



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 23, 2018

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street, Riverside, CA 92501

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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.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 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K&A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (0-2 du/ac) – Location: Northerly of Silverpoint Loop, easterly of Retreat Parkway, southerly of Bedford Motorway, and westerly of Jim Stewart Lane – 3.48 Acres – Zoning: Specific Plan (SP317) – Approved Project Description: Schedule "G" Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Mountain View Avenue – 3.7 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule 'H' land-division of 3.7 gross acres into three (3) one (1) acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36453** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R-RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.30 FAR) – Mixed-Use Area – Location: Northerly of Richard Street, southerly of Ethanac Street, and westerly of Highway 74 – 126.32 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "I" subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

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

**NONE**

### 3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 180014 and VARIANCE NO. 180002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon/Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road

and northerly of Box Springs Road, approximately 3,000 ft. northwesterly of the large "M" on the mountain – **REQUEST: Plot Plan No. 180014** proposes to replace an existing 204 foot television and radio broadcast tower with a 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by Section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. Project Planner: John Hildebrand at (951) 955-1888 or email at [JHildebr@rivco.org](mailto:JHildebr@rivco.org).

3.2 **PLOT PLAN NO. 14271 REVISION NO. 1 – No New Environmental Documents Required** – Applicant: Brent Engineering – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at [dbowdan@rivco.org](mailto:dbowdan@rivco.org).

#### 4.0 PUBLIC COMMENTS:



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

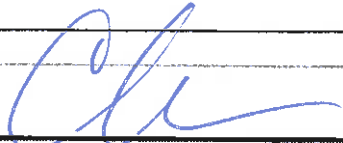
Agenda Item No.:

1.1

Director's Hearing: July 23, 2018

## PROPOSED PROJECT

Case Number(s):	PM31024	Applicant(s):
Area Plan:	Temescal Canyon	K&A Engineering
Zoning Area/District:	Glen Ivy Area	c/o Don Bergh
Supervisorial District:	First District	
Project Planner:	Gabriel Villalobos	



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located north of Silverpointe Loop, east of Retreat Pkwy, south of Bedford Mtwy, and west of Jim Stewart Ln.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31024**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Parcel Map No. 31024 was originally approved at Director's Hearing on June 27, 2005. It proceeded to the Board of Supervisors where it was approved on August 9, 2005.

The Fourth Extension of Time was received May 21, 2018, ahead of the expiration date of June 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 22, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 22, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

**State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

**Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> extension of time each granted 1 year for a total of 3 years. This, 4<sup>th</sup> extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and it will expire on June 27, 2021.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 27, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

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

#### *Extension of Time Findings*





1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 4th EOT for PM31024

## Vicinity Map



### Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas

**Notes**

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



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# Extension of Time Environmental Determination

Project Case Number: PM31024  
 Original E.A. Number: 39186  
 Extension of Time No.: 4<sup>th</sup> EOT  
 Original Approval Date: June 27, 2005  
 Project Location: North of Silverpoint Loop, East of Retreat Pkwy, South of Bedford Mtwy, West of Jim Stewart Ln  
 Project Description: Schedule "G" Subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre.

On June 27, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

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**From:** Don Bergh <DonB@kaengineering.com>  
**Sent:** Tuesday, May 22, 2018 5:30 PM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for PM31024 4th EOT

Hello Gabriel,

Being the Applicant for this Extension of Time request and having just completed reviewing the contents of your correspondence, received May 22, 2018 regarding the recommended conditions **with the property owner we are ready to accept the recommended conditions.**

**With this email we hereby accept** the following conditions for the 4<sup>th</sup> Extension of Time for Parcel Map 31024:  
As stated **within your email:** “the addition of no new conditions of approval”

Applicant for PM31024 4<sup>th</sup> Extension of Time,

Donald Bergh  
Vice President / Project Manager

K&A Engineering, Inc.  
357 N. Sheridan Street, Suite 117  
Corona, CA 92880  
Email: [DonB@kaengineering.com](mailto:DonB@kaengineering.com)  
Phone: (951) 279-1800 ext. 155  
Fax: (951) 279-4380



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**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, May 22, 2018 4:28 PM  
**To:** Don Bergh <DonB@kaengineering.com>  
**Subject:** Recommended Conditions for PM31024 4th EOT

Attn: K&A Engineering  
c/o Don Bergh  
357 N. Sheridan St, Suite 117  
Corona, CA 92880

**RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31024.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**County of Riverside California**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.2

Director's Hearing: July 23, 2018

## PROPOSED PROJECT

Case Number(s):	PM36134	Applicant(s):
Area Plan:	The Pass	Grant Becklund
Zoning Area/District:	Cherry Valley District	
Supervisory District:	Fifth District	
Project Planner:	Gabriel Villalobos	

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 3.7 gross acres into three one acre parcels. The project is located north of Pass View Dr, east of Nancy Ave, south of Newberry St, and west of Mountain View Ave.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36134**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 2017.

The Third Extension of Time was received June 5, 2018, ahead of the expiration date of June 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (June 14, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

**State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

**Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> and 2<sup>nd</sup> extension of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 7, 2022.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 7, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

**FINDINGS**

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

*Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

# 3rd EOT for PM36134

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



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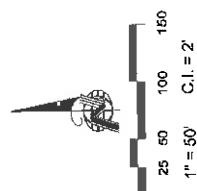
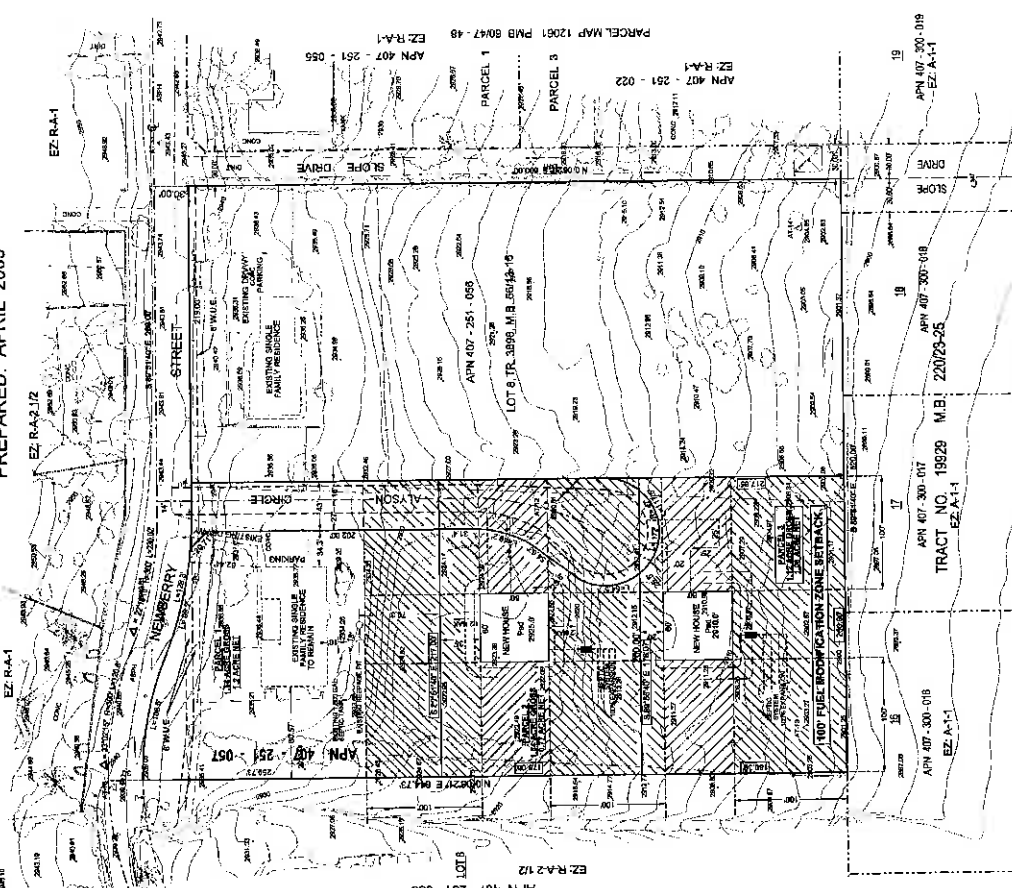
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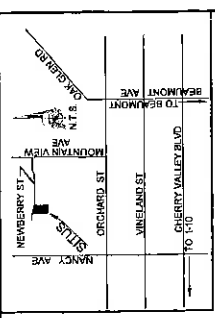
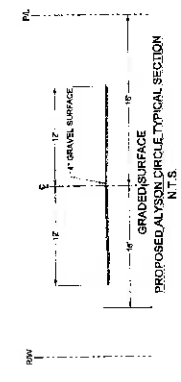
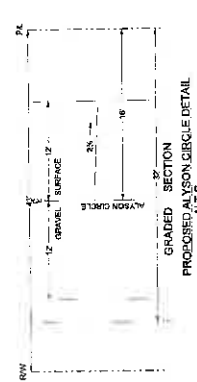
# TENTATIVE PARCEL MAP 36134

BEING A SUBDIVISION OF LOT 7 OF  
TRACT 3898, M.B. 66/13-16, SECTION 21,  
T.2S., R.1W., S.B.B.&M.

PREPARED: APRIL 2009



- LEGEND**
- EZ
  - EXISTING ZONE
  - EXISTING GROUND CONTOURS
  - EXISTING FENCE
  - EXISTING STRUCTURES
  - EXISTING WALL
  - BRUSH OR SHRUBS
  - TREES
  - CENTERLINE
  - POWER POLES
  - WATER METER
  - PROPOSED LEACH LINES
  - 100' FUEL MODIFICATION ZONE SETBACK



LEGAL DESCRIPTION  
 LOT 7 OF TRACT 3898, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 13 THRU 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APPLICANT / LAND OWNER  
 ANGELO M. MIGLIACCIO  
 TRACY S. MIGLIACCIO  
 38731 NEWBERRY ST  
 CHERRY VALLEY, CA 92223  
 951-845-1106

ENGINEER / SURVEYOR / EXHIBIT PREPARER  
 D.M. BUCHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.  
 15333 ROADRUNNER TRAIL  
 BANNING, CA 92220  
 951-848-3600

ASSESSOR'S PARCEL NO. 407-251-057  
 AREA: 3.7 ACRE GROSS, 3.3 ACRE NET.  
 THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY

EXISTING & PROPOSED ZONING: R-A-2, I-2, E-1, A-1  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS  
 EXISTING LAND USE OF SURROUNDING PROPERTIES  
 NORTH - SINGLE FAMILY RESIDENCE  
 WEST - SINGLE FAMILY RESIDENCE  
 SOUTH - VICANT LOTS

UTILITY PROVIDERS  
 TELEPHONE - VERIZON  
 WATER - ON SITE DISPOSAL  
 WATER - BEAUMONT-CHERRY VALLEY WATER DIST.  
 GAS - SO. CALIF. GAS CO.  
 SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.  
 CABLE TV - ADELPHI

EXISTING STRUCTURES  
 ALL EXISTING STRUCTURES ON EXISTING PARCELS WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED BY THIS SUBDIVISION.

FIELD AND AERIAL TOPO PREPARED BY DIM AND H.S. HACKER ON 08/04/08  
 PROJECT CONTROL POINT SCHEDULE "H"  
 PROJECT NOT WITHIN A SPECIFIC PLAN.  
 PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT.  
 PROJECT NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY

NO LANDS OFFERED FOR DEDICATION TO PUBLIC OR OTHER USES.  
 NO KNOWN EXISTING WATER WELLS ON PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.  
 NO PRELIMINARY GRADING PROPOSED.  
 HAZARD OR OTHER GEOLOGIC HAZARD OR WITHIN A SPECIFIC STUDIES ZONE.  
 LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

FEMA FLOOD PLAIN MAP 980245005 A ZONE "C"  
 NO OPEN CHANNELS ON PROPERTY.  
 NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.  
 ALL NEW STRUCTURES WILL BE LESS THAN 20' IN HEIGHT.

#	DATE	BY	REVISIONS
1	11/03/09	HSH	Corrected to New APNs

# Extension of Time Environmental Determination

Project Case Number: PM36134  
 Original E.A. Number: 42041  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: June 7, 2011  
 Project Location: North of Pass View Dr, East of Nancy Ave, South of Newberry St, West of Mountain View Ave  
 Project Description: Schedule 'H' land-division of 3.7 gross acres into three one acre parcels

On June 7, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** Grant Becklund <grantbecklund@gmail.com>  
**Sent:** Thursday, June 14, 2018 9:08 AM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for PM36134 3rd EOT

Gabriel

Your email indicates that no new conditions are being added and you need my concurrence to proceed. I will agree to proceeding with the time extension as stated above as requested.

Let me know if you need any thing else.

Thanks

Grant Becklund  
Sent from my iPhone

On Jun 13, 2018, at 8:01 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: Grant Becklund  
30811 Garbani Road  
Winchester, CA 92596

### **RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36134.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,

- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

**[How are we doing?](#) Click the Link and tell us**

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**[County of Riverside California](#)**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.3

Director's Hearing: July 23, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM36453	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Elsinore	<b>Lansing Companies</b>	
<b>Zoning Area/District:</b>	Meadowbrook Area	<b>c/o Greg Lansing</b>	
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). The project is located north of Richard St, south of Ethanac St, and west of Highway 74.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36453**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 26, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Parcel Map No. 36453 was originally approved at Director's Hearing on October 26, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7143 where both applications were approved on December 15, 2015.

The First Extension of Time was received May 8, 2018, ahead of the expiration date of October 26, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 24, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on October 26, 2024.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 26, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

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

#### *Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 1st EOT for PM36453

## Vicinity Map




**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

**\*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 ... 6/4/2018 1:43:59 PM

© Riverside County GIS



# Extension of Time Environmental Determination

Project Case Number: PM36453  
 Original E.A. Number: 40120  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: October 26, 2015  
 Project Location: North of Richard St, South of Ethanac St, West of Highway 74  
 Project Description: a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres)

On October 26, 2015, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Thursday, May 24, 2018 12:21 PM  
**To:** Villalobos, Gabriel  
**Cc:** Mike Cutbirth - Triad  
**Subject:** Recommended Conditions for PM36453 1st EOT

Mr. Villalobos,

After conferring with our partners on this matter, we do agree to the requested changes to COAs

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

And ask that you take this email as our acceptance of the Recommended Conditions for PM36453 1st EOT and proceed with the extension.

**Thank you,**

**Jim Hoxie**



**LANSING  
COMPANIES**

**12671 High Bluff Drive, Ste. 150  
San Diego, CA 92130  
P: 858-523-0719  
F: 858-523-0826**

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RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36453.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

Plan: PM36453E01

Parcel: 345190016

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
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.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: PM36453E01

Parcel: 345190016

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



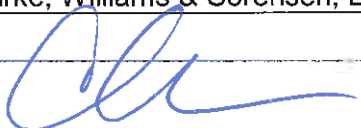
# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

3.1

Director's Hearing: July 23, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	PPT No. 180014 and VAR180002	<b>Applicant(s):</b> San Bernardino
<b>CEQA Exempt:</b>	15302 Replacement or reconstruction of existing structures	Community College District
<b>Area Plan:</b>	Reche Canyon/Badlands	<b>Representative(s):</b> Erica Vega of Burke, Williams & Sorensen, LLP
<b>Zoning Area/District:</b>	Edgemont-Sunnymead District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	John Hildebrand	
<b>Project APN:</b>	256-030-009	Charissa Leach, P.E. Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

**PLOT PLAN NO. 180014** proposes to replace an existing 204 television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building.

**VARIANCE NO. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot tall television and radio broadcast tower. The request is based upon line of sight needs between the radio and television studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower (the "project").

The project is located West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures) based on the findings and conclusions in the staff report; and,

**APPROVE VARIANCE NO. 180002**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 180014**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Conservation
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space - Conservation
East:	Open Space - Conservation
South:	Open Space - Conservation, Rural - Rural Mountainous, and City
West:	Open Space – Conservation and Rural - Rural Mountainous
Existing Zoning Classification:	W-2-20
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2-20
East:	W-2-20
South:	W-2-20, W-2-10, and City of Moreno Valley
West:	W-2-20 and R-1-1
Existing Use:	Television and radio broadcast tower
Surrounding Uses	
North:	Scattered communications towers and vacant land
South:	Scattered residential and vacant land
East:	Scattered communications towers and vacant land
West:	Scattered residential and vacant land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3,600 square feet on a 46.7 acre parcel	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	Approximately 900 square feet	N/A
Proposed Building Area (SQFT):	3,600 square feet	N/A
Structure Height (FT):	344.5 feet	105 feet maximum

**Located Within:**

City's Sphere of Influence:	Yes – Moreno Valley
Community Service Area ("CSA"):	Yes – CSA 152 and CSA 93
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High and in a State Responsibility Area
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – in cells 547, 548, 637, and 640 with in groups A and B.
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March air Reserve Base

**PROJECT LOCATION MAP**

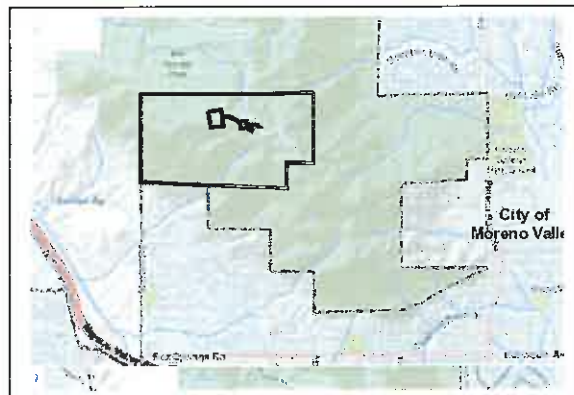


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The Federal Communications Commission is requiring the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast by December 31, 2018. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. As a result of this requirement, the applicant must replace the existing tower with the proposed tower.

The project is within the March Air Force Base compatibility Zone E. As a result, the project was transmitted the Airport Land Use Commission (ALUC) for their review. ALUC ultimately found the project consistent with their plan on June 21, 2018 and added conditions, which have been placed on the project.

The project also has applied for and received permits from the Federal Aviation Administration (FAA).

Plot Plan No. 180014 was submitted to the County of Riverside on April 26, 2018.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The project is categorically exempt from the provisions of CEQA pursuant to Section 15302 of the State CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. No additional capacity will be added in the form of additional broadcast capability, only the same capacity and purpose will be achieved through compliance with the new directive from the FCC to switch from UHF to VHF. Further, the project is proposed on a 3,600 square foot disturbed area adjacent to the existing equipment building. Therefore, this Project is categorically exempt from CEQA.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Open Space Conservation.
2. The project site has a Zoning Classification of Control Development Areas 20 Acre Minimum (W-2-20), which is consistent with the Riverside County General Plan.
3. The project is consistent with Ordinance No. 348 (Land Use) Section 15.1.c.6 "Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with [Section 18.30.a.3.](#)" and is allowed within the W-2-20 Zoning Classification, subject to Plot Plan approval.



**Entitlement Findings:**

**Plot Plan**

The following findings shall be made prior to making a recommendation to grant the Plot Plan pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Open Space Conservation designation states that "ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area." The project will be unmanned, and is merely replacing an existing facility. There will be no expansion beyond the current facility's impact area. Therefore, the project remains consistent with the intent of the Open Space Conservation designation. Further, the proposed replacement of an existing tower does not substantially alter the character of the area, as the replacement tower will be placed on a 3,600 square foot disturbed area adjacent to the existing equipment building.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project's tower is engineered with deep footings to maintain safety. There are no residential structures in the potential fall zone of the project in the very unlikely event that the tower falls, therefore the public health and safety is insured.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project conforms to the logical development of the area since the top of a mountain is the logical place to place broadcast antennas, both because of potential range achieved for broadcasts, and because this mountain has been and is currently being used for a variety of broadcast, communication, cellular, amateur radio towers. Further, since communications towers are the primary use in the project area, the project is both consistent with the existing use in the area and since this is the primary use in the area does not conflict with the existing use of the area.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project does not require dedication of roads or improvements to streets, and will have no impact on traffic. The proposed project has no impact to drainage due to its small footprint in a previously disturbed area.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Only one structure is proposed, therefore the above condition is not required.

### Variance

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings.
2. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.
3. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

The applicant's request:

Per the County's Filing Instructions for Land Use Application, a request for a variance must be accompanied by a written statement of the specific provisions of Ordinance No. 348 for which the variance is requested. The District is applying for a plot plan to demolish and reconstruct on the same site a television and radio broadcast tower that is utilized for the KVCR radio and television broadcast stations on property that is zoned W-2-20. Under Section 15.2(A) of Ordinance No. 348, no structure that is taller than 105 feet in height is permitted in this zone unless a variance is approved pursuant to Section 18.27 of the Ordinance. The existing tower is approximately 204 feet tall. The proposed replacement tower would be approximately 344.5 feet tall. The District seeks a variance from the height limitation in Section 15.2(A). In addition, the District is requesting that the County find this project exempt from CEQA under Section 15302 of the CEQA Guidelines for the replacement and reconstruction of existing facilities.

The elevation of the project site is approximately 2939 feet. For the television and radio broadcast tower to function properly, there needs to be a clear line of sight between the tower and the broadcast studio. If there is no clear line of sight, then additional towers need to be built between the tower on the project site and the studio to relay the signal. The height of the existing tower is barely sufficient for a clear line of sight to the studio. This is due to development that has occurred since the current tower was constructed. Therefore, additional height is needed to maintain the line of sight. Based on the analysis by the District's engineers, the tower height would need to be at least 300 feet tall to ensure a line of sight for the foreseeable future.

Additionally, this project involves the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast, as mandated by the Federal Communications Commission. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. The change does not increase the broadcast capacity or range of KVCR.

The VHF antenna for television broadcasting is over 70 feet long. The FM radio antenna for the KVCR radio station is over 10 feet long. Other antennas for studio to transmitter links and the antenna apertures are also on the tower. The required spacing between the antennas require a tower to be more than 105 feet tall. Antennas cannot operate at ground level; they must be elevated above surrounding terrain and not be a radio frequency radiation hazard to the general public which may wander around the tower.

As such, the taller tower is not expanding the capacity of the tower to broadcast within the region. It is necessary to maintain the existing line of sight for the foreseeable future in anticipation of continued growth in the region, to ensure that the antennas are a safe distance above ground for public health and safety, and to ensure that the multiple antennas on the tower are spaced properly so as not to cause interference.

Therefore based upon the above, there is sufficient evidence that there are special circumstances based upon size, shape, topography, location and surroundings to grant a variance.

There are other properties in this area that have towers in excess of 105 feet to meet the individual needs of each broadcast, communication, cellular, or amateur radio towers. The majority of these towers have existed prior to the creation of the Riverside County zoning ordinance and were constructed prior to the implementation of California Building Code. Because of the nature of the mountain, with its topography there are locations that both interfere with both the transmission of the broadcast signal or interfere with the line of sight receipt of the initial signal from the studio. In addition to the topographic constraints all the various towers have to have a certain spacing from one another to prevent interference with each other's broadcasts. Therefore, the strict application of this ordinance deprives this property of privileges enjoyed by other properties in the vicinity that are under the same zoning classification because of the topography and the required spacing needed to prevent interference from other towers in the vicinity.

The proposed project variances does not propose to grant a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property and the Variance is only confined to modifications of property development standards.

### **Development Standards Findings:**

The W-2 zone requires the following development findings:

A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project is not a one family residence. The project proposes a 344.5 foot tall broadcast tower and includes a variance to achieve the above requirement, therefore the proposed project meets this development standard.

B. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. No land division is proposed, the lot size is 46.7 acres, therefore the proposed project meets this development standard.

C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. No animal keeping is proposed with this project, therefore the proposed project meets this development standard.

D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. No automobiles will be stored as a result of this project, therefore the proposed project meets this development standard.

### **Other Findings:**

1. The project site is located within Criteria Cells 637 and 640 of the Western Riverside County Multiple Species Habitat Conservation Plan. Although in a Criteria Cell, the project site is not called out for conservation. This project site is within the survey requirements for Nevin's barberry, Smooth tarplant, and Round-leaved filaree. No suitable habitat exists for those species and no riverine, riparian or vernal pool habitats exist onsite. The project site was determined to be disturbed and developed by the previous construction and maintenance activities of the existing communications tower and since the project is considered replacing existing equipment HANS was not required. The project site is consistent with MSHCP.
2. The project site is located within the Moreno Valley Sphere of Influence. This project was provided to Moreno Valley for review and comment through normal noticing procedures. No comments were received either in favor or opposition of the project as of the writing of this staff report.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 9, 2018. It was determined by ALUC staff that since the project did not include any people that a full Commission review was not necessary. However, per section 1.5.3 of 2004 Riverside County Airport Land Use Compatibility Plan, any proposal for construction or alteration of a structure taller than 200 feet above ground level requires ALUC review. Because of this requirement the project was calendared for June 14, 2018 agenda for delegation to staff review and determination of consistency due to the mitigating factors of the project being unmanned, that the project area has many such towers and is the ideal location for such towers, FFA had already issued a No Hazard Determination, and the March Air Force Base had reviewed the project and did not have any concerns.
4. The project is in compliance with SB 18 and AB 52. SB18 is only required when the project requires a General Plan Amendment, Specific Plan or has archaeological sites within any open space, which this project does not. AB52 is not required if a project is exempt from CEQA, which this project is exempt from CEQA.
5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

### **Fire Findings:**

The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given the County has the authority to enforce all applicable State fire laws, that the notification requirement of Title 14 has been met.

