacted by this project consists of vacant land that has a variety of land use designations under the General Plan, as well as a variety of associated zoning codes. A notable exception would be the Home Gardens community, where the project would result in the potential for redevelopment of some existing residential and commercial uses.

PROJECT DESCRIPTION:

The proposed project consists of adoption of a comprehensive update of the County's Housing Element for the 2013–2021 planning period (GPA 1122.) (The GPA was listed as GPA 1120 in the Notice of Preparation). The proposed project includes all components required by Government Code Section 65583, including:

- A review of the previous Housing Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

Housing policies and programs in the Housing Element are required by state law to be designed to meet Riverside County's "fair share" of housing needs for all income groups. A jurisdiction's fair share of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market. The Southern California Association of Governments (SCAG) allocates the regional fair share to Unincorporated Riverside County as part of its Regional Housing Needs Assessment (RHNA). The 5th Cycle RHNA covers the time period from January 1, 2014 to October 31, 2021 and was adopted on October 4, 2012 by the SCAG Regional Council. The regional housing need is allocated in four income categories—very low, low, moderate, and above moderate—defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the county median income, respectively. Unincorporated Riverside County was allocated 3,586 extremely low income, 3,587 very low income, 4,871 low income, 5,534 moderate income, and 12,725 above moderate income housing units for a total RHNA allocation of 30,303 housing units.

One objective of the proposed project is to include policies and programs designed to help the County meet these RHNA obligations, particularly to demonstrate sufficient housing resources for the extremely low-income, very low-income, and low-income housing categories, which represents 12,044 housing units. The County also has an unaccommodated need of 14,968 low-income, very low-income, and low-income housing units from the previous planning period (4th Cycle RHNA and 2006–2014 Housing Element) that must be accommodated with the proposed project for a total gross unaccommodated need of 27,012 units. With a credit of 573 housing units that have been approved or are available from vacant land, the net unaccommodated need is 26,439 housing units.

Housing element law provides two options for demonstrating that zone classifications identified for extremely low-, very low- and low-income households are sufficient to encourage such development: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. The default density for Riverside County is 30 units per acre.

The California Department of Housing and Community Development requires the following land regulations for the County's RHNA shortfall for both the 4th and 5th cycle Regional Housing Needs Allocations:

- Regulations must establish a minimum density of 20 units to the acre and allow for up to 30 units to the acre
- Regulations must allow for a minimum of 16 units per parcel used toward the RHNA, which is effectively a minimum parcel size of 1 acre
- Allow residential use(s) at the above density by right (permitted use)

The existing Highest Density Residential (HHDR) land use designation allows 20 to 40 units per acre, and the County currently has two vacant sites (a total of 4.57 acres) with this designation. A new zoning classification will be added to Riverside County Ordinance No. 348 to properly implement the HHDR land use designation. In order to qualify as meeting the RHNA obligations, the new zoning classification, R-7, will include high density residential consistent with 30 units per acre as authorized uses with an approved permit.

Revise Land Use Element Text for Highest Density Residential (HHDR) - The existing text of the HHDR discussion, found on page LU-61 of the General Plan, will be amended as shown below (strikethrough represents deleted text, underline italic represents added text).

The Highest Density Residential land use designation allows for the development of multiple family apartments and condominiums, including multi-story (3+) structures, with a density range of 20.0 to 40.0 dwelling units per acre.

Revise Land Use Element Text for Mixed Use Area (MUA) - The existing text of the Mixed Use Area discussion, found on page LU-71 of the General Plan, will be amended as shown below (strikethrough represents deleted text, underline italic represents added text).

Mixed Use Area

Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses where those functions are physically and functionally integrated. Integration can be vertical, as in a single building or group of buildings; or associative, meaning on the same property or group of properties unified through design elements. Mixed-use development encourages pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g., residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character, sense of place; and

- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

~~The Mixed Use Planning Area (MUPA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the Mixed Use Area (MUA) designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, ~~and/or~~ recreational, cultural, institutional, or industrial uses, or other uses is planned. Many of the Mixed Use Areas are located in specific or area plans that may further refine the intended density and intensity of development. Development proposals may be considered at any time; however in the future, these areas may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.~~

Change of Land Use Designation for 2,908.50 Acres of Land - In order to ensure Riverside County has sufficient land with the appropriate land use designation and zoning to demonstrate housing resources necessary to meet its RHNA for the extremely low-income, very low-income, and low-income housing categories, the County has identified approximately 4,747.82 acres of vacant or underutilized land capable of being re-designated to either Highest Density Residential (HHDR) or Mixed Use Area (MUA) with an assumed percentage of HHDR Development. Up to approximately 2,908.50 net acres of land will need to be re-designated to meet its RHNA for the extremely low-income, very low-income, and low-income housing categories. The HHDR designation allows multi-family dwellings, including apartments and condominiums, between 20 and 40 dwelling units per acre. The proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to re-designate these sites to HHDR or MUA.

The proposed project will affect 10 of the 19 Area Plans in the existing General Plan. In most instances, the proposed changes will be only to document the proposed change in density from the existing designation. Other changes may include text or graphic changes necessary to support the HHDR or MUA sites with HHDR percentage.

New Mixed Use Zone Classification and New Highest Density Residential (R-7) Zone Classification - To implement the new HHDR and MUA land use designations, the proposed project will also amend Ordinance No. 348, the Riverside County Land Use Ordinance, to include a new Mixed Use zone classification and a new R-7 zone classification and apply the zone classifications to the parcels to be re-designated and rezoned. The Mixed Use zone classification will implement the Mixed Use Area land use designation by establishing the development standards and the mix of uses authorized in the zone including high density residential, commercial, professional offices, and recreational uses. The R-7 zone classification will implement the HHDR land use designation by establishing development standards and uses authorized in the zone including high density residential consistent with 20 to 40 units per acre.

Other Amendments to Ordinance No. 348 - The proposed project includes text amendments to Ordinance No. 348 to comply with changes in state law and implementation of the Housing Element programs, including those encouraging multi-family development. These text amendments are summarized below with the Housing Element policy numbers (in parenthesis).

- Develop an affordable housing ordinance that will augment the R-6 zone classification, offer new opportunities to private developers, implement state housing law and density bonus provisions, and provide for greater flexibility for high-density development. (Actions 1.2c and 1.7a)
- Remove the 1-acre minimum lot size requirement for second units to comply with Government Code Section 65852.2 (AB1866). (Action 1.2s)
- To comply with Health and Safety Code Sections 17021.5 and 17021.6, amend the ordinance to state, "For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located." (Action 1.3e)
- Add the current definition of transitional housing and supportive housing consistent with Government Code Sections 65582(h) and (f), and permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. (Action 1.5g)
- Define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit. (Action 2.1h)
- Include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities. (Action 3.3b)

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.