### **Conclusion:**

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

## **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

## **APPEAL INFORMATION**

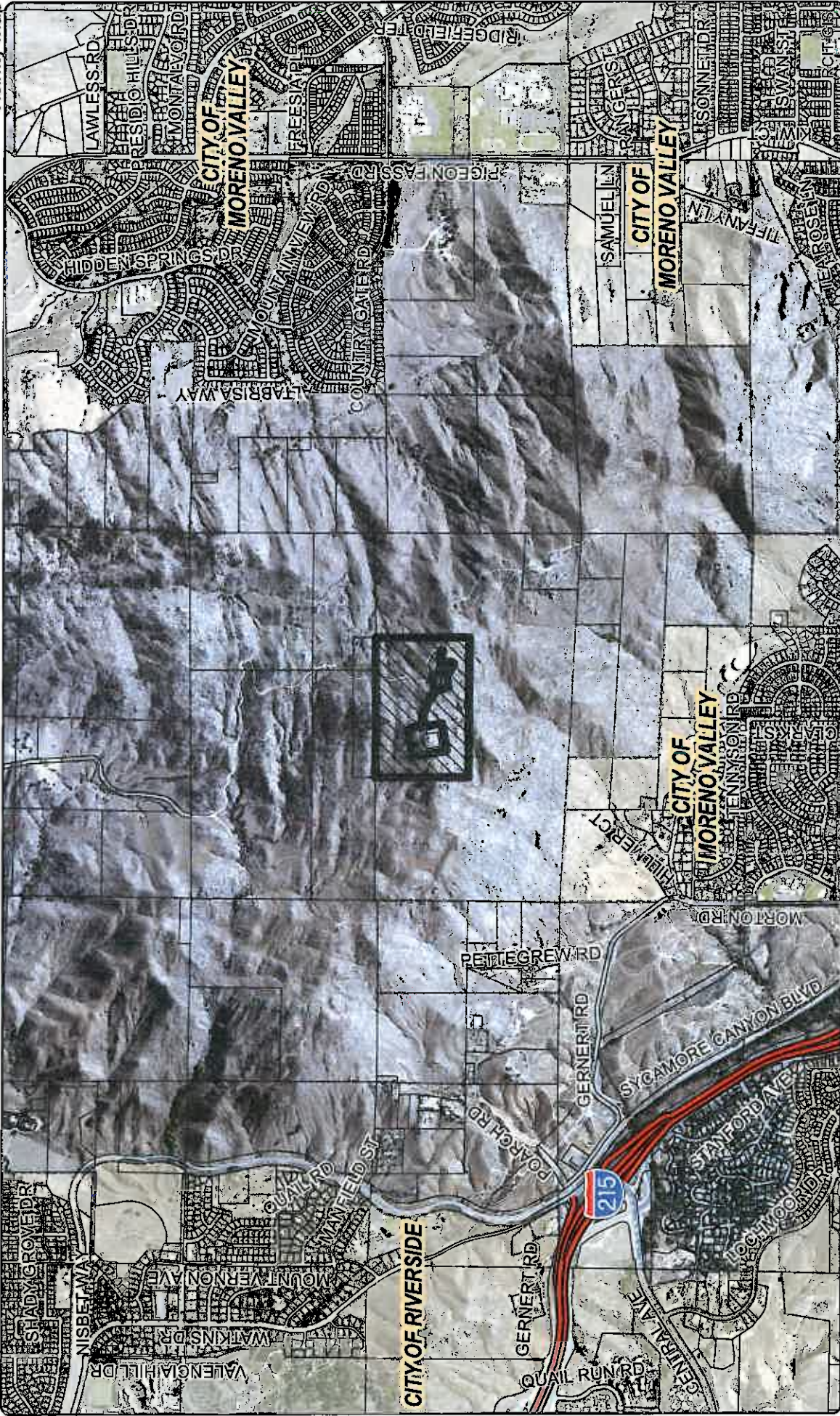
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning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

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PPT180014 VAR1800  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2018  
Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



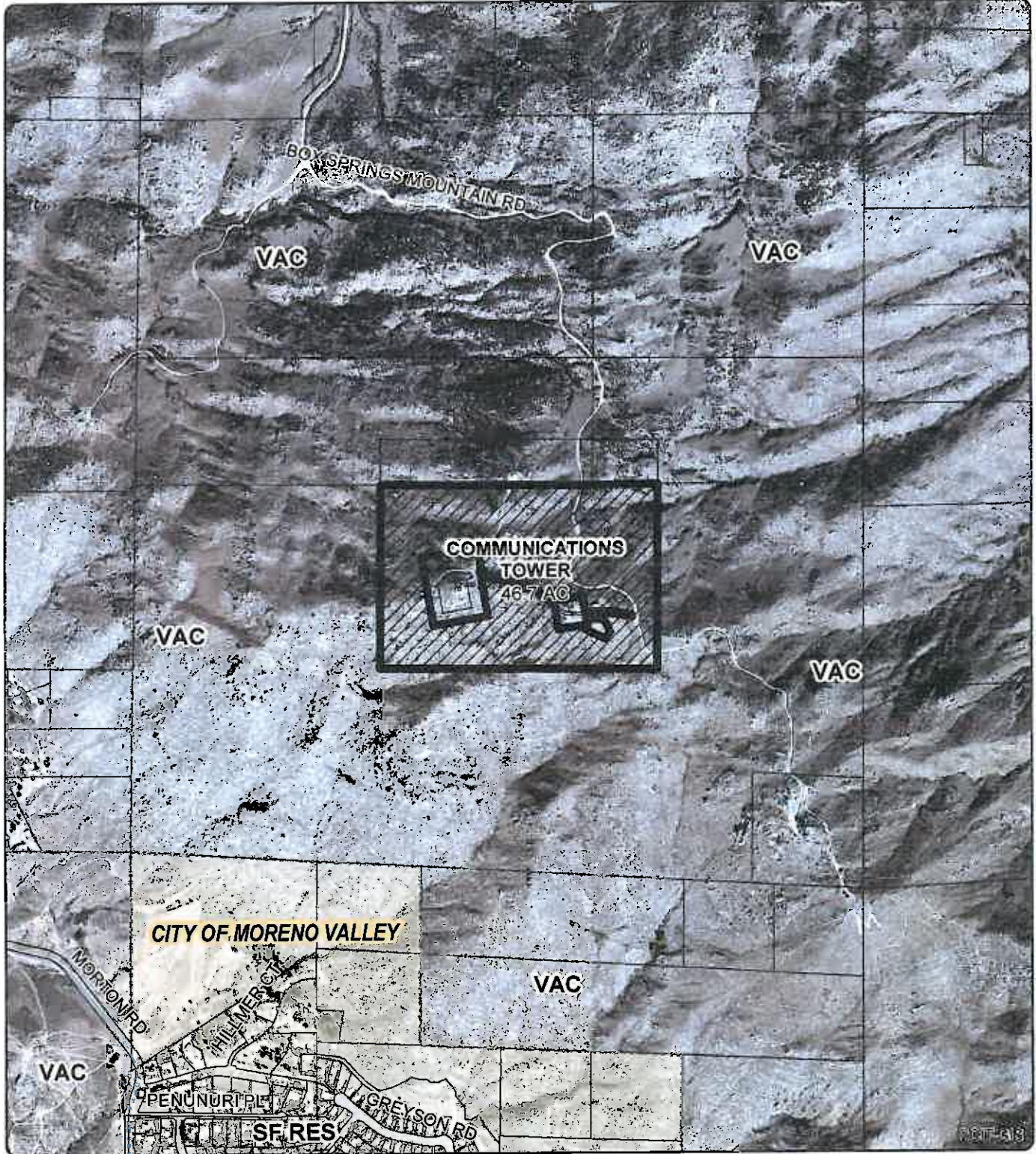
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan provides new land use designations for unincorporated Riverside County. This plan is subject to change. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or in Fontana at (951)955-5277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
PPT180014 VAR1800

Supervisor: Jeffries  
District 1

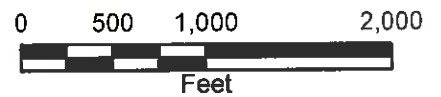
Date Drawn: 06/21/2018  
Exhibit 1

LAND USE



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180014 VAR1800

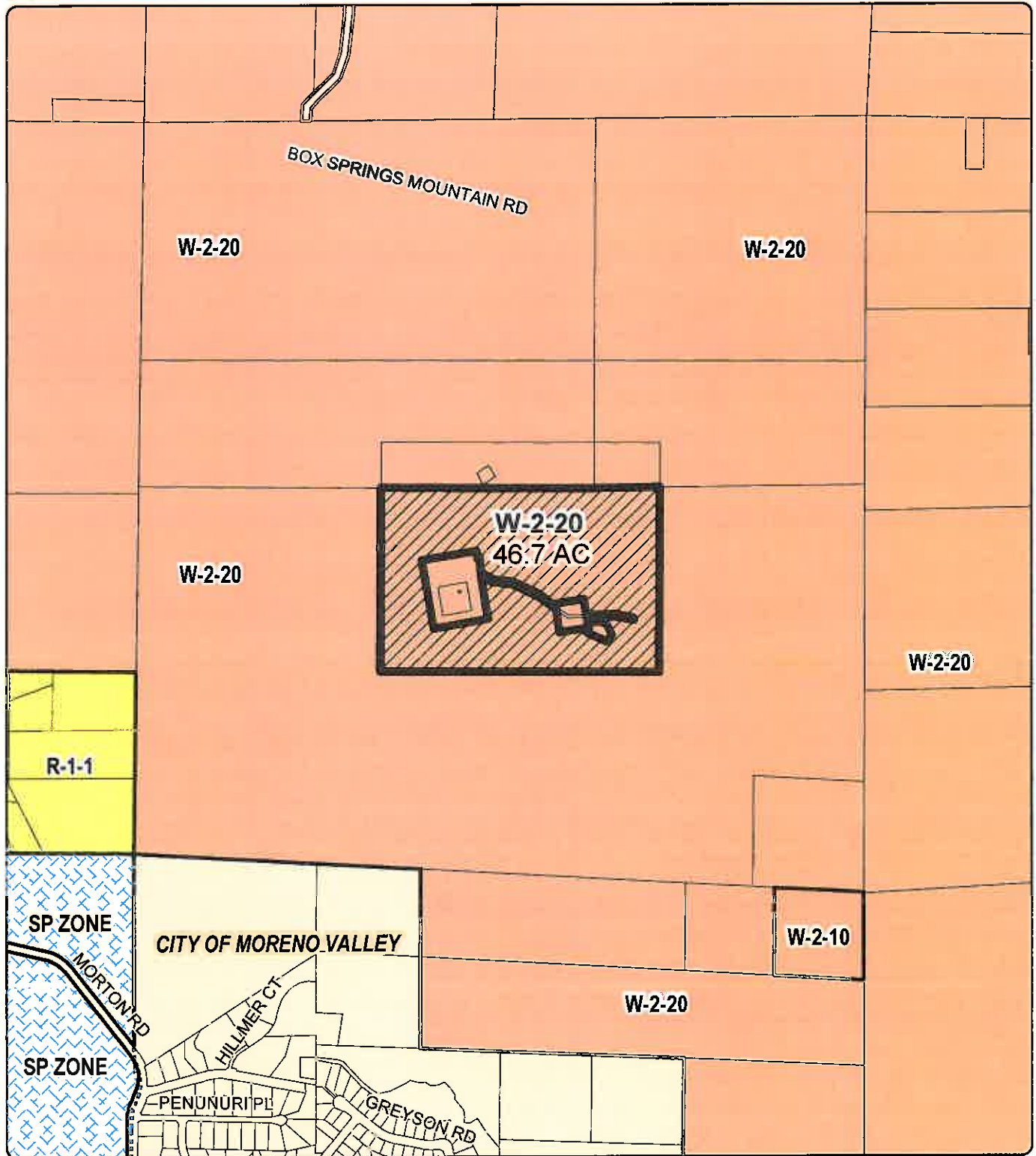
Supervisor: Jeffries

District 1

Date Drawn: 06/21/2018

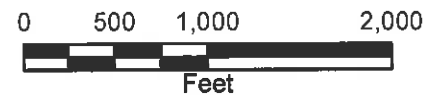
Exhibit 2

EXISTING ZONING



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

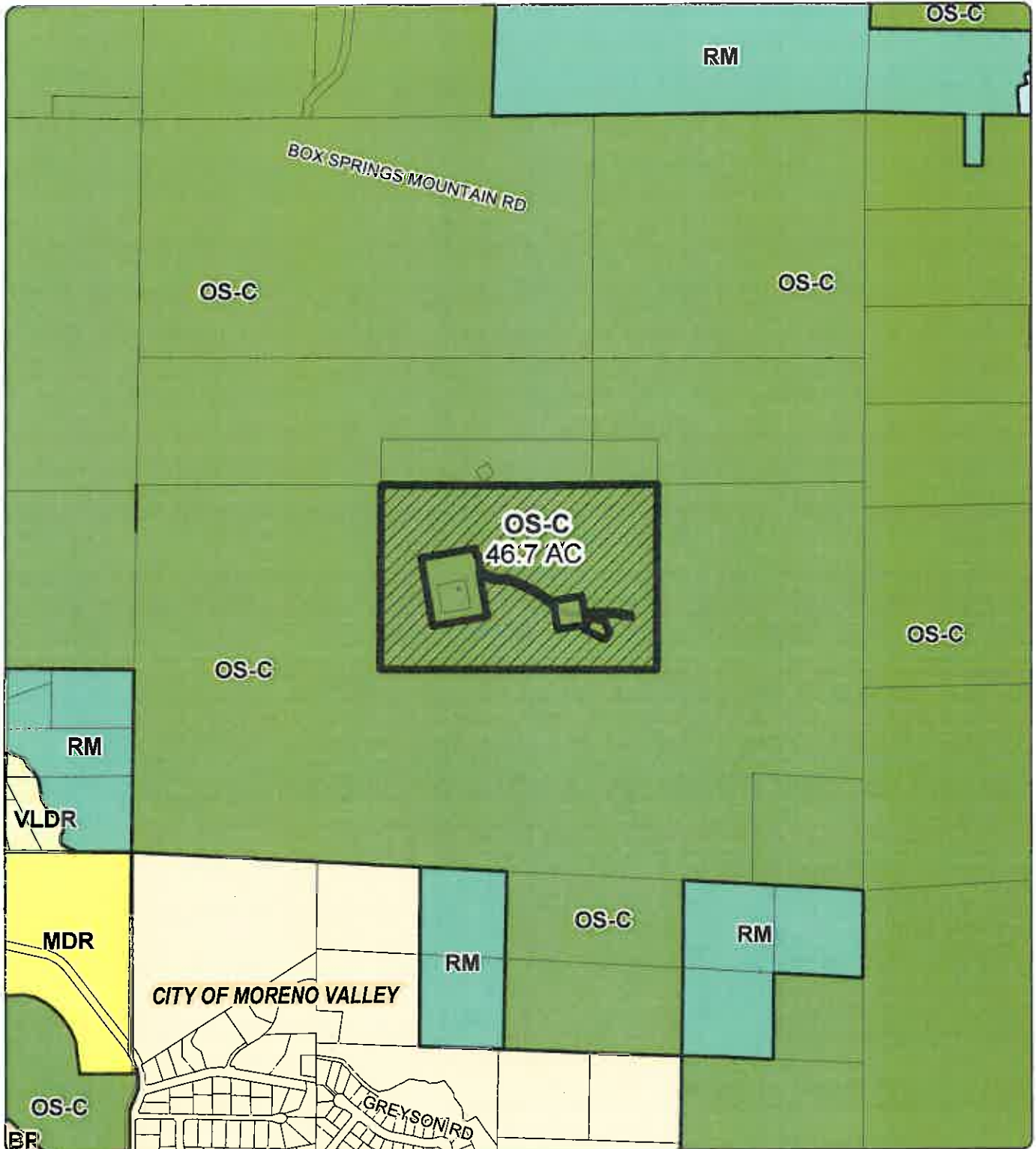
PPT180014 VAR1800

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

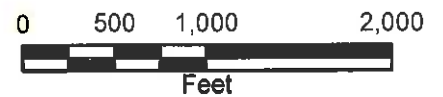
Date Drawn: 06/21/2018

Exhibit 5



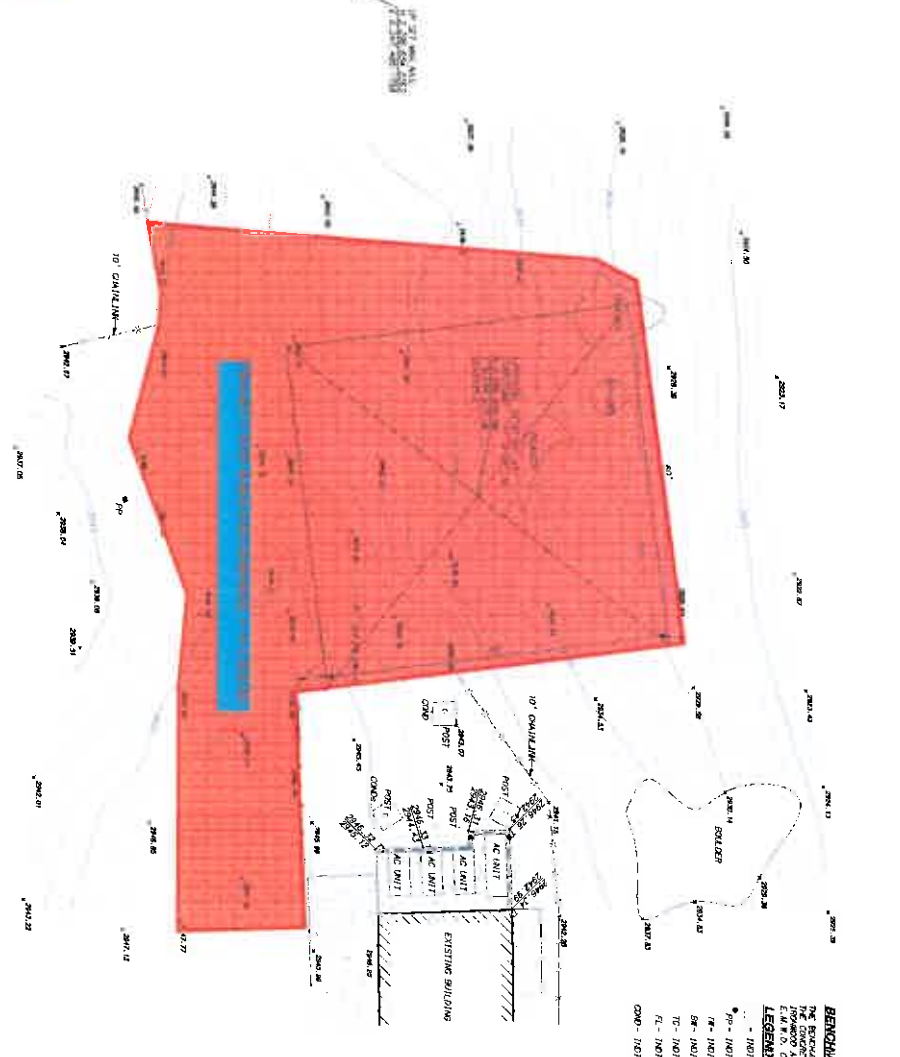
Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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PROJECT NO.	SB1251
DATE	9/26/2017
PROJECT NAME	KVCR RADIO TOWER
CLIENT	SNIPES-DYE ASSOCIATES
LOCATION	8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
SCALE	AS SHOWN
DATE	9/26/2017
BY	T. FRASURE
CHECKED BY	C. KURTZ
DATE	9/26/2017



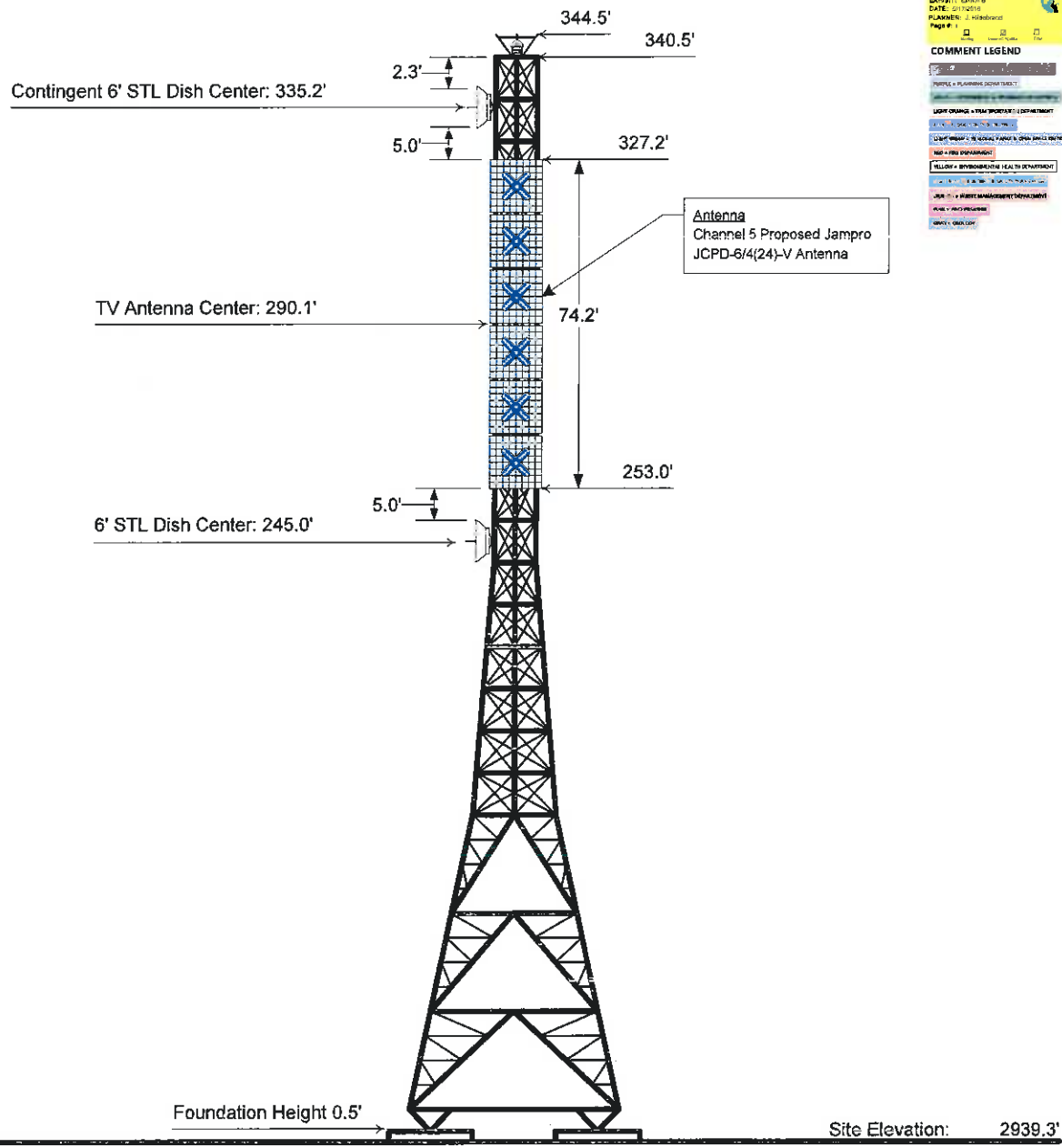
**BENCHMARK:**  
 THE BENCHMARK FOR THIS SURVEY IS THE CORNER OF BUREAU OF LAND MANAGEMENT  
 THE CORNER AT THE SOUTHWEST CORNER OF THE INTERSECTION OF  
 LA MESA AVENUE AND CENTER DRIVE, LA MESA, CALIFORNIA. THE BENCHMARK IS  
 A CONCRETE PIER WITH AN IRON ROD AND IS IDENTIFIED BY THE FOLLOWING  
 LEGEND:

**LEGEND:**  
 - INDICATES CONCRETE SURFACE  
 \* - INDICATES POWER POLE  
 TP - INDICATES TOP OF PILE  
 BT - INDICATES BOTTOM OF PILE  
 TL - INDICATES TOP OF CABLE  
 FL - INDICATES FLOW LINE  
 CMO - INDICATES CROOK

BY SETAS MALL & KASPER  
 E. 377.550 255.0



NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY	NO.	DATE	REVISION
1	10/25/17	ADDED CHANGE TO PROPOSED CENTER OF TOWER	JF							
2	10/17/17	REVISED TOWER PILE AND COORDINATES	JF							



Overall Tower Height AGL:	344.5 ft
Overall Tower Height AMSL:	3283.8 ft
TV Antenna Center AGL:	288.4 ft
TV Antenna Center AMSL:	3229.4 ft

NAD83 Coordinates:	
N. Latitude:	33° 57' 57.38"
W. Longitude:	117° 17' 09.03"

FCC Tower Registration Number: To be Determined  
 FAA Study Number: To be Determined

NOTE: NOT TO SCALE

**Kessler and Gehman Associates, Inc.**  
  
 Consultants • Broadcast • Wireless  
 507 NW 60th Street, Suite C  
 Gainesville, FL 32607  
[www.kesslerandgehman.com](http://www.kesslerandgehman.com)

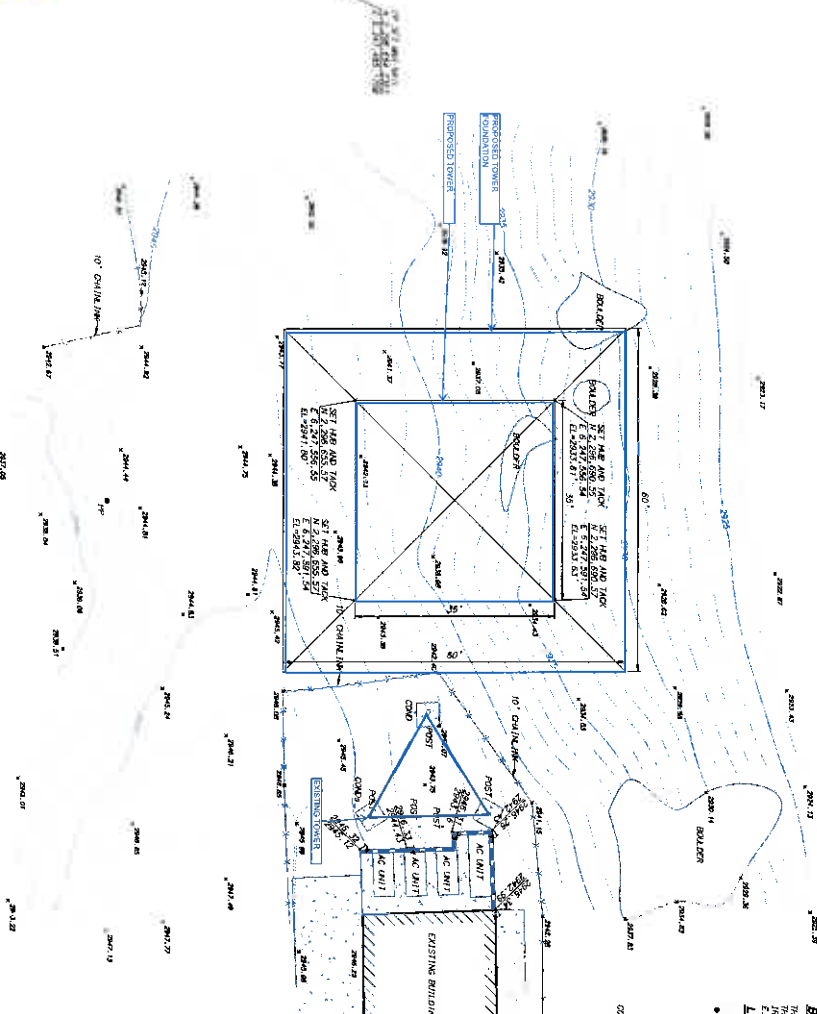
**KVCR-TV**  
 SAN BERNARDINO, CA

**CONTRACT INFORMATION**

PROJECT: KVCR RADIO TOWER  
 CLIENT: SNIPES-DYE ASSOCIATES  
 DATE: 9/26/2017

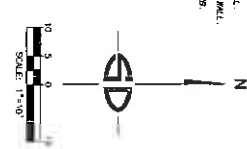
**COMMENTS**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.



**BENCHMARK:**  
 THE BENCHMARK FOR THIS SURVEY IS THE CORNER OF BUREAU STREET AND THE CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BUREAU STREET AND 10TH AVENUE, SANTA ANA, CALIFORNIA. THE BENCHMARK IS AT ELEVATION 100.000 ±.

**LEGEND:**  
 \* - INDICATES CONCRETE SURFACE.  
 TP - INDICATES POWER POLE.  
 TW - INDICATES TOP OF WALL.  
 SB - INDICATES BOTTOM OF WALL.  
 TC - INDICATES TOP OF CURB.  
 FL - INDICATES FLOW LINE.  
 GND - INDICATES GROUND.



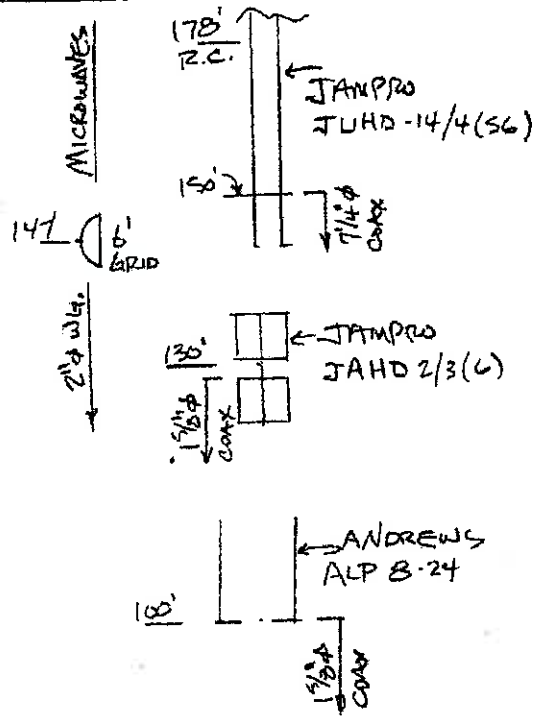
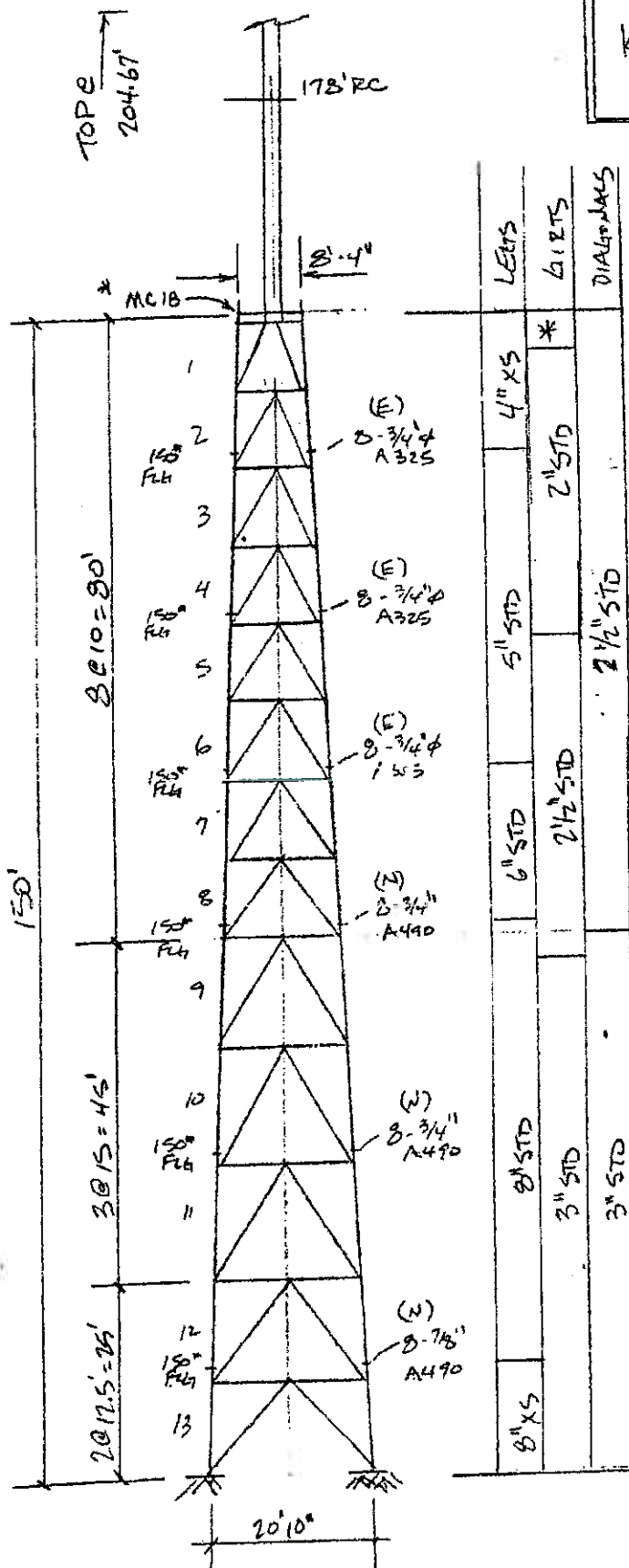
BY: S. M. WILSON  
 DATE: 9/26/2017

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/20/17	ADDED CORNER TO BENCHMARK AT 10TH AND BUREAU
2	11/20/17	REVISED TOWER AND FOUNDATION
3	04/18/18	REVISED TOWER AND FOUNDATION
4	04/18/18	REVISED TOWER AND FOUNDATION

APPROVED: S. M. WILSON  
 DATE: 9/26/2017

KVCR CH. 24 Box Springs 1  
11/03 03-139




MOVED UP + 0 SECTION 9

20' - 6" STD  
2 1/2" dia.

DISCRETE

# KVCR Radio Tower

## Legend

 KVCR Radio Tower Project Site

ACCESS ROAD 4.28 MI  
LONG AND WIDTH 4.15'  
DISTURBANCE = 4.45 AC

SEE SITE REPORT FOR  
TOTAL SITE  
DISTURBANCE

KVCR Radio Tower Project Site

Google Earth

4000 ft



## Ross, Larry

---

**From:** Vega, Erica L. <evega@bwslaw.com>  
**Sent:** Monday, July 09, 2018 10:05 AM  
**To:** Ross, Larry  
**Cc:** nicole@ncastudio.com; Agah, Hussain <hagah@sbccd.cc.ca.us> (hagah@sbccd.cc.ca.us)  
**Subject:** RE: Tower and the road

Larry,

I've been informed that this reflects the current disturbed acreage. There is no plan to increase the size of the road.

Erica

---

**From:** Ross, Larry [mailto:LROSS@RIVCO.ORG]  
**Sent:** Thursday, July 05, 2018 9:30 AM  
**To:** Vega, Erica L.  
**Subject:** Tower and the road

Erica,

I really need to know if this +-4.5 acres of disturbance is the current condition, or if you propose to increase the current level of disturbance to accommodate more road.

Larry Ross  
Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
(951) 955-9294

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[County of Riverside California](#)



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www.bwslaw.com

## MEMORANDUM

**TO:** Larry Ross, County of Riverside Principal Planner  
**FROM:** Erica L. Vega  
on behalf of San Bernardino Community College District  
**DATE:** April 26, 2018  
**RE:** Variance Application for District Tower & CEQA Exemption Explanation

---

Per the County's Filing Instructions for Land Use Application, a request for a variance must be accompanied by a written statement of the specific provisions of Ordinance No. 348 for which the variance is requested. The District is applying for a plot plan to demolish and reconstruct on the same site a communications tower that is utilized for the KVCR radio and television broadcast stations on property that is zoned W-2-20. Under Section 15.2(A) of Ordinance No. 348, no structure that is taller than 105 feet in height is permitted in this zone unless a variance is approved pursuant to Section 18.27 of the Ordinance. The existing tower is approximately 204 feet tall. The proposed replacement tower would be approximately 344.5 feet tall. The District seeks a variance from the height limitation in Section 15.2(A). In addition, the District is requesting that the County find this project exempt from CEQA under Section 15302 of the CEQA Guidelines for the replacement and reconstruction of existing facilities.

The elevation of the project site is approximately 2939 feet. For the communications tower to function properly, there needs to be a clear line of sight between the tower and the broadcast studio. If there is no clear line of sight, then additional towers need to be built between the tower on the project site and the studio to relay the signal. The height of the existing tower is barely sufficient for a clear line of sight to the studio. This is due to development that has occurred since the current tower was constructed. Therefore, additional height is needed to maintain the line of sight. Based on the analysis by the District's engineers, the tower height would need to be at least 300 feet tall to ensure a line of sight for the foreseeable future.

Additionally, this project involves the conversion of the broadcast signal from UHF to VHF for the KVCR television broadcast, as mandated by the Federal Communications Commission. The FCC is requiring this change to free up bandwidth in the spectrum to allow new entrants into the broadcast market. The change does not increase the broadcast capacity or range of KVCR.

The VHF antenna for television broadcasting is over 70 feet long. The FM radio antenna for the KVCR radio station is over 10 feet long. Other antennas for studio to



Larry Ross, Principal Planner  
April 25, 2018  
Page 2

transmitter links and the antenna apertures are also on the tower. The required spacing between the antennas require a tower to be more than 105 feet tall. Antennas cannot operate at ground level; they must be elevated above surrounding terrain and not be a radio frequency radiation hazard to the general public which may wander around the tower.

As such, the taller tower is not expanding the capacity of the tower to broadcast within the region. It is necessary to maintain the existing line of sight for the foreseeable future in anticipation of continued growth in the region, to ensure that the antennas are a safe distance above ground for public health and safety, and to ensure that the multiple antennas on the tower are spaced properly so as not to cause interference.



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

*Juan C. Perez*  
*Agency Director*



06/27/18, 2:17 pm

PPT180014

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180014. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Project Description & Operational Limits

The use hereby permitted to replace an existing 204 foot communications tower with an 344.5 foot communications tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building.

Advisory Notification. 2      AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plot Plan Transmitted No. 180014 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3      AND - Exhibits

Approved exhibits:

APPROVED EXHIBIT A = Plot Plan No.PPT180014 Exhibit A, dated 5-17-18. (Site Plan).

APPROVED EXHIBIT B = Plot Plan No.PPT180014 Exhibit B, dated 5-17-18. (Elevation).

APPROVED EXHIBIT TOWER LOCATION = Plot Plan No.PPT180014 Exhibit Tower Location, dated 5-17-18.

APPROVED EXHIBIT TOWER TO BE REPLACED = Plot Plan No.PPT180014 Exhibit Tower to be replaced, dated 5-17-18.

APPROVED EXHIBIT ROAD ACCESS = Plot Plan No.PPT180014 Exhibit Road Access, dated 5-17-18.

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

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

### Fire

Fire. 1                                    Gen - Custom

Provide approved fire apparatus turnaround.

### Planning

Planning. 1                            ALUC part 1

Conditions of approval required per the June 21, 2018 letter from Riverside County Airport Land Use Commission:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Reche Canyon/Badlands Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1 ALUC part 1 (cont.)  
approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

5. The attached notice shall be provided to all prospective purchasers of the property and lessees

6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning. 2 ALUC part 2

Conditions of approval required per the June 21, 2018 letter from Riverside County Airport Land Use Commission:

8. The proposed structure shall be marked/lighted in accordance with Federal Aviation Administration (FAA) Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual), and 12, and such lighting shall be maintained therewith for the life of the project.

9. The proposed structure shall not exceed a height of 345 feet above ground level

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2 ALUC part 2 (cont.)  
and a maximum elevation at top point of 3,284 feet above mean sea level.

10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. Any change in height that exceeds a total height of 345 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

11. Temporary construction equipment used during actual construction of the structure shall not exceed 345 feet in height and a maximum elevation of 3,284 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. At least 10 days prior to start of construction, Part 1 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

13. Within five (5) days after construction reaches its greatest height, Part 2 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.

14. Any failure or malfunction affecting a top light or flashing obstruction light, regardless of its position, that lasts more than thirty (30) minutes shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

Planning. 3 PPT HOLD HARMLESS

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3 PPT HOLD HARMLESS (cont.)

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

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

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

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

#### Planning. 4 PPT CAUSES FOR REVOCATION

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

#### Planning. 5 PPT EXPIRATION DATE

This approved permit shall be used within nine (9) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 5 PPT EXPIRATION DATE (cont.)  
permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 6 USE - CEASED OPERATIONS

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

Planning. 7 USE - LIGHTING HOODED/DIRECTED

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

Planning. 8 USE - NO OUTDOOR ADVERTISING

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

Planning. 9 USE - ORD 810 OS FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

#### Planning-CUL

Planning-CUL. 1 If Human Remains Found

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

Planning-CUL. 2 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2                      Unanticipated Resources (cont.)  
 appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

### Planning-GEO

Planning-GEO. 1                      GEO180019 ACCEPTED

County Geologic Report GEO No. 180019, submitted for the project PPT180014, APN 256-030-010, was prepared by Terracon, and is titled; "Geotechnical Engineering Report, Proposed KVCR Television/Radio Tower, Moreno Valley, California," dated October 3, 2017.

GEO180019 concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. Known faults or fault-related features are not located within the site; therefore, the potential for fault rupture within the site is considered low.
3. Groundwater is estimated to be greater than 100 feet below existing ground surface.
4. Due to the depth of groundwater and the existing shallow bedrock, liquefaction is not considered a hazard to the subject site.
5. Due to the existence of shallow bedrock, seismic settlement is considered negligible.
6. Due to the existence of shallow bedrock, hydrocollapse settlement of the site is not considered a hazard.
7. Estimated total settlement from structural loads is less than about ½ inch, with the estimated differential settlement at about ½ of total settlement.

GEO180019 recommended:

1. All areas to be graded should be stripped or cleaned of significant vegetation, and rocks greater than 8 inches in largest dimension and other deleterious material, and removed from the site for disposal.
2. Due to the high bearing capacity demand of the tower foundations, all footings should rest upon competent bedrock material. This will require excavation of at least 2 to 3 feet of surface soils.
3. Excavation within surficial soil layer should extend at least 5 feet laterally beyond the footing lines, where possible.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                    GEO180019 ACCEPTED (cont.)  
GEO No. 180019 satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180019 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

Planning-PAL. 1                    LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

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.

Plan: PPT180014

Parcel: 256030011

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan Transmitted No. 180014, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 USE - REQUIRED APPLICATIONS (1) Not Satisfied

No grading permits shall be issued until Variance No. 180002 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 3 USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3,600 square feet in accordance with APPROVED EXHIBIT NO. A.

If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 USE - AGENCY CLEARANCE Not Satisfied

Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

Provide the proof of recordation to ALUC at:  
County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

Once ALUC is satisfied, this condition can be cleared.

080 - Planning. 2 USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 3 USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan Transmitted No. 180014, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 USE - LIGHTING PLANS Not Satisfied

All outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Plan: PPT180014

Parcel: 256030011

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      USE - REQUIRED APPLICATIONS (2)                      Not Satisfied

No building permits shall be issued until Variance No. 180002 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 6                      USE - SCHOOL MITIGATION                      Not Satisfied

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

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      USE - ORD 810 0 S FEE (2)                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside

County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan Transmitted No. 180014 is calculated to be 3,600 square feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2                      USE - ORD NO. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Transmitted No. 180014 has been calculated to be 3,600 square feet.

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.

090 - Planning. 3                      USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3,600 square feet in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: May 10, 2018

TO:

Riv. Co. Fire Department (Riv. Office)  
P.D. Environmental Programs Division  
P.D. Archaeology Section

P.D. Geology Section  
Riv. Co. Airport Land Use Commission

**Plot Plan Transmitted No. 180014 and Variance No. 180002**– CEQA Exempt – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon / Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large “M” on the mountain – **REQUEST: LIMITED TRANSMITTAL - ALUC, Biology, Archeology, Geology, and Fire only PPT No. 180014** proposes to replace an existing 204 foot communications tower with an 344.5 foot communications tower on existing disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. – APN: 256-030-009– Related Case: N/A **BBID: 521-767-861**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:** A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 17, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.*

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 21, 2018

Mr. Larry Ross, Principal Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1315MA18  
Related File No.: PPT180014 (Plot Plan), VAR180002 (Variance)  
APN: 256-030-010; 256-030-011

Dear Mr. Ross:

On June 14, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. PPT180014 (Plot Plan) and VAR180002 (Variance) proposing to replace an existing 204 foot tall communications tower with a 345 foot tall communications tower within a previously disturbed 3,600 square foot area within a 47-acre area located westerly of Box Mountain Road and northerly of Box Springs Road, approximately 3,000 feet northwest of the large "M" mountain sign, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Reche Canyon/Badlands Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible

wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
5. The attached notice shall be provided to all prospective purchasers of the property and lessees
6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. The proposed structure shall be marked/lighted in accordance with Federal Aviation Administration (FAA) Advisory Circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual), and 12, and such lighting shall be maintained therewith for the life of the project.
9. The proposed structure shall not exceed a height of 345 feet above ground level and a maximum elevation at top point of 3,284 feet above mean sea level.
10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. Any change in height that exceeds a total height of 345 feet will require Form 7460-1 submittal, review, and issuance of a “Determination of No Hazard to Air Navigation” by the Federal Aviation Administration Obstruction Evaluation Service.
11. Temporary construction equipment used during actual construction of the structure shall not exceed 345 feet in height and a maximum elevation of 3,284 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
12. At least 10 days prior to start of construction, Part 1 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.
13. Within five (5) days after construction reaches its greatest height, Part 2 of FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration Obstruction Evaluation Service. Such e-filing shall also be conducted in the event the project is abandoned.



14. Any failure or malfunction affecting a top light or flashing obstruction light, regardless of its position, that lasts more than thirty (30) minutes shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Nos. 2018-AWP-139-OE and 2017-AWP-12160-OE

cc: San Bernardino Community College District (applicant)  
Erica Vega, Burke, Williams & Sorenson, LLP – Riverside Office (representative)  
Burke, Williams & Sorenson, LLP – Los Angeles office (fee-payer)  
Henry Broadcasting Company c/o Sean Buckley (property owner)  
Western Riverside County Regional Conservation Authority – Riverside address  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1315MA18\ZAP1315MA18.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-AWP-139-OE  
Prior Study No.  
2017-AWP-12160-OE

Issued Date: 01/11/2018

Larry R. Cicalone  
San Bernardino Community College District  
701 South Mt. Vernon Ave  
San Bernardino, CA 92410

**\*\* MARKING & LIGHTING RECOMMENDATION \*\***

The Federal Aviation Administration has completed an evaluation of your request concerning:

Structure:	Lighting Study KVCR - New Tower
Location:	Moreno Valley, CA
Latitude:	33-57-57.43N NAD 83
Longitude:	117-17-09.10W
Heights:	2939 feet site elevation (SE) 345 feet above ground level (AGL) 3284 feet above mean sea level (AMSL)

Based on this evaluation, we have no objection to the change provided the structure is marked/lighted in accordance with FAA Advisory Circular 70/7460-1, L Change 1, Obstruction Marking and Lighting, a medial system - Chapters 4,8(M-Dual),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

So that aeronautical charts and records can be updated, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed when the new system is installed and operational.

If this structure is subject to the authority of the Federal Communications Commission a copy of this letter will be forwarded to them and application should be made for permission to change the marking/lighting as requested.

This evaluation concerns the effect of the marking/lighting changes on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-139-OE.

**Signature Control No: 352778053-352934303**

(MAL)

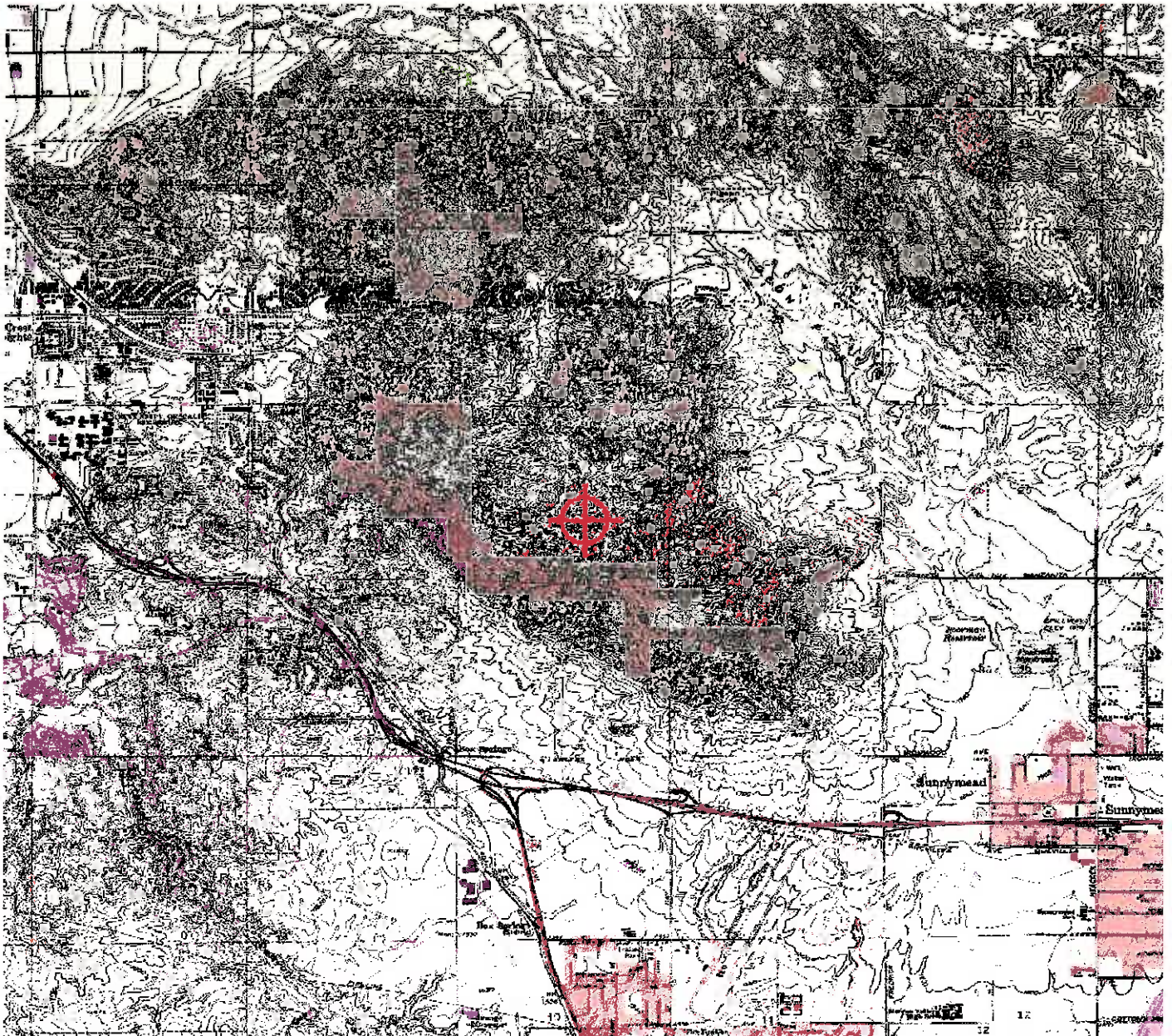
Karen McDonald

Specialist

Attachment(s)

Map(s)

cc: FCC





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2017-AWP-12160-OE  
 Prior Study No.  
 2017-AWP-8529-OE

Issued Date: 12/31/2017

Larry R. Ciccalone  
 San Bernardino Community College District  
 701 South Mt. Vernon Ave  
 San Bernardino, CA 92410

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower KVCR - New Tower  
 Location: Moreno Valley, CA  
 Latitude: 33-57-57.43N NAD 83  
 Longitude: 117-17-09.10W  
 Heights: 2939 feet site elevation (SE)  
 345 feet above ground level (AGL)  
 3284 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, paint/red lights - Chapters 3(Marked),4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 07/01/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-12160-OE.

**Signature Control No: 349747312-352114741**  
Karen McDonald  
Specialist

( EBO )

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

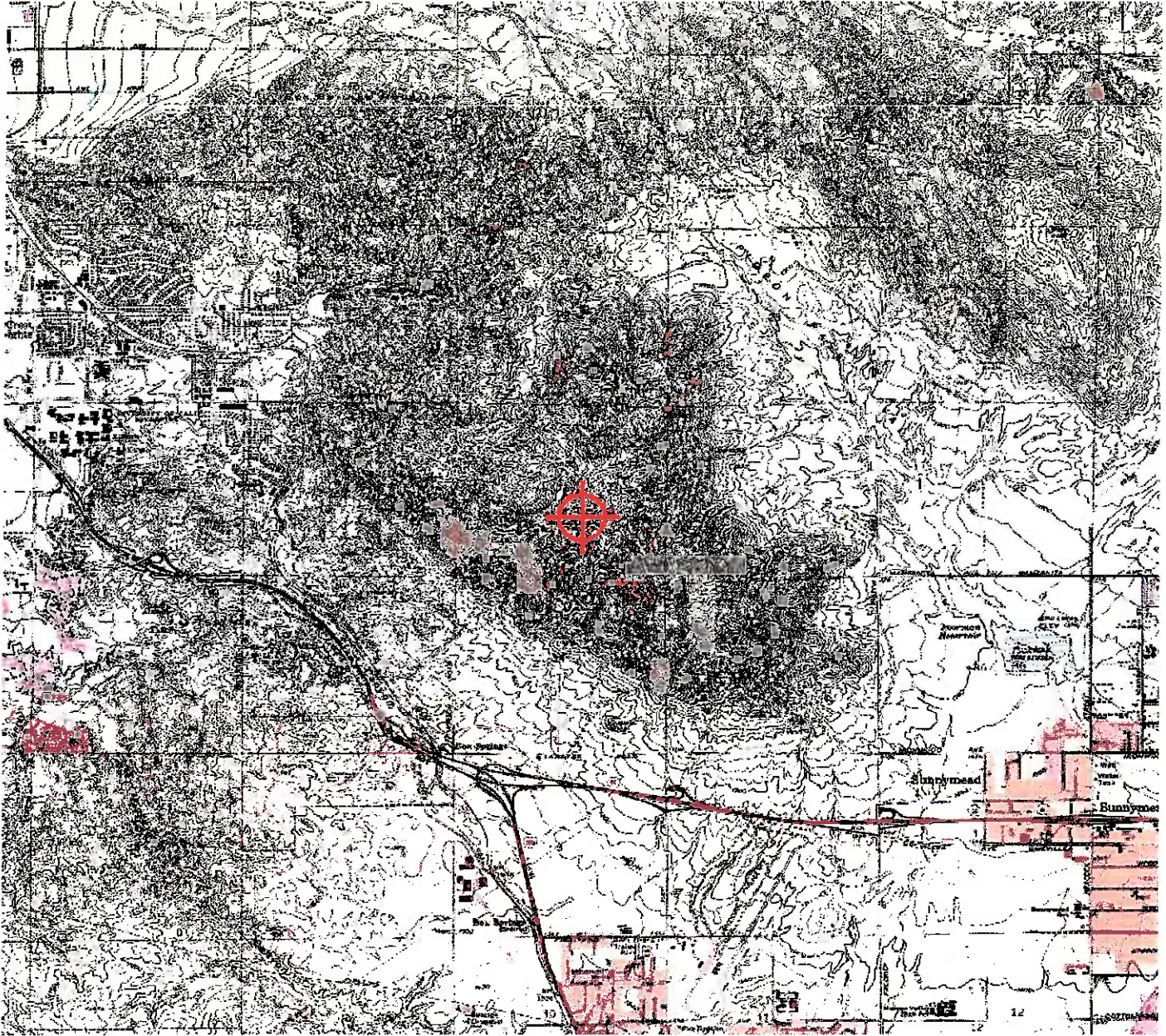
cc: FCC

AT 3284 AMSL, Corona, CA Corona Muni, (AJO) Obstacle penetrates Rwy 07 40:1 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Chino, CA Chino (CNO) Obstacle penetrates rwy 8 L/R departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Riverside, CA Riverside Muni (RAL) Obstacle penetrates Rwy 9/27 departure surface, however due to current departure procedure, the procedures turn before the obstacle, therefore NO IFR EFFECT. RWY 16 departure NA terrain. Obstacle penetrates Rwy 34 departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Redlands, CA Redlands Muni (REI) obstacle penetrates Rwy 26 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// Riverside/Rubidoux, CA Flabob (RIR) Obstacle penetrates Rwy 6/24 departure surface, however, required climb gradient is less than currently published, therefore NO IFR EFFECT. /// San Bernardino, CA San Bernardino INTL (SBD) obstacle penetrates Rwy 6 40:1 departure surface, however required climb gradient is less than currently published, therefore NO IFR EFFECT. Obstacle penetrates Rwy 24 40:1 departure surface, however, due to current departure procedure, the procedures turns before the obstacle, therefore NO IFR EFFECT. /// Chino, CA Chino (CNO) ILS OR LOC RWY 26R Obstacle becomes the controller in the Initial (from HDF VOR TO CAZBY INT) but ALT stays the same. NO IFR EFFECT. /// Ontario, CA Ontario INTL (ONT) ILS OR LOC RWY 8L, Obstacle becomes the alternate missed approach controlling obstacle, however does not penetrate the missed approach therefore No IFR EFFECT. /// ILS OR LOC RWY 26R, Obstacle becomes the initial (PDZ VORTAC TO HIGRO INT) controlling obstacle, however NO IFR EFFECT. /// ILS OR LOC RWY 26L, Obstacle become the initial (PDZ VORTAC TO HIGRO INT) controlling obstacle, however NO IFR EFFECT.

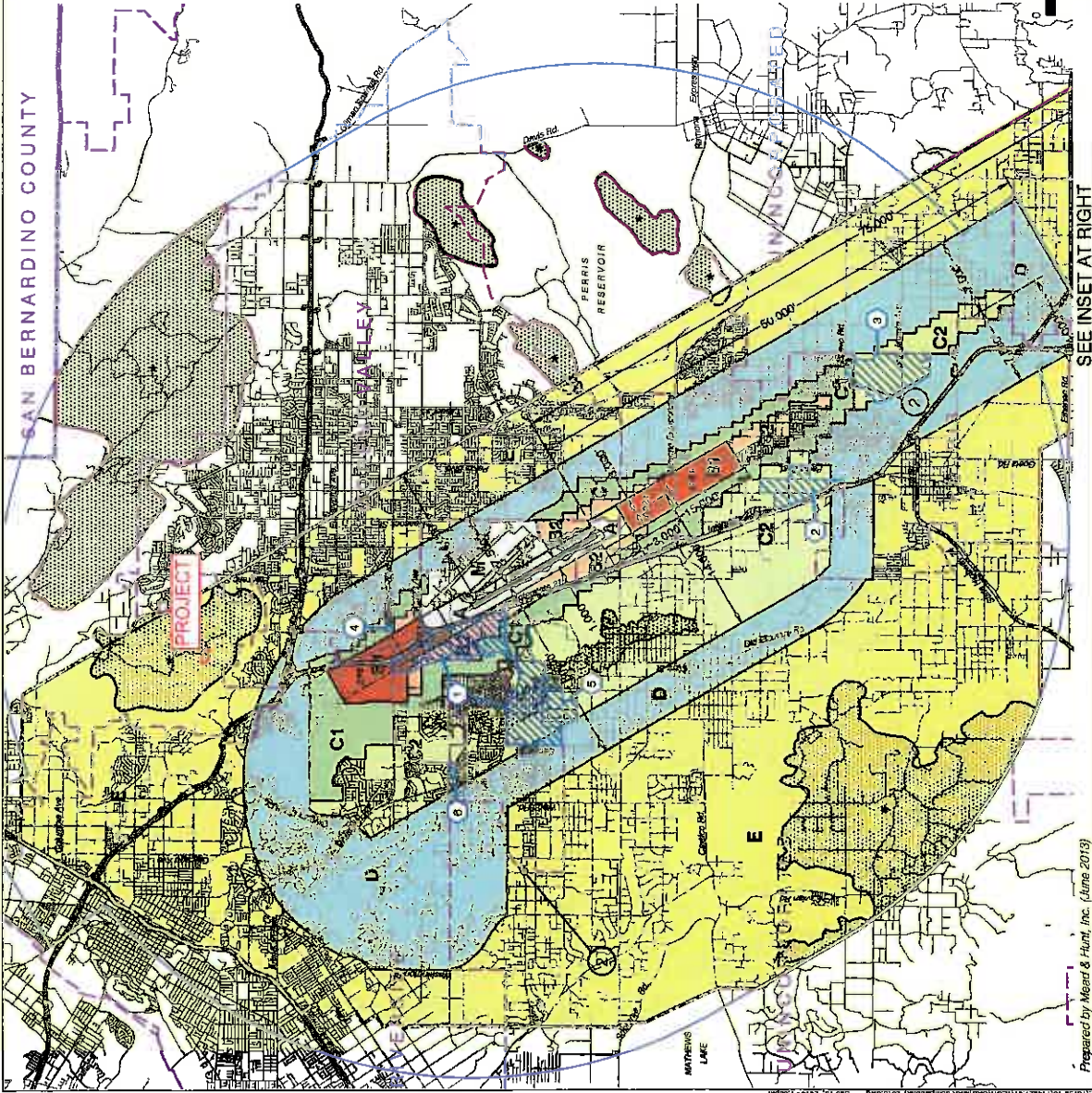


Frequency Data for ASN 2017-AWP-12160-OF

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
76	82	MHz	27.2	kW
91.8	92	MHz	3.8	kW



SAN BERNARDINO COUNTY



**LEGEND**

**Compatibility Zones**

Airport Influence Area Boundary

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

High Terrain Zone  
 FAR Part 77 Military Outer Horizontal  
 Surface Limits  
 FAR Part 77 Notification Area

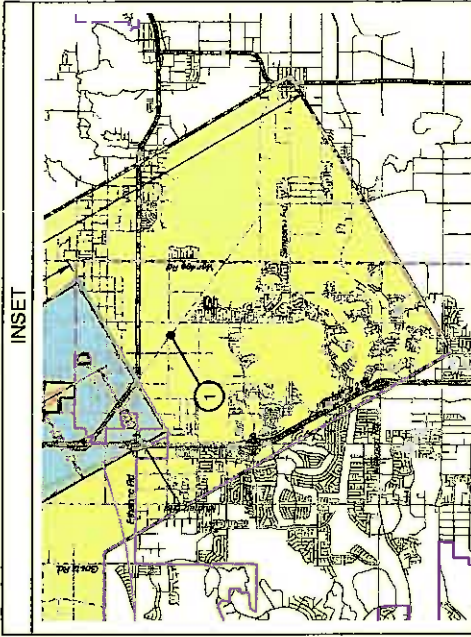
**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA, March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 36 ILS approach depth of 600 feet above runway end. Airport Elevation is 1,835 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

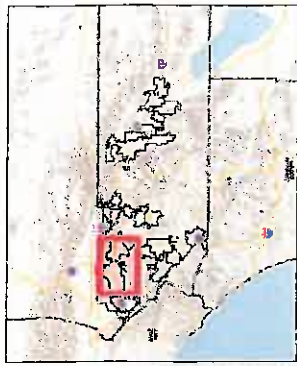
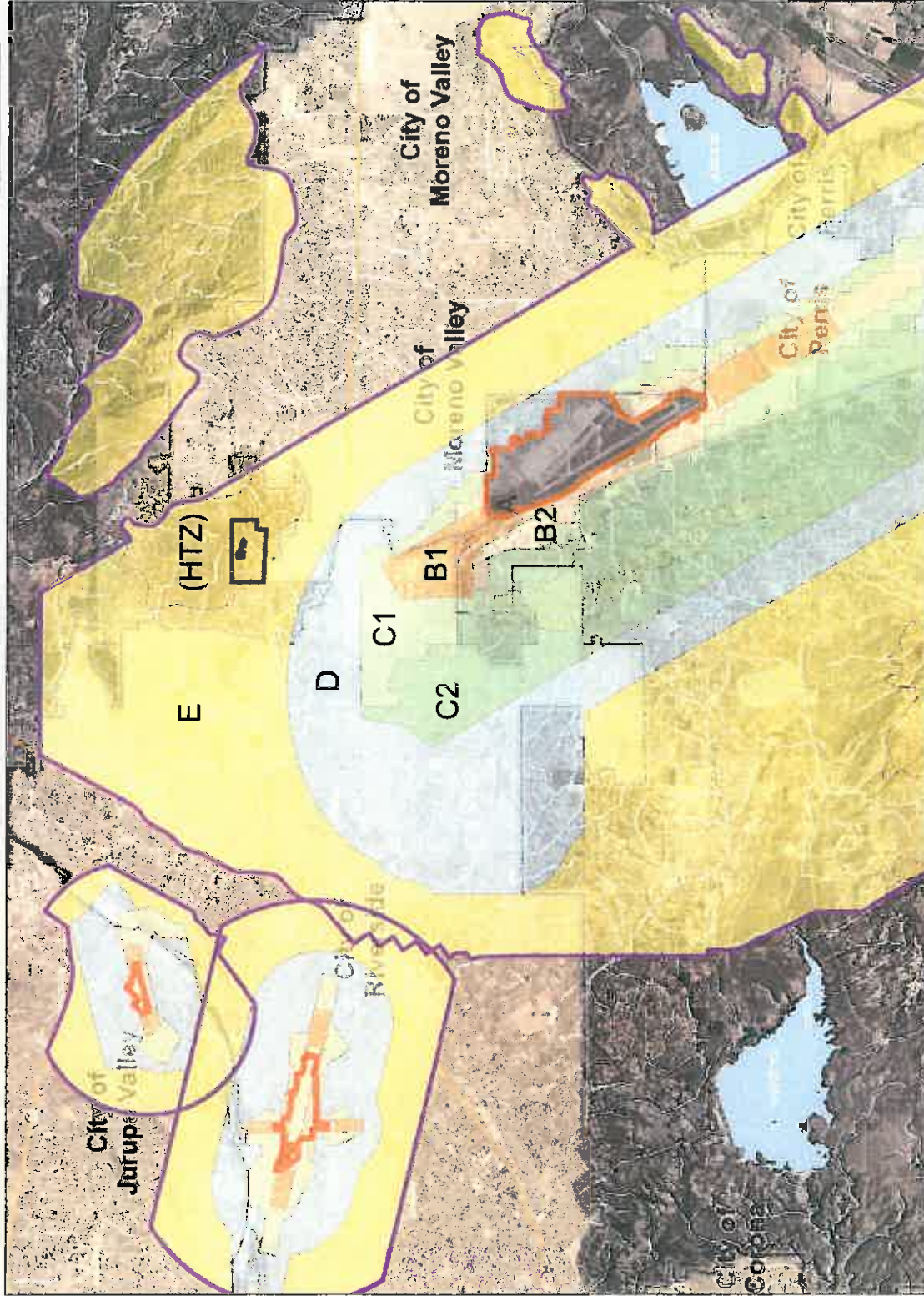
SEE INSET AT RIGHT

Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

# My Map



## Legend



**Airports**  
AIA

**Airport Compatibility**

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I/EXC1
- B1-APZ II
- B1-APZ II/EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

**\*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.

0 15,768 31,536 Feet

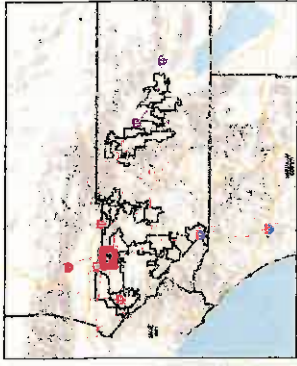
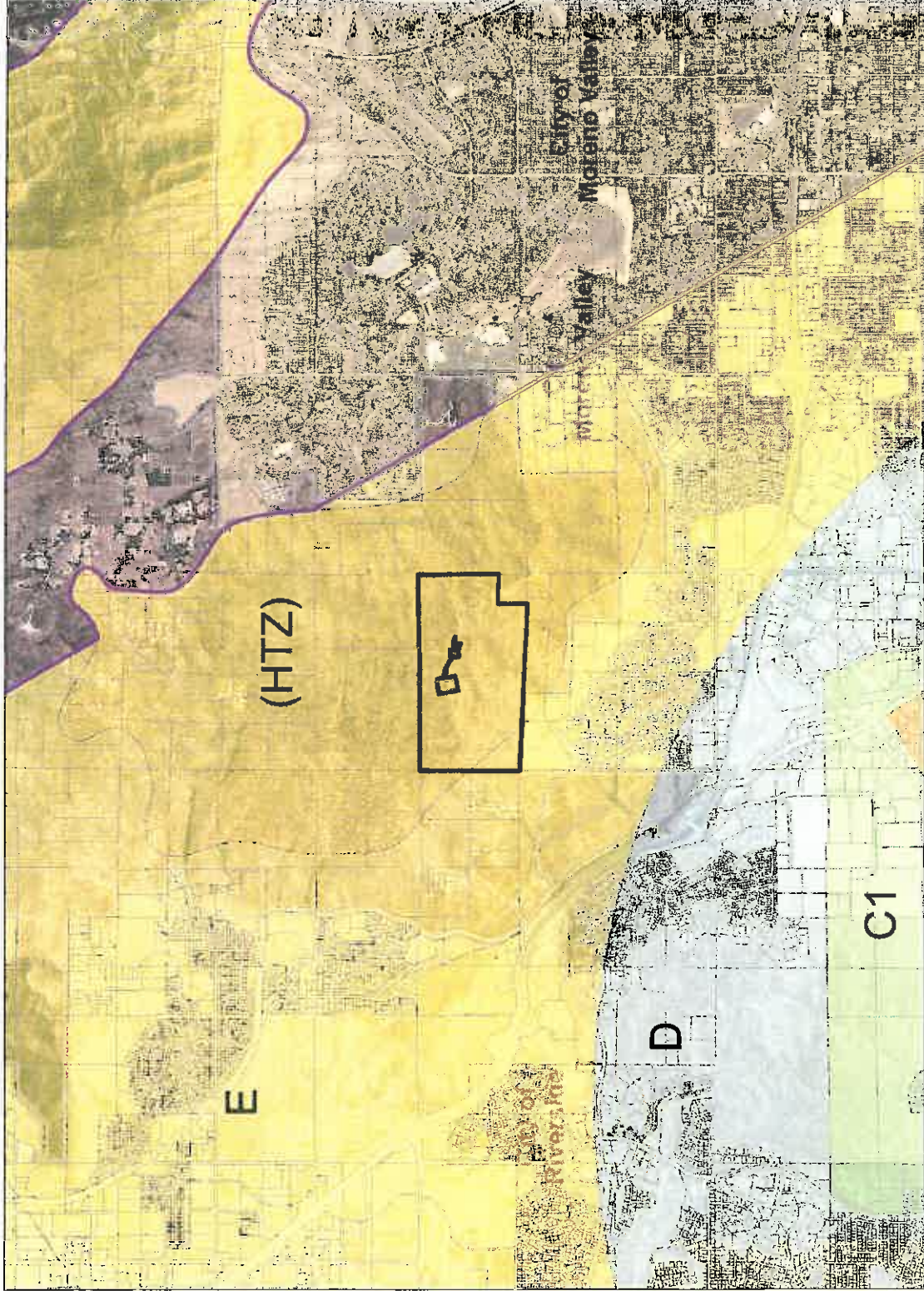


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# My Map



## Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC6
- C2-EXC6
- C2-HIGHT

## Notes

**\*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.



0 4,970 9,941 Feet



REPORT PRINTED ON... 5/21/2016 9:44:19 AM

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**Riverside East Quadrangle, California (2015)**

Contour Interval = 20 Feet

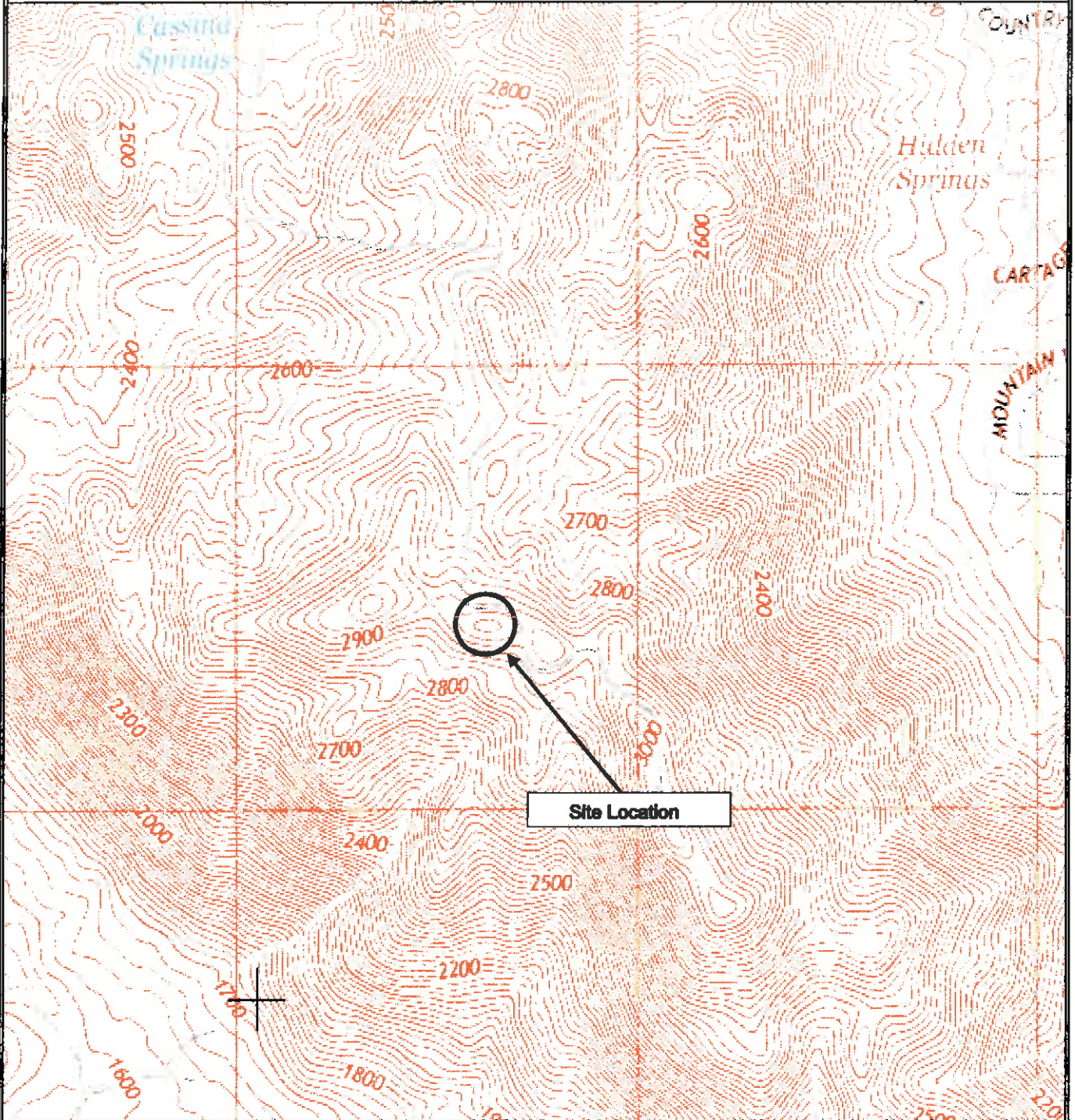
Scale 1 Inch = ~2,000 Feet

Latitude: 33° 57' 57.43" Longitude: 117° 17' 9.10"

Township: 2S Range: 4W Section: 27



**North**

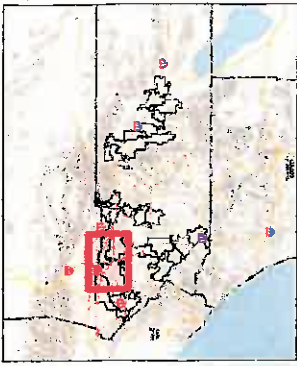
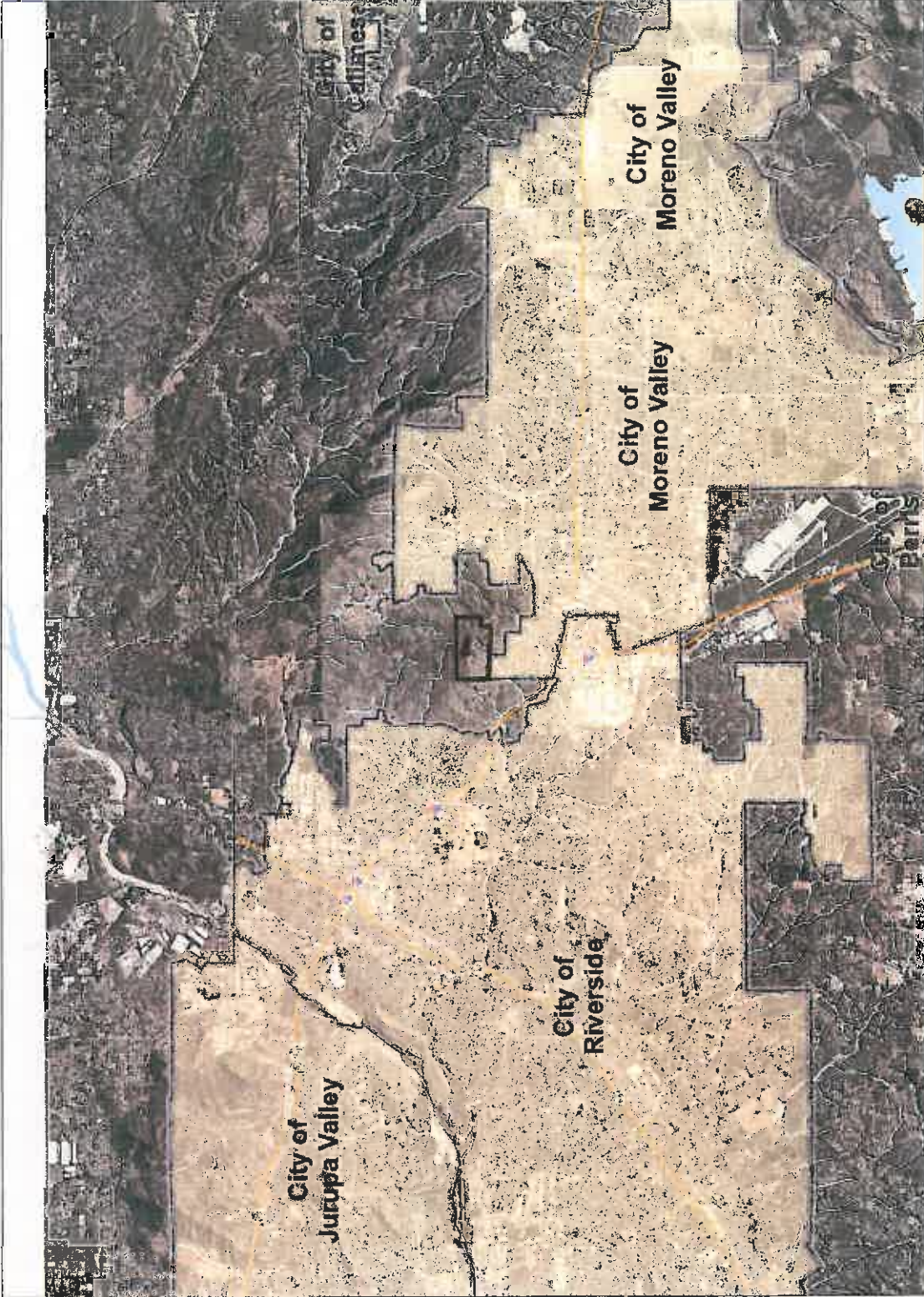


**USGS Topographic Map – Location Map**

San Bernardino Comm College District  
KVCR New Tower SBCCD  
10550 Box Springs Mountain Road  
Moreno Valley, CA 92557



# My Map



## Legend

- City Boundaries
- Cities
- adjacent\_highways**
  - Interstate
  - Interstate 3
  - State Highways, 60
  - State Highways 3
  - US HWY
  - OUT
- highways\_large**
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cities

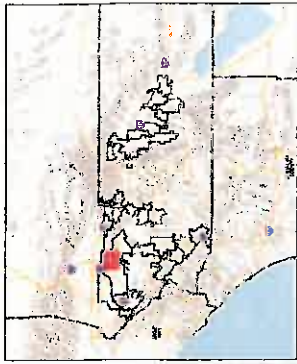
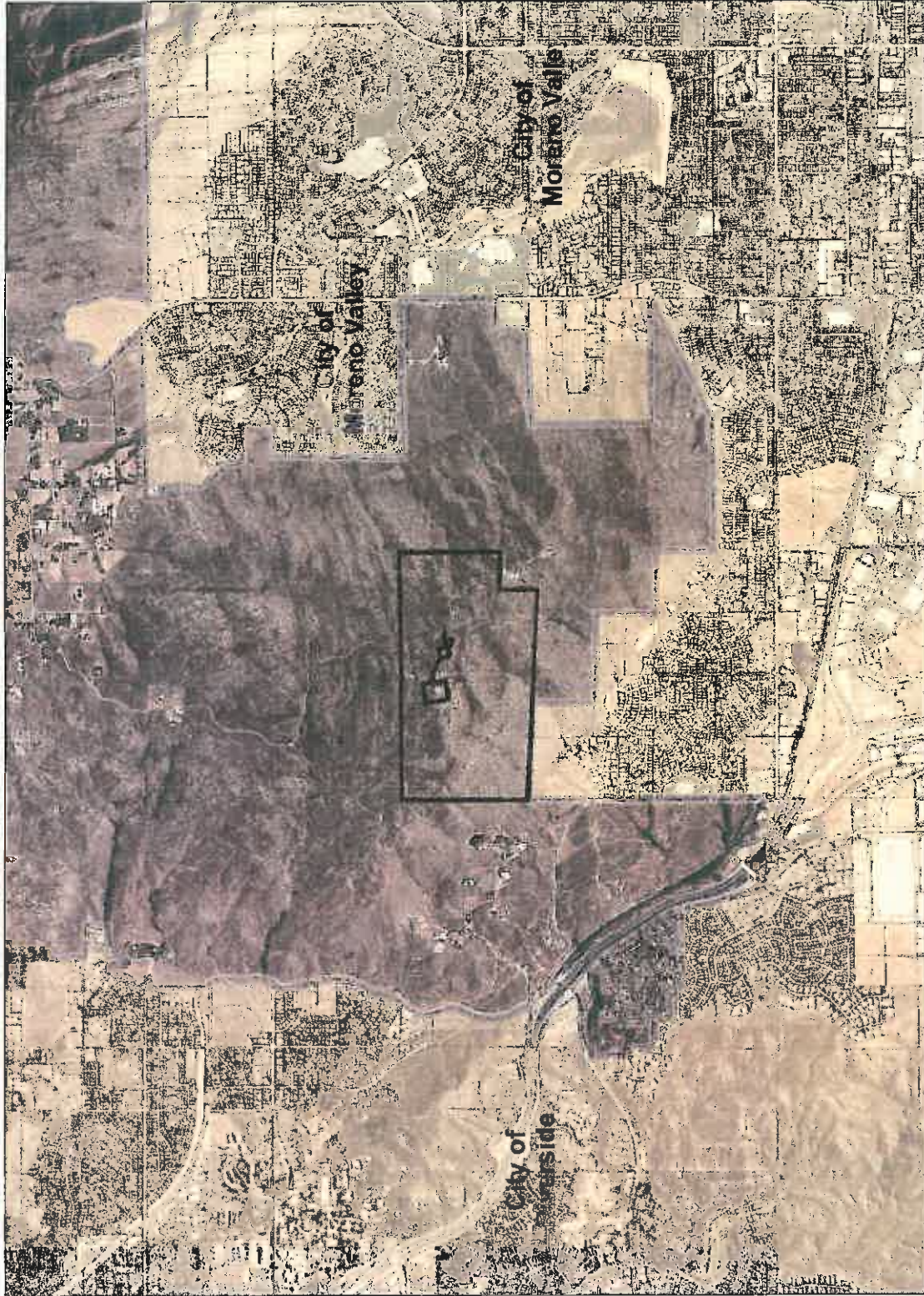
## Notes

\*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...5/21/2018 9:47:58 AM



# My Map



## Legend

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

## Notes

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0 3,942 7,884 Feet

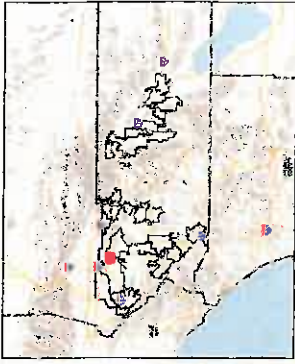
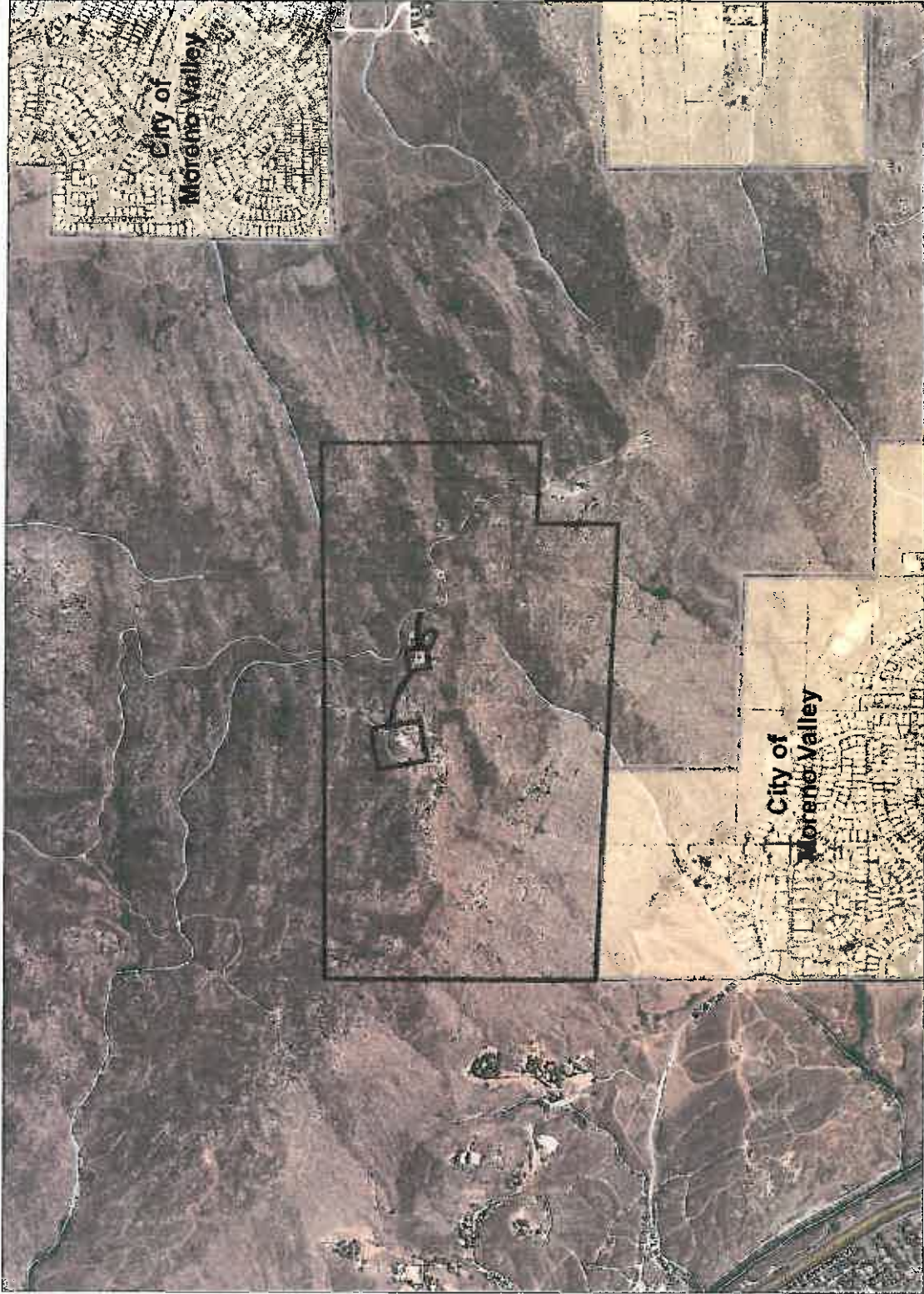


REPORT PRINTED ON... 5/21/2018 9:48:36 AM

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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

## Notes

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0 1,819 3,639 Feet



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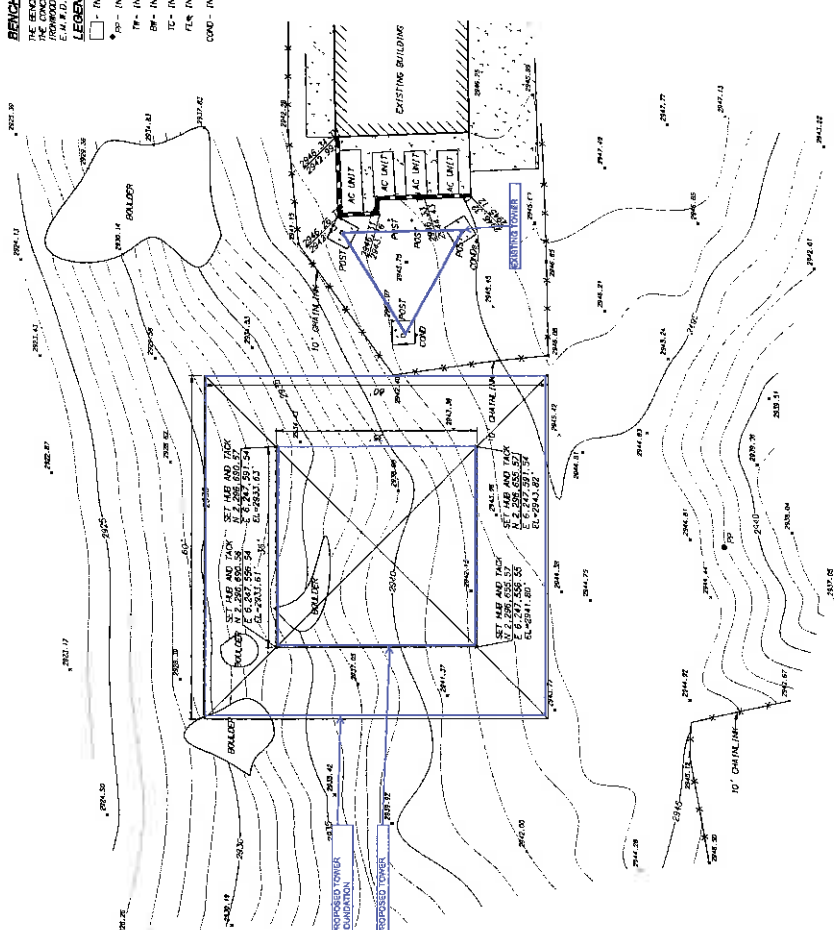
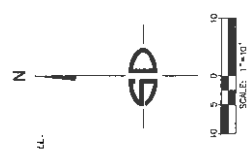
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WILLIAM A. SNIPES  
 9/26/2017  
 REVISED: 11/07/2017  
 REVISED: 11/07/2017  
 REVISED: 04/26/2018

**BENCHMARK:**  
 THE BENCHMARK FOR THIS SURVEY IS THE COUNTY OF RIVERSIDE BRASS TAB IN THE COUNTY OF RIVERSIDE, CALIFORNIA, NEAR THE INTERSECTION OF HIGHWAY 78 AND HIGHWAY 52, IN THE NEUTRAL ZONE OF 44° E.M.S.D. CONCRETE MONUMENT STATION ELEVATION = 1736.722, NAD83.

**LEGEND:**  
 [Symbol] - INDICATES CONCRETE SURFACE.  
 [Symbol] - INDICATES POWER POLE.  
 TP - INDICATES TOP OF WALL.  
 BP - INDICATES BOTTOM OF WALL.  
 TC - INDICATES TOP OF CURB.  
 FL - INDICATES FLOW LINE.  
 COND - INDICATES CONDUIT.



CP SET NAIL WALL  
 N 61° 29' 05\"/>

OFFICE: 4555 COMBINE DRIVE  
 SAN DIEGO, CA 92121  
 E 619-594-1111

## Rull, Paul

---

**From:** ROCKHOLT, DANIEL L CTR USAF AFRC HQ AFRC <daniel.rockholt.2.ctr@us.af.mil>  
**Sent:** Monday, May 21, 2018 9:08 AM  
**To:** Spivak, Marjorie  
**Cc:** Rull, Paul; HAUSER, DENISE L GS-11 USAF AFRC 452 MSG/CECP  
**Subject:** RE: SBCCD KVCR Tower (ZAP1315MA18)

Marjorie:

March ARB Airfield Management and air traffic control personnel have reviewed the proposed KVCR antenna (ALUC Project # ZAP1315MA18) and have determined it will not have an adverse effect on air traffic control, therefore are not requesting any additional conditions or mitigation measures on the project.

Should you have any questions please do not hesitate to contact me at any time.

Very respectfully,  
Rock

Daniel "Rock" Rockholt, AICP  
Contract Community Planner  
452d MSG/CECP  
NIPR: daniel.rockholt.2.ctr@us.af.mil  
Comm: 951-655-2236  
DSN: 447-2236

-----Original Message-----

**From:** Spivak, Marjorie [mailto:Marjorie.Spivak@wbd-us.com]  
**Sent:** Monday, May 21, 2018 8:13 AM  
**To:** ROCKHOLT, DANIEL L CTR USAF AFRC HQ AFRC <daniel.rockholt.2.ctr@us.af.mil>  
**Subject:** [Non-DoD Source] SBCCD KVCR Tower

Hi Mr. Rockholt,

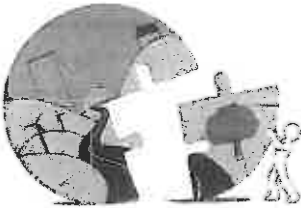
Per our telephone conversation last week, I just want to follow up with you concerning San Bernardino Community College District's proposed replacement tower at Moreno Valley, California.

If you could let us know the status of review, I would truly appreciate it. Time is of the essence with regard to this tower project and I have many stakeholders that would like to know the status of review.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Thank you,

Marjorie Spivak



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

*Caroline Erwin*

*4/26/18*

Property Owner(s) Signature(s) and Date

*Caroline Erwin*

PRINTED NAME of Property Owner(s)

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

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

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

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

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

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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

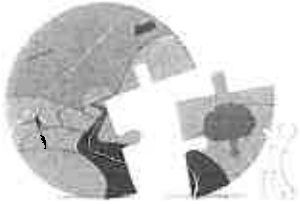
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

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

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. PPT 180014

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: San Bernardino Community College District

Contact Person: Hussain Agah                      E-Mail: hagah@sbccd.cc.ca.us

Mailing Address: 114 S. Del Rosa Drive

<u>San Bernardino</u>	<small>Street</small> <u>CA</u>	<u>92408</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909 ) 382-4094                      Fax No: (     )

Engineer/Representative Name: Burke, Williams & Sorensen, LLP

Contact Person: Erica L. Vega, Esq.                      E-Mail: evega@bwslaw.com

Mailing Address: 1600 Iowa Ave., Suite 250

<u>Riverside</u>	<small>Street</small> <u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951 ) 788-0100                      Fax No: (951 ) 788-5785

Property Owner Name: Henry Broadcasting Company (c/o Buckley Real Estate Inc.)

Contact Person: Sean Buckley                      E-Mail: seanbc2139@gmail.com

Mailing Address: 2277 Jerrold Ave.

<u>San Francisco</u>	<small>Street</small> <u>CA</u>	<u>94124</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (415 ) 285-1133                      Fax No: (     )

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

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

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Henry Broadcasting Company

PRINTED NAME OF PROPERTY OWNER(S)

*Carolyn Erwin* COOP. TREASURER

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 256-030-009

Approximate Gross Acreage: 299 ac (project is proposed on 20,000 sq ft leased by applicant)

General location (nearby or cross streets): North of Box Springs Road, South of Box Springs Mtn Reserve, East of Watkins Drive, West of Pidgeon Pass Road

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Removal of an existing radio tower and construction of a new, taller radio tower on the same site.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 18.30.A.3

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	n/a	204.67'		Radio tower	<input checked="" type="checkbox"/>	unknown
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	n/a	344.5'		Radio tower
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		



**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Geotechnical report

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

Is this an application for a development permit? Yes  No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) Carolyn Gravin, Corp. Treasurer Date 2/5/2018

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## APPLICATION FOR LAND USE AND DEVELOPMENT

---

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

---

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and San Bernardino Community College District hereafter "Applicant" and Henry Broadcasting Company "Property Owner".

**Description of application/permit use:**

Plot plan application to construct a 344.5' tall radio tower and demolish and existing radio tower on  
the same site

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 256-030-009

Property Location or Address:

10550 Box Springs Mountain Road, Moreno Valley, CA 92557

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Henry Broadcasting Company Phone No.: (415) 285-1133

Firm Name: Buckley Real Estate Inc. Email: seanb2139@gmail.com

Address: 2277 Jerrold Ave.

San Francisco, CA 94124

**3. APPLICANT INFORMATION:**

Applicant Name: Hussain Agah Phone No.: (909) 382-4094

Firm Name: San Bernardino Community College District Email: hagah@sbccd.cc.ca.us

Address (if different from property owner)

114 S. Del Rosa Drive

San Bernardino, CA 92408

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 2/6/18

Print Name and Title: Steven J. Sutorus, Business Manager, SBCCD

Signature of Property Owner: [Signature] Date: 2/5/2018

Print Name and Title: CAROLINE J. ERWIN, CORP. TREASURER

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____

## 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. 180014** and **VARIANCE NO. 180002** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15202 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon /Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road and Northerly of Box Springs Road, approximately 3000 ft. northwesterly of the large “M” on the mountain – **REQUEST: Plot Plan No. 180014** proposes to replace an existing 204 foot television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JULY 23, 2018**  
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 Project Planner John Hildebrand at (951) 955-1888 or email at [JHildebr@rivco.org](mailto:JHildebr@rivco.org), 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 Street 12<sup>th</sup> 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: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 21, 2018,

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

APN (s) or case numbers PPT180014 VAR1800 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

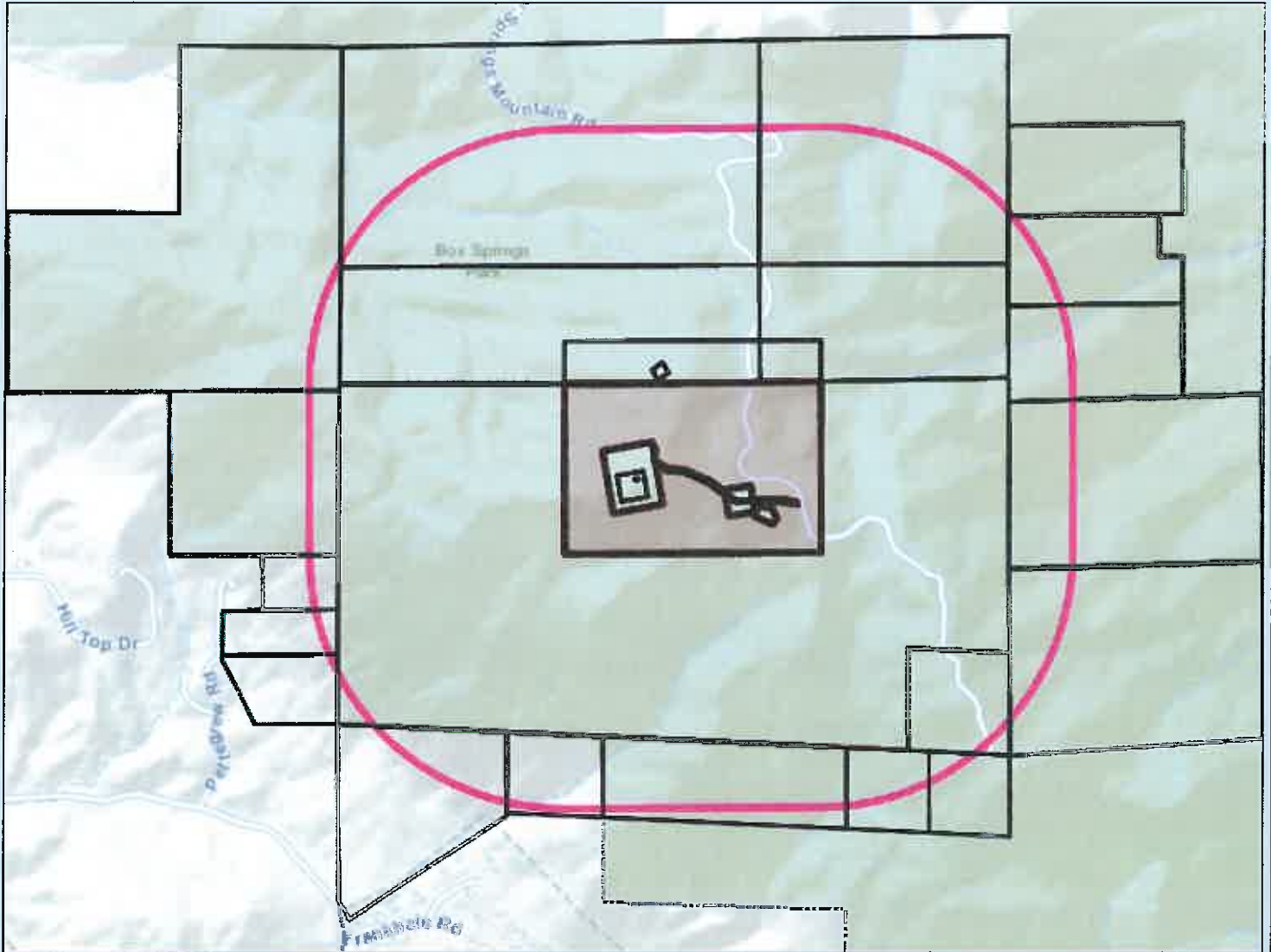
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## PPT180014\_VAR1800 ( 2400 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 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... 6/20/2018 12:50:17 PM

© Riverside County RCIT



260030005  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256030011  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

260030004  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256030002  
AMERICAN TOWERS INC  
P O BOX 723597  
ATLANTA GA 31139

256030007  
SOUTHERN CALIFORNIA GAS CO  
C/O C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO CA 92101

258190004  
REGENTS OF UNIVERSITY OF CALIF  
C/O C/O DIRECTOR OF REAL ESTATE  
1111 FRANKLIN ST 6TH FLOOR  
OAKLAND CA 94607

256030003  
AMERICAN TOWERS INC  
P O BOX 723597  
ATLANTA GA 31139

256030010  
HENRY BROADCASTING CO  
2277 JERROLD ERWIN  
SAN FRANCISCO CA 94124

256030005  
STATE OF CALIF  
0  
CA. 0

256030008  
SOUTHERN CALIFORNIA GAS CO  
C/O C/O TAX DEPT  
101 ASH ST NO HW07  
SAN DIEGO CA 92101

256030001  
STATE OF CALIF  
0  
CA. 0

256020004  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

256020006  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256030012  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256020009  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
P O BOX 1667  
RIVERSIDE CA 92502

256020008  
WESTERN RIVERSIDE COUNTY REG CON AUTH  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

256020003  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 410  
LONG BEACH CA 90801

256160002  
EARLY H GOLDEN  
ANGIE L GOLDEN  
2416 CARLTON PL  
RIVERSIDE CA 92507

256160011  
C F & D CORP  
6774 MAGNOLIA AVE  
RIVERSIDE CA 92506

256160012  
RIVERSIDE CO REG PARK & OPEN SPACE DIST  
C/O C/O DEPT BLDG SERV REAL PROP DIV  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

256150001  
SHIZAO ZHENG  
C/O 1378 W ZHONGSHAN RD  
0  
CA. 0

256160013  
C F & D CORP  
6774 MAGNOLIA AVE  
RIVERSIDE CA 92506

256030006  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

260020006  
COUNTY REGIONAL PARK & OPEN SPACE DIST  
4600 CRESTMORE RD  
JURUPA VALLEY CA 92509

256020007  
HENRY BROADCASTING CO INC  
2277 JERROLD AVE  
SAN FRANCISCO CA 94124

260020005  
RIVERSIDE COUNTY REGIONAL PARKS DIST  
C/O C/O ECONOMIC DEVELOPMENT AGENCY  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

260020003  
RIVERSIDE COUNTY REGIONAL PARKS DIST  
C/O C/O ECONOMIC DEVELOPMENT AGENCY  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

256020005  
WESTERN RIVERSIDE COUNTY REG CON AUTH  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

258230014  
CURTIS W STARK  
P O BOX 3069  
NEWBERG OR 97132

258230012  
DAVID S SVIEN  
HAROLD T SVIEN  
213 BEAUMONT DR  
VISTA CA 92084

258230013  
GERALD L HYATT  
ROBERT L HYATT  
1712 GOLDEN WAY  
BEAUMONT CA 92223

258220003  
REGENTS OF UNIVERSITY OF CALIF  
C/O C/O DIRECTOR OF REAL ESTATE  
1111 FRANKLIN ST 6TH FLOOR  
OAKLAND CA 94607

Hussain Agah  
San Bernadino Community College District  
114 S. Del Rose Drive  
San Bernadino, CA 92408

Erica L. Vega, Esq.  
Burke, Williams & Sorensen, LLP  
1600 Iowa Ave., Suite 250  
Riverside, CA 92507

Sean Buckley  
Henry Broadcasting Company (c/o  
Buckley Real Estate Inc.)  
2277 Jerrold Ave.  
San Francisco, CA 94124

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San Bernadino Community College District  
114 S. Del Rose Drive  
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Buckley Real Estate Inc.)  
2277 Jerrold Ave.  
San Francisco, CA 94124

ALUC  
County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

City Of Moreno Valley  
Planning Department  
14177 Frederick Street  
Moreno Valley, CA 92553

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 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.:** PPT180014 and VAR180002

**Project Location:** The project is located West of Box Mountain Road and North of Box Springs Road, approximately 3000 ft. northwest of the large "M" on the mountain.

**Project Description:** PLOT PLAN NO. 180014 proposes to replace an existing 204 television and radio broadcast tower with an 344.5 foot television and radio broadcast tower on existing 3,600 square foot disturbed area adjacent to the existing equipment building. VARIANCE NO. 180002 is a request to exceed the 105 foot height limitation for structures required by section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot tall television and radio broadcast tower. The request is based upon line of sight needs between the radio and television studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower (the "project").

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** San Bernardino Community College District, 114 S. Del Rosa Drive, San Bernardino, CA 92408

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15302)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The project is categorically exempt from the provisions of CEQA pursuant to Section 15302 of the State CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. No additional capacity will be added in the form of additional broadcast capability, only the same capacity and purpose will be achieved through compliance with the new directive from the FCC to switch from UHF to VHF. Further, the project is proposed on a 3,600 square foot disturbed area adjacent to the existing equipment building. Therefore, this Project is categorically exempt from CEQA.

John Hildebrand, Principal Planner  
County Contact Person

951-955-1888  
Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

ZCFG No. **CFW180037** - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00044997)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Hussain Agah  
San Bernardino Community College  
District  
114 S Del Rosa Dr  
San Bernardino, Ca 92408

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00044997	04/26/2018	04/26/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180037	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Moreno Valley, CA 92557	<b>SUB TOTAL</b>	\$50.00

**TOTAL** \$50.00

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.2**

**Director's Hearing: July 23, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PP14271R01	<b>Applicant(s):</b> Joyce Thatcher
<b>CEQA Exempt</b>	CEQA Exempt – Section 15301	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b> Trip Hord & Assoc.
<b>Zoning Area/District:</b>	Gavilan Hills Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Desiree Bowdan	
<b>Project APN(s):</b>	289-330-014	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 14271R01** is a request for removal of an existing Condition of Approval setting a permit life of 20 years for an existing outdoor reception venue for weddings and private parties. (the "project"). The applicant will continue the existing use of wedding and private event use without any further specified time limit.

The property is located northerly of Lake Mathews Dr., southerly of Idaleona Rd., and easterly of Gavilan Rd.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions in the staff report; and,

**APPROVE PLOT PLAN NO. 14271, REVISION NO. 01**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (RUR)

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential 5 acre minimum (R-R-5)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Rural Residential
South:	Rural Residential
West:	Rural Residential
Existing Zoning Classification:	Light Agriculture (2 Acre Min.) (A-1-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) at the time of approval
East:	Residential Agriculture, 2 Acre Min. (R-A-2)
South:	Residential Agriculture, 2 Acre Min. (R-A-2)
West:	Residential Agriculture, 2 Acre Min. (R-A-2)
Existing Use:	Residential & Commercial
Surrounding Uses	
North:	Commercial Retail
South:	Residential
East:	Residential
West:	Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.51	2 acre minimum

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High / SRA



Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – J 2843
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – March Air Reserve, Zone E

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The original entitlement for Plot Plan No. 14271 was submitted on April 26, 1995 and proposed an outdoor venue for weddings and private parties. The existing project consists of a single family residence, 2 gazebos, a covered seating area, several concrete dining patios, a 3,500 square foot indoor reception facility, a tennis court, a swimming pool, a private garage, and an increase in parking to a total of 145 spaces. The original approval from, April 26, 1995, included a 20-year operational lifespan, set to expire in February 3, 2018. The owners of the property submitted a Plot Plan No. 14271, Revision No. 1, application for the purpose of removing the life of the permit on January 25, 2018.

The application includes a request remove the condition of approval which imposes a permit lifespan. The applicant is seeking removal of the following condition 10.PLANNING.27, which imposed a 20 year life on the entitlement. There is no new construction or change in operations associated with this request, only the removal of a single condition of approval.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed project is exempt from the California Environmental Quality Act (CEQA) because it falls under a Class 1 exemption “Existing Facilities”, pursuant to state CEQA Guidelines Section 15301, which provides: “Class 1 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination... The key consideration is whether the project involves negligible or no expansion of an existing use.” The project only proposes to remove the life of the permit and continue the outdoor reception activities as previously approved. While this does remove the limit on the life of the permit, the project is not expanding the scope of operations and is proposing no new construction or expansion. The project will not make any interior or exterior alterations, modifications to the existing sewer, power or natural gas, or any other public utilities. There are no proposed changes to highways, streets, sidewalks, gutters, bicycle or pedestrian trails. Furthermore, the project does not propose any additions to the already existing structures located on the property. The project involves no structural or operational changes and no expansion beyond the existing use. The previous Environmental Assessment No. 36847, Record No. 326, page 10, stated that “the proposed project would not have a significant effect on the environment and a Negative Declaration may be prepared.” Therefore, all environment impacts were adequately studied under the previously approved entitlement and this project falls within the Section 15301 Categorical Exemption.

## FINDINGS AND CONCLUSIONS

1. The existing use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site has a General Plan Land Use Designation of Rural: Rural Residential (RUR: RR) five acre minimum. The Rural Residential land use designation allows local and regional serving agricultural uses, recreational uses, and animal keeping. The existing project aligns with recreational uses by providing a venue with rural, scenic vistas for weddings and private parties. The existing use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. There is no proposed development for the already existing venue. The project only proposes to remove the existing Condition of Approval imposing a 20 year life on the permit. Therefore, it is consistent.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding land use designation is rural residential. The surrounding properties are large parcels with some vacant parcels and single family residences throughout the area. The wedding venue has been an existing staple to the community for 20 years. Therefore, the project is consistent.
4. The plan for the existing use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Road dedication and traffic infrastructure already exists. The project site is 11 acres and provides adequate off-street parking for guests and staff. Therefore, it meets this requirement.

### Development Standard Findings

1. The project site is an 11 acre parcel, which exceeds the 20,000 square foot minimum. The project also meets the minimum lot width requirement of providing over 859 square feet and a depth of over 534 square feet. Therefore per Section 13.2.a of Ordinance No. 348, the project exceeds the minimum lot depth and width requirement.
2. Per Section 13.2.b of Ordinance No. 348, the project is consistent with the minimum setback requirements by meeting the front, side and rear yard setbacks.
3. Per Section 13.2.c of Ordinance No. 348, the residence, gazebos, and accessory building do not exceed 40 feet in height. Therefore it meets the requirement.
4. There is no keeping of animals on this property. Therefore, Section 13.2.d of Ordinance No. 348 does not apply in this case.
5. Per COA 90.Planning.9, the existing project provides one hundred and forty-five (145) parking spaces under approved exhibit A. Therefore, the project complies with Section 13.2.e and Section 18.12 of Ordinance No. 348.

### Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Residential, and meets the requirement of the general plan and all applicable provisions, as discussed above.

2. The project site has a Zoning Classification of Light Agriculture, 2 acre minimum (A-1-2) which is consistent with the Riverside County General Plan.
3. Section 13.1.d. of Ordinance No. 348 provides for additional unlisted uses in the A-1 zone to be permitted or conditionally permitted, provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. 1. A Grange Hall is considered the same Character and intensity because it is a meeting place of patrons. The original plot plan approval also made the same character and intensity finding with the submittal of a Revised Plot Plan the Planning Department has also made the determination that the use has been in continuous operation since the original approval. As it is stated in the original Plot Plan dated October 22, 1997 the existing use, a private party and wedding venue, is the same character and intensity as a Grange Hall, which is a listed use that is allowed within the A-1 zone with approval of a Plot Plan. Based upon the documentation provided by the property owner, this same use has been in existence consistently.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is located within Criteria Cell **2843** of the Western Riverside County Multiple Species Habitat Conservation Plan. The project was already in existence prior to current MSHCP, therefore, it does not apply in this case because there is no proposed development for the existing project.
7. The project is not located within a City sphere of influence.
8. The project is located within Zone E of March Air Reserve Base. Because the project has been permitted for 20 years and there is no new development proposed for this project, and furthermore, the Airport Land Use Commission has determined no review is required because ALUC does not review existing operating uses until such time that the existing use changes or expands. Therefore, the project meets the Airport Land Use requirement.
9. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
10. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by that road access shall be unobstructed with a width of not less than 24 feet (7315 mm),

exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Gavilan Rd., with a 24 foot width road standards for fire equipment access – standards for signs identifying streets, roads minimum private water supply reserves for emergency fire use. This project is located within a very high fire hazard severity zone in the State Responsibility Area (SRA). Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. In addition, the project had been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access. The ECS shall note that the project site is located within a State Responsibility Area. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access - standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

### **Conclusion:**

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

### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received written communication & phone calls from one (1) person who indicated opposition to the existing project.

### **APPEAL INFORMATION**

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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

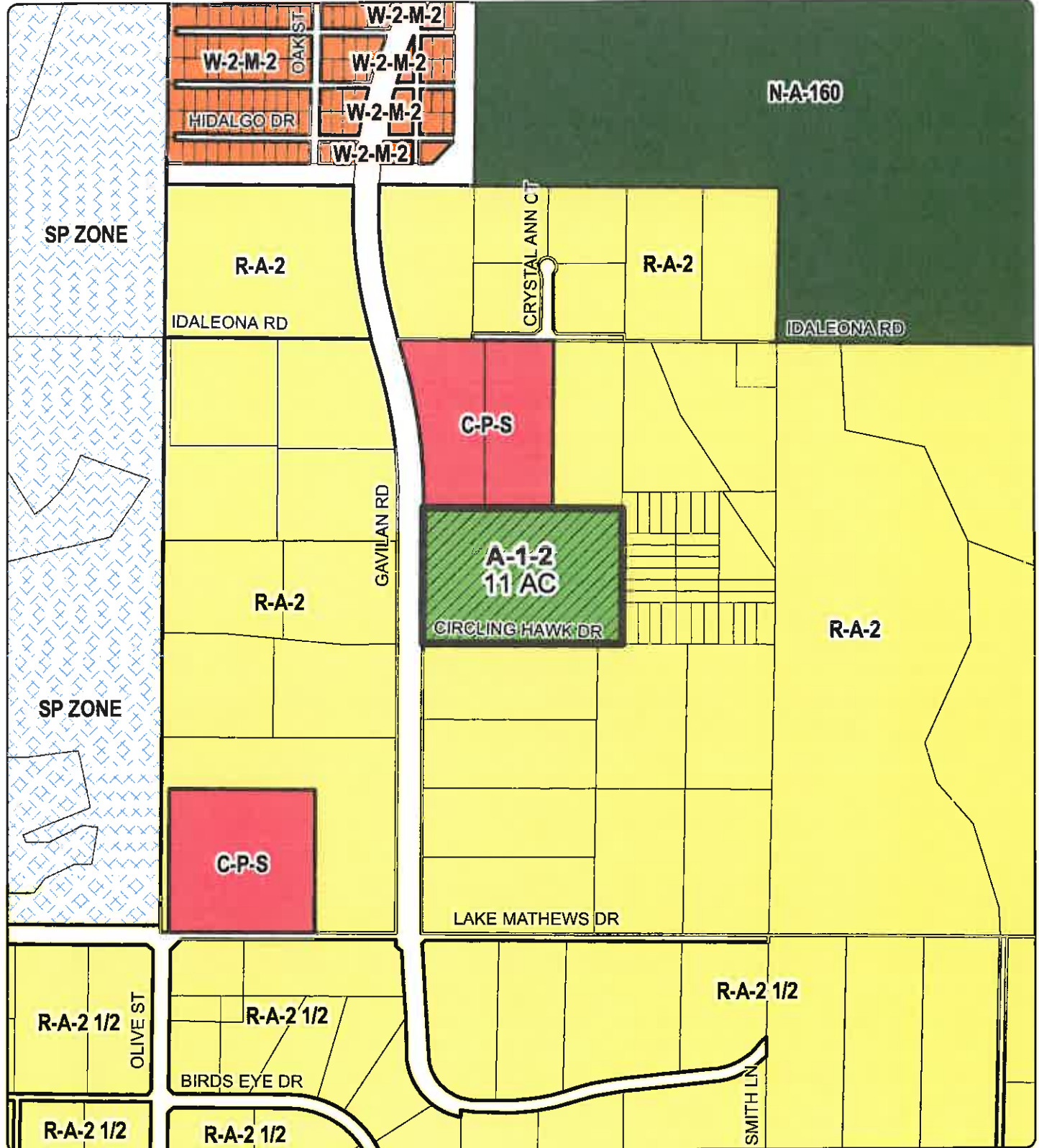
## PP14271R01

### EXISTING ZONING

Supervisor: Jeffries  
District 1

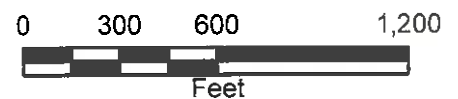
Date Drawn: 06/15/2018

Exhibit 2



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



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

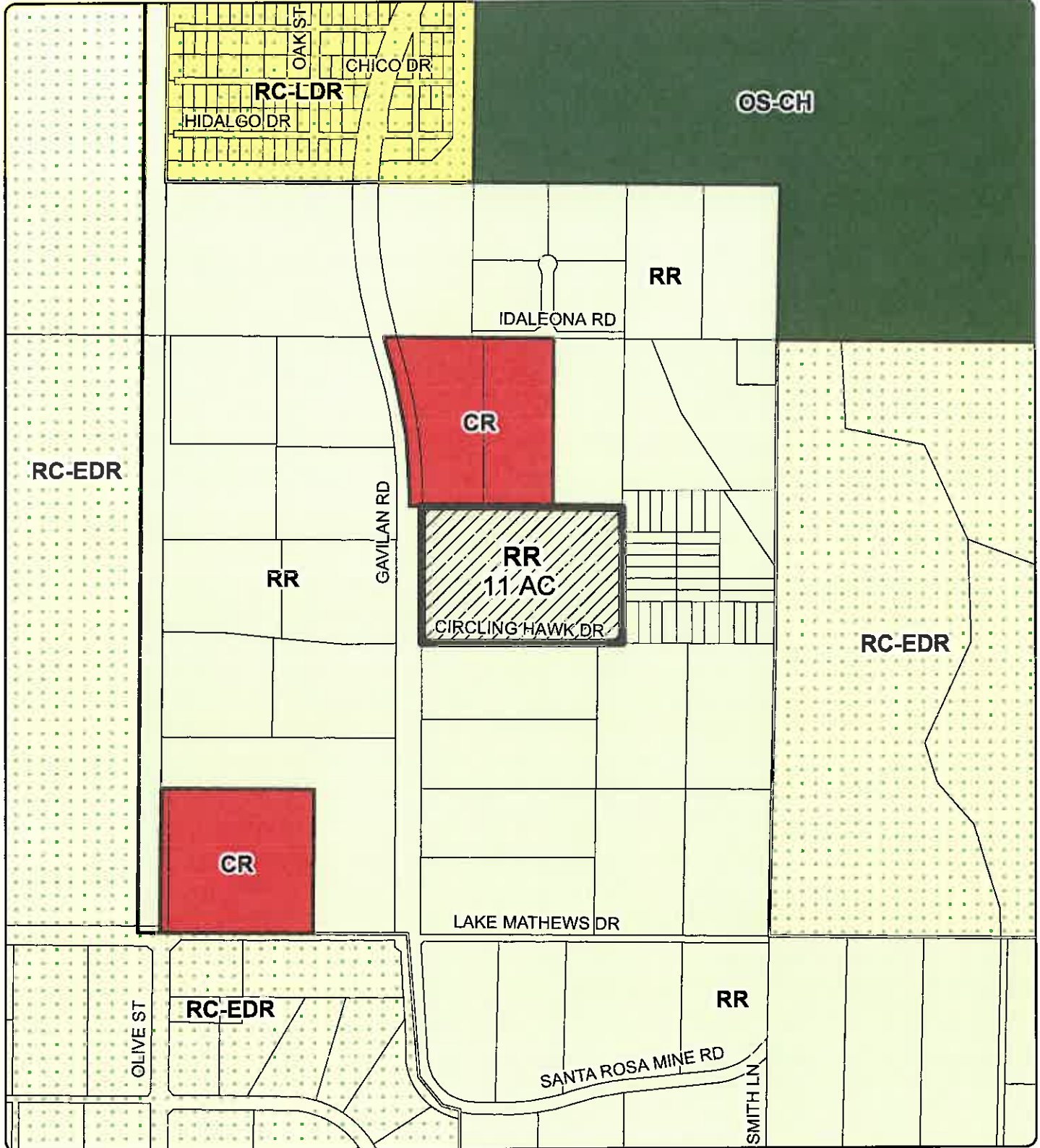
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14271R01

EXISTING GENERAL PLAN

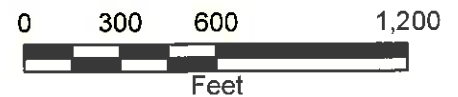
Supervisor: Jeffries  
District 1

Date Drawn: 06/15/2018  
Exhibit 5



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP14271R01

Supervisor: Jeffries  
District 1

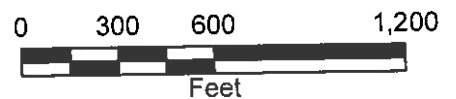
Date Drawn: 06/15/2018  
Exhibit 1

LAND USE



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen

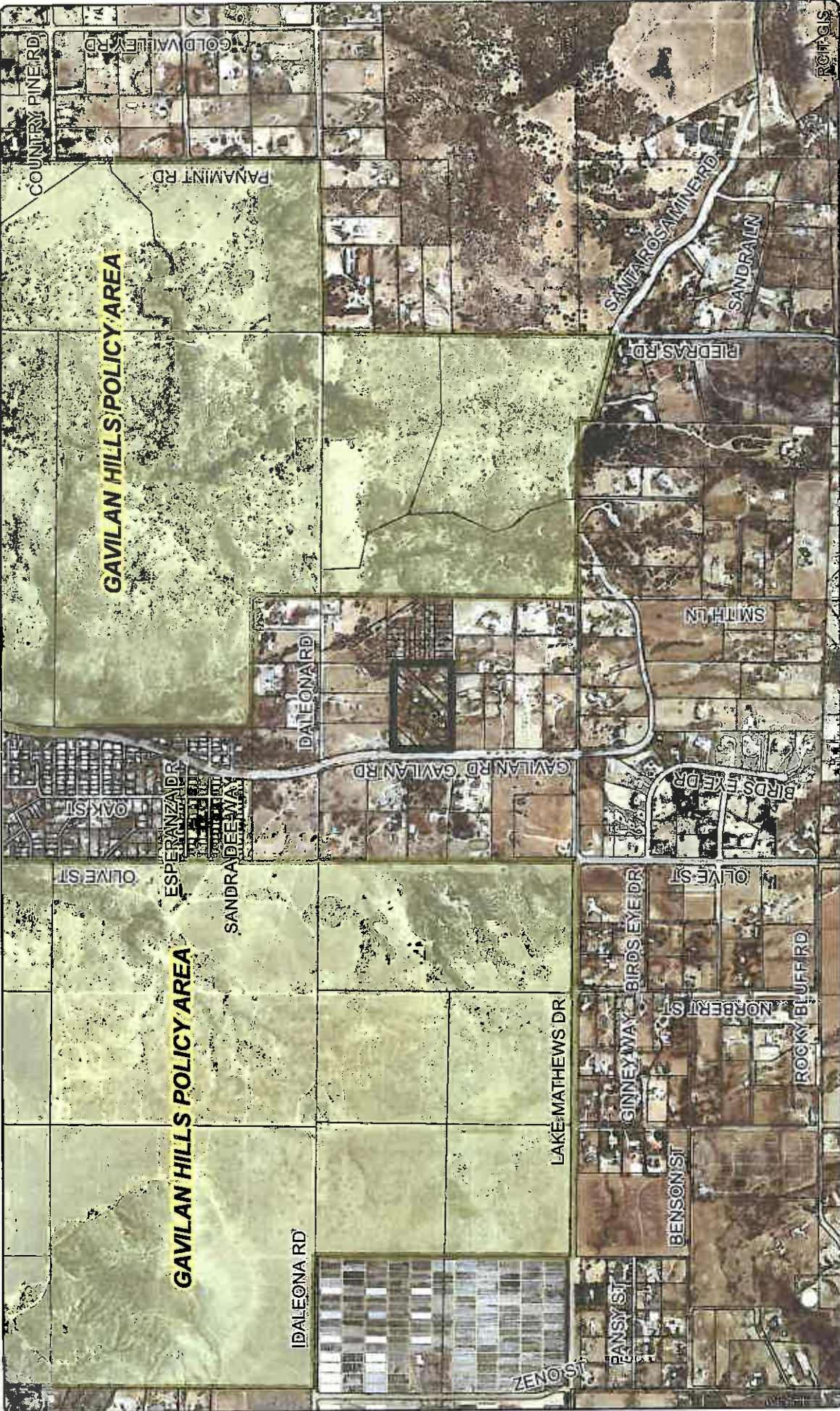


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplna.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP14271R01**  
**VICINITY/POLICY AREAS**

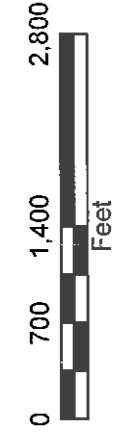
Supervisor: Jeffries  
 District 1

Date Drawn: 06/15/2018  
 Vicinity Map



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside website is now Official  
 Website. The user agrees that the County of Riverside website is not intended to be used  
 for any purpose other than the one stated above. The user agrees that the County of  
 Riverside is not responsible for any actions taken by the user based on information  
 obtained from the website. For further information, please contact the Riverside County  
 Planning Department at (951) 955-3000 (Western County) or the  
 Public Works at (951) 955-4677 (Eastern County) in Riverside, CA 92503.





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

*Juan C. Perez*  
*Agency Director*



06/14/18, 11:31 am

PP14271R01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP14271R01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PP14271R01, and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2      AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use and Zoning Element)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 2            AND - Federal, State & Local Regulation Compliance  
(cont.)

- Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### Planning

Planning. 1                            Gen - PLANNING HOLD HARMLESS

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

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP14271R01, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                Gen - PLANNING HOLD HARMLESS (cont.)  
expenses by providing legal services through its Office of County Counsel.

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

Planning. 2                                Gen - PLANNING REVOCATION

#### General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Plan: PP14271R01

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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.

060 - BS-Grade. 2                      0060-BS-Grade-USE-G2.1 GRADING BONDS                      Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 3                      0060-BS-Grade-USE-G2.2 IMPORT / EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

060 - BS-Grade. 4                      0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS (cont.)                      Not Satisfied  
will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES  
FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 5                      0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

Flood

060 - Flood. 1                      0060-Flood-USE MITCHARGE                      Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 14271 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.64 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1                      0060-Planning-USE - GRADING PLANS                      Not Satisfied

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - GRADING PLANS (cont.)                      Not Satisfied

and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2                      0060-Planning-USE - NPDES COMPLIANCE (2)                      Not Satisfied

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 3                      0060-Planning-USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied  
set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE\* -G3.1NO B/PMT W/O G/PMT                      Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E Health

080 - E Health. 1                      0080-E Health-USE - PROPOSED POOL AND FOOD                      Not Satisfied

This Department has reviewed the amended No 2 dated 6-16-97 and will require the proposed pool and food catering operation to have pool and food plan checked. Contact Ian Dalgetty at 909-358-5172.

080 - E Health. 2                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1                      0080-Fire-USE-#17A-BLDG PLAN CHECK \$                      Not Satisfied

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.

080 - Fire. 2                      0080-Fire-USE-#29-MITIG PER SQ FT                      Not Satisfied

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.0 cents per square foot as mitigation for fire protection impacts.

080 - Fire. 3                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-USE - ACOUSTICAL STUDY                      Not Satisfied

The developer shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to the project site to reduce the ambient exterior levels to 65 Ldn at the project property line. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans. Additional noise monitoring may be required in accordance with 10.PLANNING.23 (Added at PC, 10-22-97)

080 - Planning. 2                      0080-Planning-USE - LANDSCAPING SECURITIES                      Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 3                      0080-Planning-USE - LIGHTING PLANS                      Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4                      0080-Planning-USE - MAXIMUM DWELLING UNITS                      Not Satisfied

A maximum of one dwelling unit is allowed under this permit.

080 - Planning. 5                      0080-Planning-USE - PARKING/LANDSCAPING PLAN                      Not Satisfied

Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting and Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

080 - Planning. 6                      0080-Planning-USE - RAIN SHUT-OFF IRRIGATION                      Not Satisfied

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6                      0080-Planning-USE - RAIN SHUT-OFF IRRIGATION (cont.)                      Not Satisfied  
device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

080 - Planning. 7                      0080-Planning-USE - REQUIRED ELEVATIONS                      Not Satisfied  
The applicant/developer shall submit to Planning Staff and have approved 6 copies of building elevations and floor plans for all proposed structures.

080 - Planning. 8                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied  
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 9                      0080-Planning-USE - WASTE MGMT. CLEARANCE                      Not Satisfied  
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 5-16-95, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE\*G4.3PAVING INSPECTIONS                      Not Satisfied  
The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Fire

090 - Fire. 1                      0090-Fire-USE-#27-EXTINGUISHERS                      Not Satisfied  
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 2                      0090-Fire-USE-#36-HOOD DUCTS                      Not Satisfied  
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2                                      0090-Fire-USE-#36-HOOD DUCTS (cont.)                                      Not Satisfied

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

090 - Fire. 3                                      0090-Fire-USE-#45-FIRE LANES                                      Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Planning

090 - Planning. 1                                      0090-Planning-USE - CERTIFY LANDSCAPE COMPLY                                      Not Satisfied

The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a compliance letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.

090 - Planning. 2                                      0090-Planning-USE - COMPACT PARKING SPACES                                      Not Satisfied

(Deleted at PC, 10-22-97)

090 - Planning. 3                                      0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY                                      Not Satisfied

In accordance with Condition Number 80.PLANNING. 24, the permittee shall construct and design the project in compliance with the recommendations of a certified acoustical study as modified by the Health Service Agency and approved by the Planning Department. (Added at PC, 10-22-97)

090 - Planning. 4                                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                                      Not Satisfied

All required landscape planting and irrigation for Building No. 11 shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order. (Amended at PC, 10-22-97)

090 - Planning. 5                                      0090-Planning-USE - CONDITION COMPLIANCE                                      Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any

Plan: PP14271R01

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE - CONDITION COMPLIANCE (cont.)                      Not Satisfied  
use allowed by this permit. (The words "building permit" were added by the BOS, 2-3-98, after  
the word "any", third line.)

090 - Planning. 6                      0090-Planning-USE - EXISTING STRUCTURES                      Not Satisfied  
All existing buildings, structures and uses on the entire property shall conform to all the applicable  
requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 7                      0090-Planning-USE - HANDICAPPED PARKING                      Not Satisfied  
A minimum of five (5) handicapped parking spaces shall be provided. Each parking space  
reserved for the handicapped shall be identified by a permanently affixed reflectorized sign  
constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of  
Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered  
at the interior end of the parking space at a minimum height of 80 inches from the bottom of the  
sign to the parking space finished grade, or centered at a minimum height of 36 inches from the  
parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous  
place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches,  
clearly and conspicuously stating the following:

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

(Amended at PC, 10-22-97)

090 - Planning. 8                      0090-Planning-USE - LIGHTING PLAN COMPLY                      Not Satisfied  
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the  
Department of Building and Safety for plan check approval and shall comply with the requirements  
of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 9                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied  
A minimum of one hundred and forty five (145) parking spaces shall be provided as shown on the  
APPROVED EXHIBIT NO. "A," unless otherwise approved by the Planning Department. The  
parking area shall be surfaced with decomposed granite to current standards as approved by the  
Department of Building and Safety. (Amended at PC, 10-22-97)

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Parcel: 289330014

90. Prior to Building Final Inspection

Planning

090 - Planning. 10                      0090-Planning-USE - PHASES MUST BE COMPLETE                      Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 11                      0090-Planning-USE - POOL AND SPA FENCING                      Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

090 - Planning. 12                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

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

090 - Planning. 13                      0090-Planning-USE - SHERIFF'S LETTER                      Not Satisfied

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-12-95.

090 - Planning. 14                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

090 - Planning. 15                      0090-Planning-USE - SPECIMEN TREES REQUIRED                      Not Satisfied

andscaping plans shall incorporate the use of specimen (24"

Plan: PP14271R01

Parcel: 289330014

90. Prior to Building Final Inspection

Planning

090 - Planning. 15                      0090-Planning-USE - SPECIMEN TREES REQUIRED (cont.)                      Not Satisfied  
box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall  
be drawn to reflect the average specimen size at 15 years of age. All trees shall be  
double-staked and secured with non-wire ties.

090 - Planning. 16                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied  
Fence locations shall be in conformance with APPROVED EXHIBIT NO. "A."

Transportation

090 - Transportation. 1                      0090-Transportation-USE - TS MIT FEE/COMM-INDUST                      Not Satisfied  
In accordance with Riverside County Ordinance No. 748, this project shall be responsible for  
Signal Mitigation Program fees in effect at the time of occupancy or final building permit, or any  
use allowed by this permit.

Said fee shall be based upon the following criteria:

Commercial/per net acreage

The project net acreage is 4.49 acres. The remaining 6.43 acreage is not a part of this  
development and therefore is not subject to mitigation at this time.





















# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

March 19, 2018

The Joyce E. Thatcher Revocable Trust  
c/o Joyce Thatcher  
22220 Gavilan Rd.  
Perris, CA 92570

Dear Ms. Thatcher,

This letter is being sent regarding Plot Plan No. 14271R01, which is a request to extend the permit life of Plot Plan No. 14271 ("Thatcher Manor"); an existing outdoor reception venue for weddings and private parties. The original project description from the October 22, 1997 Planning Commission Minute Order reads as follows:

**APPROVED PROJECT DESCRIPTION:** An application to legalize an existing outdoor reception venue for weddings and private parties. The site contains a single family residence, two (2) gazebos, a food services building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, and a swimming pool; and, to increase the parking lot to provide parking for 145 vehicles. The project is located east of Gavilan Road, and north of Circling Hawk Drive in the Gavilan Hills area.

Within your original Conditions of Approval; 10. PLANNING. 27 states, *In the event the user hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.* To assist us in verifying compliance with this condition, please provide documentation evidencing continuous operation of Thatcher Manor since the issuance of the permit. Such documentation could include, but is not limited to, utility bills, event contracts, marketing materials, or the like.

Please provide the requested documentation within 60 days from receipt of this letter. If you have any questions, please contact Desiree Bowdan via email at [dbowie@rivco.org](mailto:dbowie@rivco.org) or phone (951) 955-8254.

Thank you for your time and attention to this matter.

Sincerely,

---

Desiree Bowdan, Urban Planner

# TRIP HORD ASSOCIATES

May 9, 2018

Riverside County Planning Department  
Desiree Bowdan – Project Planner  
4080 Lemon Street  
12<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Thatcher Manor – Revised Permit - PP 14271R01  
Request for Director’s Hearing Recommendation**

Dear Desiree:

The following information has been prepared in response to your March 19, 2018 correspondence to Joyce Thatcher, owner of the Thatcher Manor located at 22220 Gavilan Road. On behalf of Mrs. Thatcher and her daughter Julie, we appreciate your assistance in advancing this Revised Permit to a Director’ Hearing after you have reviewed the following materials:

Attached for your review and files are the following:

- Business Registration – EXP 10/12/18
- NPDES Five Year Notification – EXP Feb.2020
- Sample AT&T Phone Bill – Thatcher Manor
- B of A Checking Acct – Thatcher Manor
- Drywall Construction Proposal – Thatcher Manor
- Refrigeration Repair Invoice – Thatcher Manor
- WMWD Water Bill – Thatcher Manor
- Thatcher Manor Marketing materials
- Thatcher Manor Meal Choices
- Contract for Garden Wedding – Subject to Revised Permit approval

The 1998 Approval of PP 14271 describes the use permitted as “*an outdoor venue for receptions and parties*”. Thatcher Manor has continually hosted receptions and parties of a private nature since the 1998 approval. These small events, many of which were not for profit, are in conformance with the Plot Plan approval. Likewise, Thatcher Manor has operated in conformity with all other Conditions of Approval that were approved by the Board of Supervisor’s in 1998.

It should further be noted that recent investigations by the Code Enforcement Department has found that all buildings have been legally constructed and that there

Development Services &  
Governmental Relations

P.O. Box 1235  
Riverside, CA 92502

(951) 684-9615  
Fax (951) 684-4875

are no nuisances or other public health or safety violations. There are no active Code Violations on the subject property and no known instances of public disturbances since the inception of the operation in 1998.

To assist you with your Staff Recommendation, we have prepared the following chronological summary of the receptions and parties that have taken place over the preceding (3) years at Thatcher Manor. This summation is derived from the calendar that has been kept by Joyce and Julie Thatcher which is attached to this correspondence.

April 5, 2015 – Easter Party  
April 18, 2015 – 60<sup>th</sup> Birthday Celebration  
June 20, 2015 – Graduation Party  
March 27, 2016 – Easter Party  
June 18, 2016 – College Graduation Party  
July 16, 2016 – Engagement Party  
April 15, 2017 – Anniversary Party  
April 16, 2017 – Easter Party  
July 1, 2017 – Jerry Thatcher Memorial  
April 1, 2018 – Easter Party  
June 9, 2018 – Eagle Scout Advancement Celebration  
Sept.8, 2018 – Leyco & Maynes Wedding/Reception (Subject to Revised Permit)

In addition to the calendared events above, Thatcher Manor has been the host venue for many other non-profits and public organizations. This location has been used as a public polling place and as a rest location for Fire Department personnel during incidents (among other groups). It can be concluded that the operators of Thatcher Manor have been good stewards of the property, the neighborhood, and its environs.

Joyce Thatcher and her family are looking forward to seeing Thatcher Manor brought back to its full potential as an Outdoor Venue for Receptions and Parties and to continue to showcase this beautiful setting on the Gavilan Plateau.

Please consider the above information as you finalize your review and formalize the recommendation for this Revised Permit. If you have any questions regarding the content of this correspondence please do not hesitate to call or write back.

Sincerely,

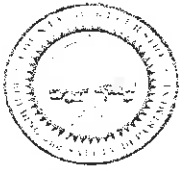


Trip Hord

Cc: Joyce Thatcher – Thatcher Manor

attachments





**COUNTY OF RIVERSIDE**  
 Department of Building and Safety  
 Environmental Compliance Division  
 Business Registration and Licensing Program

**Low Priority Business  
 Five Year Inspection**

February 11, 2015

THATCHER MANOR GARDEN WEDDINGS  
 22220 GAVILAN RD  
 PERRIS, CA 92570-8054

Dear Business Owner

Federal and State National Pollutant Discharge Elimination System (NPDES) stormwater discharge regulations mandate the County of Riverside to inspect all low priority businesses once during a five (5) year permit term for compliance with the County's stormwater control Ordinance 754. Your business has been identified as a low priority business, and must therefore be inspected every five (5) years. The results of the inspections will be discussed directly with you at the time of inspection.

In order for County personnel to conduct the inspection, a fee deposit of \$444.00 is required per County Ordinance No. 857. This is a deposit-based fee and any unused deposited fees will be returned to you approximately 60 days after the inspection is completed. If your business is experiencing a financial hardship due to the current economic environment, you may contact us for a 30-, 60- or 90-day extension for payment.

Please complete and return by mail the enclosed Stormwater Compliance Certificate Application with the deposit-based fee. Applications and fees must be returned with 30 days from the date of this letter. An information sheet explaining the Stormwater Compliance Requirements for Industrial/Commercial Businesses is provided for your reference and to answer possible questions you may have.

However, should you have additional questions, require further assistance, or need to request an extension for payment, please contact us at (951) 955-1400, NPDES@rcnlma.org or visit our web page at www.rcnlma.org.

Sincerely,

Chandra Thomas  
 Agency Program Administrator  
 Department of Building and Safety  
 Environmental Compliance Division

*Handwritten notes and stamps:*  
 2/11/15  
 11:00 AM  
 2/11/15  
 11:00 AM  
 2/11/15  
 11:00 AM

## BUSINESS REGISTRATION

## RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

**Business Name:** Thatcher Manor Garden Weddings  
**Business Location:** 22220 GAVILAN RD  
PERRIS, CA 92570-8054  
**1st Owner Name:** Joyce Thatcher  
**2nd Owner Name:**

**REGISTRATION #:** 009870  
**Business Type:** 390  
**Description:** Weddings & Receptions

**Effective Date:** October 13, 2017  
**Expiration Date:** October 12, 2018

THATCHER MANOR GARDEN WEDDINGS  
22220 GAVILAN RD  
PERRIS, CA 92570-8054



TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



Mike Lara  
Director

**COUNTY OF RIVERSIDE**  
Department of Building and Safety  
Environmental Compliance Division  
Business Registration and Licensing Program

**Low Priority Business  
Five Year Inspection**

February 11, 2015

THATCHER MANOR GARDEN WEDDINGS  
22220 GAVILAN RD  
PERRIS, CA 92570-8054

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Sincerely,

Chandra Thomas  
Agency Program Administrator  
Department of Building and Safety  
Environmental Compliance Division

*sent CP May 22, 15*

*444.00*

*CP # 8225*



JOYCE THATCHER DBA  
THATCHER MANOR  
27270 GAVILAN RD # RE  
PERRIS CA 92570 - 8054

Page 1 of 2  
Account Number 951 780-1742 039 9  
Billing Date Jan 23, 2017  
Web Site att.com

# Monthly Statement

## Bill-At-A-Glance

Previous Bill	92.37
Payment Received 1-17 Thank you!	92.37CR
Adjustments	.00
Balance	.00
Current Charges	92.38
<b>Amount to be Debited</b>	<b>\$92.38</b>
Debiting Bank Account on	Feb 14, 2017

## Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	92.38
1 800 750-2355		
<b>Total Current Charges</b>		<b>92.38</b>

## Plans and Services

### Monthly Service - Jan 23 thru Feb 22

Service is billed in advance from the 23rd of each month.

<b>1. Bus Local Calling Unlimited A</b>	<b>80.00</b>
Single Line Meas Business Line	
Unlimited Local Usage	
Call Forwarding	
Caller ID	
Three-Way Calling	
Call Return	
Call Waiting	
Remote Access to CI Forwarding	
WirePro <sup>SM</sup>	

### Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

### Charges for 951 780-1742

Order No. 22222222

Item	No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Rates Changed</b>					
(Monthly Charges are Prorated from Jan 1, 2017 to your Billing Date, Jan 23, 2017)					
2		Rate Change	1	.03	.02CR
		Federal Universal Service Fee			

### Surcharges and Other Fees

3		Federal Subscriber Line Charge			4.47
4		Rate Surcharge			.97C
5		State Regulatory Fee			.24
6		Federal Universal Service Fee			.74
<b>Total Surcharges and Other Fees</b>					<b>4.48</b>

### Government Fees and Taxes

7		CA High Cost Fund Surcharge - A			.28
8		California Teleconnect Fund Surcharge			.85
9		Universal Lifeline Telephone Service Surcharge			3.76
10		CA Relay Service and Communications Devices Fund			.40
11		9-1-1 Emergency System			.56
12		Federal			2.07
<b>Total Government Fees and Taxes</b>					<b>7.92</b>

**Total Plans and Services** 92.38

## News You Can Use Summary

- PREVENT DISCONNECT
- CARRIER INFORMATION
- THIRD-PARTY BLOCKING
- FEE INCREASE

See 'News You Can Use' for additional information

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.



P.O. Box 15284  
Wilmington, DE 19850

Bus Platinum Privileges



**Customer service information**

1.888.BUSINESS (1.888.287.4637)

bankofamerica.com

Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118



AI 0 318 159 299 001127 #001 AV 0.373

JOYCE E THATCHER  
THATCHER MANOR  
22220 GAVILAN RD  
PERRIS, CA 92570-8054

## Your Business Interest Checking Bus Platinum Privileges

for December 1, 2017 to December 31, 2017

**JOYCE E THATCHER THATCHER MANOR**

Beginning balance on December 1, 2017	\$48,364.72	# of deposits/credits: 1
Deposits and other credits	0.41	# of withdrawals/debits: 0
Withdrawals and other debits	-0.00	# of days in cycle: 31
Checks	-0.00	Average ledger balance: \$48,364.73
Service fees	-0.00	
<b>Ending balance on December 31, 2017</b>	<b>\$48,365.13</b>	

Annual Percentage Yield Earned this statement period: 0.01%.  
Interest Paid Year To Date: \$5.27.

Bank of America Business Advantage

More cash back for your business, plus a \$200 statement credit

To apply for the **no annual fee Business Advantage Cash Rewards Mastercard**,  
call **888.895.4909** or go to **bankofamerica.com/biz200** today.



FERNANDO GODINHO DRYWALL  
 5456 MANLINE DR  
 MIRA LOMA, CA 91752  
 CELL # 951-203-6457 FAX & OFFICE # 951-361-2544  
 LIC # 775618

# PROPOSAL

Date	Estimate #
4/6/2015	3653

<b>Bill To</b>
Julie Loop

<b>Job Name</b>
Thatcher Manor 22220 Gavilan Road Perris, CA 92570

Qty	Description	Rate	Total
	We will install one piece of 2x4 wood framing on ceiling above the two front windows that are missing as per Joyce and Dave. Important Exclusions and Conditions -As per Julie Loop R-13 Unfaced Fiberglass batts - Exterior walls and ceilings to be install by others		
	Important Exclusions and Conditions - We will Warranty to the original owner a one year for material and workmanship for this room only. Install 1/2" drywall in one room addition ( 24 ' x 18 ' ) on walls and ceiling and finish with smooth coat	5,600.00	5,600.00
	Important Exclusions and Conditions- In these area's no warranty will be applied. Repair water damage drywall patches in front dining room. Repair water damage tape joints on the ceilings in back T.V. room ,dining room and the kitchen These area's will be ready for paint when we are done. We will clean the work area and haul way our trash. Please sigh and fax back to office or e-mail to set start date Payment when final work is complete. We will complete the work 14 days from start date.	2,800.00	2,800.00
<b>Total</b>			<b>\$8,400.00</b>

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR COMPLETION. ALL MATERIAL IS GUARANTEED TO BE SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. A SIGNED PROPOSAL REPRESENTS ACCEPTANCE OF ALL ABOVE PRICES, PAYMENTS AND CONDITIONS. ANY ALTERATIONS FROM ABOVE INVOLVING EXTRA COSTS WILL REQUIRE WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS ARE BEYOND OUR CONTROL.

RESPECTFULLY SUBMITTED BY \_\_\_\_\_ ACCEPTANCE SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

FERNANDO GODINHO DRYWALL

PHONE: (909) 881-9595

(951) 687-9944

(855) 5-ERBLOCK

372562

FAX: (909) 881-5624



30 Days Unless Otherwise Stated  
Call, State Contractors' License No. 553923

58162

6-26-17

DATE

WORKMAN

CUSTOMER:

Classification:

Telephone:

J. Hays

10/17/17

Owner  
 Tenant

Name: Matthew Menden

Job at: 22220 Garden Rd

City: Perris Zip: \_\_\_\_\_

Bill To: Julie

At: 951-780-9498

City: \_\_\_\_\_ Zip: \_\_\_\_\_

WORK AUTHORIZATION - I/We hereby authorize the work described along with the necessary materials and parts

WORK ORDERED:

MATERIAL USED

All down stairs

AMOUNT

No con A.R.

found unit low on REFRIGERANT (R-22)

Added 10lbs. of R-22 and 1 can of "SUPER-SEAL" (LEAK-SEAL MATERIAL)

Checked AND TESTED. Unit is now OPERATING NORMALLY.

75 00

LABOR 750 00

150 00

PAID  
AC # 1053

**WAIVER OF RIGHT TO CANCEL**  
Having initiated a contract in connection with emergency repairs or service, for the immediate protection of persons or real and personal property, I hereby state that the following emergency situation exists, requiring immediate attention:

Permitt to Section 1889.13 of the California Civil Code. I acknowledge and hereby waive all rights to cancel the sale within three days.

Buyer's Signature

**TO OUR CUSTOMERS:** Service men are required to have work slip signed. This is done in order to protect you, the workman, and ourselves, and to enable us to give you absolute satisfactory service. You are respectfully requested to examine material and labor statement before workmen leave the job, and if you find the line and amount charged above satisfactory and agree to pay for same on presentation of invoice, and further agree to pay reasonable charges for collection, including attorney's fees in the event of any default.

**A PENALTY WILL BE CHARGED AT THE RATE OF 1% PER MONTH UNPAID BALANCES AFTER 5 DAYS OF INVOICE DATE. ANNUAL PERCENTAGE RATE 18%.**

SIGNED

Julie

CDL #

Total Material

Tax

Labor

900 00

78 75

75 00

TOTAL 1053 75



450 Alessandro Blvd.  
Riverside, CA 92508

account access and valuable information,  
including conservation tips

Detach lower portion and return with your payment. Do not staple. Please allow at least 5 business days for mail delivery.

strict

Previous	\$0.00	Due by 3:00 pm on	10/26/2010
Current	\$1,410.59	Due Date	11/08/2010
<b>TOTAL DUE</b>	<b>\$1,410.59</b>	Amount Enclosed	

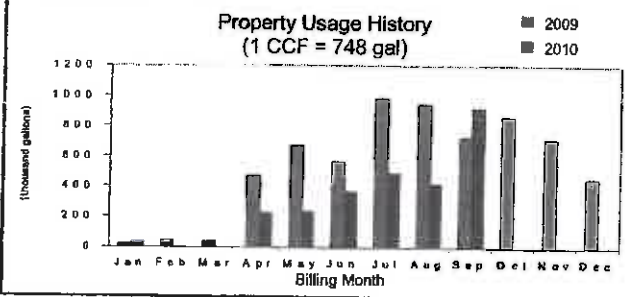
avoid a late interest charge of 1%, a payment for the current amount due must be posted by the due date above.  
Please check box if you have filled out either the change of contact information form or the Direct Pay application on the reverse side of this payment coupon.   
Do not send cash. No Staples. Please make checks payable to WMWD.

Remit To:  
WESTERN MUNICIPAL WATER DISTRICT  
P.O. BOX 7000  
ARTESIA, CA 90702-7000

Account Number: 22220  
Service Address: 22220 GAVILAN RD  
Meter Number: 60329790  
Current Read: 8115  
Previous Read: 7191  
Billing Month: Oct 2010  
Total Amount Due: \$1,410.59  
Total Amount Paid: \$0.00  
Total Balance Due: \$1,410.59

**Usage Information**

Service Address: 22220 GAVILAN RD  
Meter Number: 60329790  
Current Read: 8115  
Previous Read: 7191



Water Reliability Charge (369.60 ccf x \$ 0.07): \$25.87  
Consumption (369.60 ccf x \$ 1.75): \$646.80  
Consumption (554.40 ccf x \$ 1.58): \$875.95  
Pumping Charge (Zone 5): \$502.48  
System Charge: \$30.19

**Total Current Charges \$2,081.29**

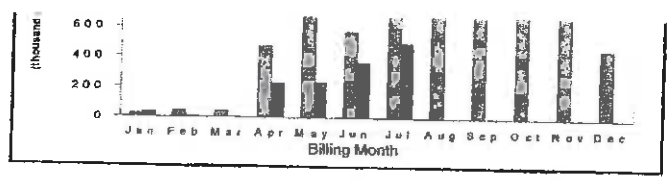
*Sept 23, 10*

**Total Balance Due \$2,001.05**

*Pd Aug 26, 10*

*1000.00*

**Total Balance Due \$919.76**



**Total Balance Due \$1,030.76**

*HIGH Water Bills from 2010!*



**GENERAL INFORMATION**

- ▶ **Minimums: 100 persons. Maximum: 350 persons (Saturday evenings subject to 125)**
- ▶ **We have events on Friday evenings, Saturdays and Sundays. The events last a total of 5 hours (although you may buy more time if available - max add time 1 hour)**
- ▶ **Event schedule: Mornings - 10:00 a.m. to 3:00 p.m. Evenings - 5:00 p.m. to 10:00 p.m. There can be some flexibility to these hours with the exception of the departing time - no event can go beyond 10:00 p.m.**
- ▶ **If you would like to have beverages such as beer,**

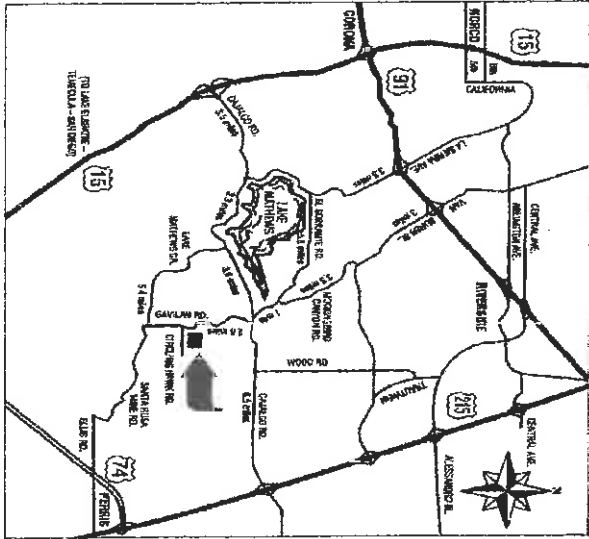


*(We have tappers, wine, champagne, etc. this would be at your own expense. We do not allow hard liquor. We can dispense your BYO boxed wines at no charge, however there will be a \$2.00 per bottle service fee for all bottled wines brought in - Champagne and cider excluded.*

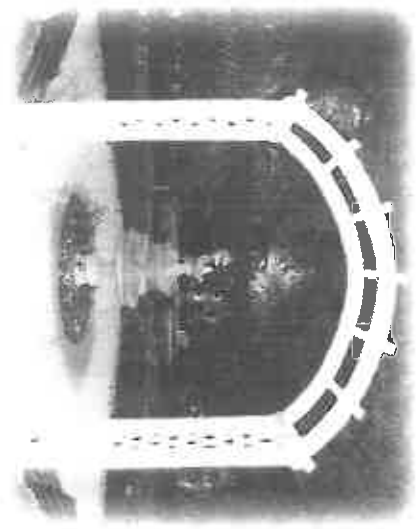
*Since Thatcher Manor is a private residence, it is only open for show and/or events from Wednesday thru Sunday. (By Appointment Only). However, the wedding coordinating office is open during the week to answer all your questions.*

**OFFICE HOURS**

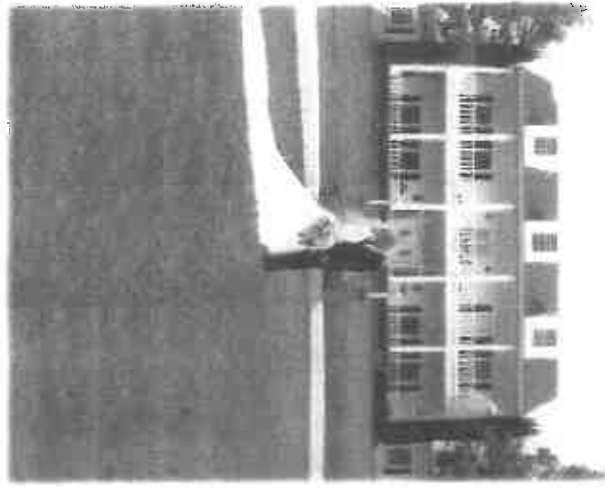
**Wednesday - Sunday 9:00-5:00**  
**Closed Monday & Tuesdays**



**Thatcher Manor**  
 22220 Gavilan Road  
 Gavilan Hills, CA 92570



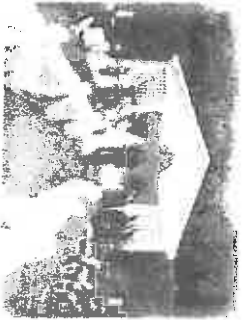
*Thatcher Manor*  
*Garden Weddings*



**Make an appointment to see  
 and plan your event**  
 (951) 780-9498

*Thermal Gardens*

**SPECIALIZED  
WEDDINGS AND  
RECEPTIONS**



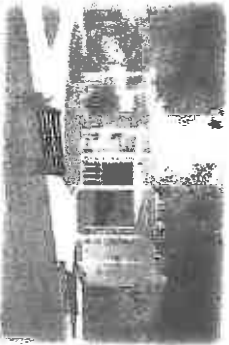
- WEDDING:**
- ♥ Wedding rehearsal
  - ♥ Professional wedding director
  - ♥ All set up in wedding area, including decorated aisles, aisles runner, chairs
  - ♥ We provide table for guest book and unity candle

- ♥ Traditional music is heard through out the gardens
- ♥ Bride and Groom's dressing rooms

**RECEPTION:**

- ♥ Catered meals with one of our standard Buffet menus, served on china with flatware

- ♥ Decorated wedding cake - over 20 different styles, flavors and fillings to choose from



- ♥ Coffee, soft drinks, tea and water served by Thatcher Manor attendants in our beverage gazebo.
- ♥ Reception area set up with tables, chairs, linen table cloths and napkins (choice of colors)

- ♥ Disc Jockey to M/C and play music throughout your reception in our dance pavilion

**CATERED  
MEALS:**



Your event would come with one of the following meal choices -Summer Deli Buffet Teriyaki, Parmesan, Rosemary, or Lemon-Herb Chicken, Roast Beef, Chicken O'porto or Fettuccini Alfredo Primavera.

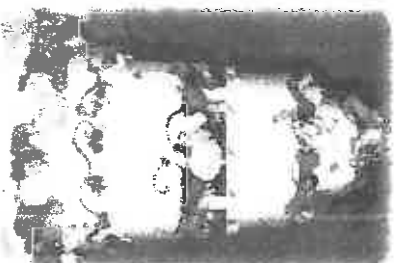
**PRICE FOR EVENT**



- ♥ Wedding and Reception package: 2018- price \$72.00 per person
- ♥ Reception only package (this would only be for 4 hours): \$500 off event total.
- ♥ A \$1,000.00 non-refundable deposit will be required to hold and book your date. This can be paid in two installments in two months if you wish. The balance plus

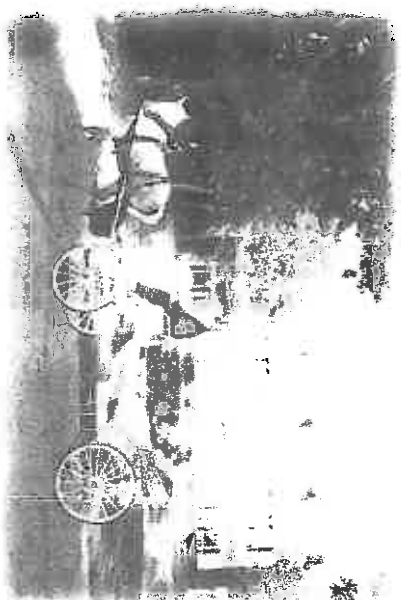
a refundable security deposit will be due 15 days prior to your event.

- ♥ There is an additional \$500.00 for your event if it is held on Saturday evening.
- ♥ You may rent extra time (if available): \$250.00 per half hour. 1 Hour maximum.



- ♥ There is a 8.750% food tax.

Minimal additional cost for meal and service upgrades



Now that you've said "I Will!"

Thatcher Manor will help you say  
"I Do"

# Menu Choices

## SLICED ROAST BEEF AU JUS

Roasted New Potatoes with  
Garlic & Herbs  
Green Beans Almondine  
Salad of Mixed Greens with Dressing  
Rolls & Sweet Butter

## THATCHER MANOR SUMMER BUFFET

Sliced cold Turkey & Ham  
Sliced American and Swiss Cheese  
Sweet & Sour Meatballs  
Fettuccini Alfredo  
Potato Salad  
Mixed Green Salad & Dressing  
Condiments  
Croissants & Sweet Butter

## CHICKEN O'PORTO

Baked Chicken Breast in a  
Cheese and Herb Cream Sauce  
Rice Pilaf  
Seasonal Vegetables  
Caesar Salad  
Assorted Rolls & Sweet Butter

## ROSEMARY CHICKEN

Baked Rosemary Chicken Breast  
Pesto Linguini  
Seasonal Vegetables  
Caesar Salad  
Croissants with Sweet Butter

## LEMON CHICKEN

Roasted Chicken Breast Marinated in Lemon  
and served with Capers  
Rice Pilaf with Saffron Seasonings  
Seasonal Vegetables  
Green Garden Salad with House Dressing  
Croissants with Butter

## TERIYAKI CHICKEN WITH MANGO SALSA

Roasted and Marinated Chicken Breast  
Homemade Mango Salsa w/ fresh Pineapple,  
Onions, Tomatoes and Cilantro  
Jasmine Rice  
Broccoli Spears  
Fresh Field Greens with Balsamic  
Vinaigrette

## PARMESAN CHICKEN

Breaded Baked Chicken Breast  
with Savory Parmesan and Herbs  
Mashed White Rose Potatoes w/Gravy  
Seasonal Vegetables  
Green Garden Salad with Dressing  
Assortment of Rolls & Sweet Butter

## FETTUCCHINI ALFREDO PRIMAVERA

Fettuccini Noodles  
Medley of Seasonal Vegetables  
all covered in a Creamy Alfredo Sauce  
Topped with a Baked Chicken Breast  
Salad of Mixed Greens & Dressing  
Rolls & Sweet Butter

Thatcher Manor includes Hors D'oeuvres with all meals

## *Meals and Service Upgrades*

<u><b>Extra Entree</b></u>	\$3.50 per person
Choose any of listed Entrees to add to your meal	
<u><b>Extra Accompaniment ( Side )</b></u>	\$2.50 per person
Choose any of listed Accompaniments to add to your meal	
<u><b>Shrimp Cocktail</b></u>	\$4.50 per person
Large Shrimp served with cocktail sauce	
<u><b>Elaborate Fruit Display</b></u>	\$3.00 per person
Very elegant- garnished and decorated using all fruits in season. Served with a variety of dips for both vegetable and fruit	
<u><b>Cheese &amp; Cracker Display</b></u>	\$2.50 per person
Variety of cheeses and cheese ball elegantly displayed. Assortment of cracker and breads	
<u><b>Crab Cake Spread</b></u>	\$3.50 per person
Layers of delicious crab separated by white and wheat breads	
<u><b>Complete Sit Down Service</b></u>	\$9.00 per person
Includes Full Service Wait Service Salad plate, Dinner plate, Bread plate, Cake Plate Complete utensil service Full Glassware upgrade	
<u><b>Glassware Upgrade</b></u>	\$4.00 per person
All beverage glasses will be glass	

## *Cake Flavors*

- Lemon
- Mocha
- Chocolate Chip
- Coconut
- Mint
- Raspberry Swirl
- Strawberry Swirl
- Pineapple Swirl
- Lemon Coconut
- Pineapple Coconut
- Maple Nut
- Champagne
- Amaretto
- White
- Chocolate
- Strawberry
- Spice
- Almond
- Yellow
- Marble
- Carrot Cake
- White rum
- Banana
- Orange
- Pineapple
- Cherry
- Lime
- Pink Lemonade

## *Cake Fillings*

- Raspberry
- Lemon
- Lemon Coconut
- Pineapple
- Pineapple Coconut
- Apricot
- Raspberry Cream
- Chocolate Cream
- Custard
- Chocolate Custard
- Rum Custard
- Banana Custard
- Butter Almond custard
- Coconut Custard
- Chocolate Mint
- Peanut Butter
- Strawberry Cream
- Lemon Cream
- Banana Cream
- Pineapple Cream
- Strawberry/Banana Cream
- Peaches & Cream
- Fresh Banana
- Fresh Strawberry
- Cherry
- Cream Cheese
- Blueberry
- Boysenberry
- German Chocolate
- Cappuccino
- Bavarian Cream

Each layer can have its own flavor and filling. Unless otherwise requested the wedding cake will be done in whipped cream frosting. Other details and extras can be discussed with Thatcher Manor.

~~\* PROPOSED \*~~ SUBJECT TO RIVERSIDE COUNTY REVISED PERMIT APPROVAL!!

# Thatcher Manor

## CONTRACTUAL AGREEMENT

On this day 2/24/18 Thatcher Manor concludes a contract for goods and services for the wedding and or reception of:

Bride: Desiree Leyco  
22158 Crusader Pl.  
Canyon Lake, CA 92587

Groom: Joe Maynes  
22158 Crusader Pl.  
Canyon Lake, CA 92587

Facilities will be rented on:

Sat., September 8, 2018

During the hours of:

5:00pm to 10:00p.m.

Ceremony commencing at:

6:00 p.m

The total amount of guests expected is:

140 (Estimated)

Use of Facility for Wedding and Reception (5 hours)	<u>(972.00/pp)</u>	\$	<u>10,080.00</u>
Use of Facility for Reception Only (4 hours)		\$	<u>N/A</u>
Use of Facility for a Saturday evening event (\$500.00)		\$	<u>WAIVED</u>
Food Tax (\$15.00 per person @ 7.750%)		\$	<u>162.75</u>
Refundable Security		\$	<u>\$400.00</u>
<b>Total Estimated Amount Due</b>		\$	<u>10,642.75</u>

First Deposit*	Date: <u>TBD</u>	Paid with:	\$	\$
2nd** (Due <u>TBD</u> )	Date:	Paid with:	\$	\$
Payment	Date:	Paid with:	\$	\$
Payment	Date:	Paid with:	\$	\$
Payment	Date:	Paid with:	\$	\$

\*to hold my date - \*\*to secure my date

Extras: Time:	\$
Food Items:	\$
<u>Food Tax</u>	\$
Linens: <u>Navy Toppers @ \$6.00 ea.</u>	\$ <u>120.00</u>
Extra Decorations:	\$
Other:	\$
	\$
	\$

Final Adjustments:	Plus/minus
More or Less People _____ @ \$ _____ per person	
Tax Adjustments _____	
<b>Total Adjustments:</b>	\$ <u>120.00</u>

<b>Grand Total Due</b>	\$ <u>10,762.75</u>
Paid with _____ Date: _____	\$ _____
Balance _____	\$ _____
Paid with _____ Date: _____	\$ _____
Balance _____	\$ _____

# TERMS AND CONDITIONS

- I/we agree to pay \$72.00 per person in attendance - plus a 7.750% food tax.
- I/we understand that the hours stated above is the only time I/we, my guests and or my vendors have access to the facility. I/we understand that all personal deliveries, personal set up (not done by Thatcher Manor) and removal of personal items will be done during this contracted time.
- I understand that I/we will pay an additional \$400.00 Security Deposit that will guarantee payment to Thatcher Manor for rental of facilities in excess of contracted time period or additional guests over contract. This also covers lost or damaged articles belonging to Thatcher Manor. If there are no extra charges after the event, the full amount will be refunded to me.
- I/we agree to pay \$500.00 more for a Saturday evening event. WAIVED
- I/we accept the non-refundable deposit policy and understand that this amount in full will be forfeited if I/we cancel our event. I/we
  - will pay \$1,000.00 today to book my date
  - will pay \$500.00 today to hold my date and another \$500.00 on \_\_\_\_\_ to secure my event. If second payment is not received this contract will be null and void and I will forfeit my first deposit.
  - will pay \$1,000.00 six months prior to my event. Date \_\_\_\_\_
- I/we agree that the balance payment for event is due and payable on 8/24/18 (15 calendar days prior to event). Failure to make final payment on time automatically results in cancellation of your reserved date. No Exceptions.

**Decorations:** Thatcher Manor is not responsible and therefore free from blame if anyone slips, falls, or injures themselves while setting up their own decorations. Items that cause damage, excessive clean up or cause a safety hazard will not be allowed at Thatcher Manor

*Please do not bring or use:*

- Glitter, tinsel hearts, shredded mylar, confetti or paper. Red rose petals. Silk rose petals. Birdseed, rice, seeds.
- We do not allow any nails, staples or anything that will put a hole or mar the table cloths, tables, walls, etc. No decoration will be allowed to block necessary access ways for safety purposes.

*You may bring:*

- bubbles, balloons, pink or white rose petals. Balloons must be removed by you before your departure time.
- You may use candles in your centerpieces, however, you will be charged the cost of the linen if wax spills on them.

**Music:** There will be no rap, heavy metal or music with inappropriate lyrics allowed. The last song will be played 15 minutes prior to your vacating time.

**Food/Cake:** Thatcher Manor will completely provide all necessary items for your guests. The meal will be served on china with appropriate flat ware. The cake and Hors d'Oeuvres will be served on paper with plastic fork ware.

**Beverages/Bar,** Thatcher Manor will provide sodas, tea, water and coffee for your guests.

- If you wish you may provide wine and champagne. This will be purchased by you and brought in on rehearsal night (this way it can be chilled for your event).
- Hard liquor is not allowed on the premises.
- Thatcher Manor will not serve Andre Champagne (this has a dangerous metal casing that has cut our servers) so we ask that you not bring this brand.
- Thatcher Manor will not serve Magnum size bottles of champagne. These are too large for our refrigeration and can pose a safety hazard. Please do not bring these.
- If you choose to serve beer, there will be a handling fee of \$50.00 per keg. If your beer is purchased at Gavilan Ranch Market (store next door to Thatcher Manor) this fee will be waived. They will deliver, set up and return your kegs without any extra charge to you.
- There will be a \$2.00 service fee per bottle for bottled wines - champagne excluded. We suggest you bring boxed wines.

This is to certify that I/we, as sponsors of the event, do hereby confirm the above order as written, accept financial responsibility, and do understand and agree to the TERMS AND CONDITIONS appearing herein. I/we understand that failure to heed any part of this policy may result in extra charges that will be reflected by forfeiture of our security deposit.

Name (Signature) \_\_\_\_\_ Full Address \_\_\_\_\_ Telephone \_\_\_\_\_

Name (Signature) \_\_\_\_\_ Full Address \_\_\_\_\_ Telephone \_\_\_\_\_

**ACCEPTANCE BY THATCHER MANOR**

By \_\_\_\_\_ Date \_\_\_\_\_

# APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
5 EASTER SUNDAY EASTER PARTY w/ KIDS	6	7	1 April Fool's Day	2
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

FRIDAY	SATURDAY
3 Good Friday	4 Passover
10	11
17	18 Mom + DAD'S 60th Party!
24	25

Never part without loving words to think of during your absence. It may be that you will not meet again in this life.

Love Dad Richer



# JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7 CHILDREN'S DAY	8	9	10	11	12	13
				1		
14 FLAG DAY	15	16	17	18	19	20
			Julie & Brent down			20 SPONSOR'S Lunch PARTY 6-10
21 FATHER'S DAY SUNSHINE BEACHES (12:38 P.M., EDT)	22	23	24	25	26	27
Penic for DAD @ YM -			Brent, Julie & kids to 1st Event (Watch Dodge)			
28	29	30				
	Returns					

Learn to listen. Opportunity could be knocking  
at your door very softly.

— Frank Tyger

# MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
		1	2	3
6	7	8	9	10
13 DAYLIGHT SAVING TIME BEGINS (2 A.M.)	14	15	16	17 St. Patrick's Day
				24 <i>Spring anniversary</i>
20 PALM SUNDAY SPRING BEGINS (12:30 A.M., EDT)	21	22	23	24
27 EASTER SUNDAY <i>Families Teacher Party!!</i>	28	29	30	31

FRIDAY	SATURDAY
4	5
11	12
18	19
25 <i>Good Friday</i>	26 <i>Good Friday Spring anniversary party!</i>

And life is what we make it. Always has been,  
— Grandma Moses

# JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
			1	2
5 CHILDREN'S DAY	6	7	8	9
12	13	14 FLAG DAY	15	16
19 FATHER'S DAY	20 SEAMEN BEGIN (6:34 P.M., EDT)	21	22	23
26	27	28	29	30

FRIDAY	SATURDAY
3	4
10	11
17	18 Tara's College Grad. Party 6pm
24	25

You know you've achieved perfection in design, not when you have nothing more to add, but when you have nothing more to take away. Antoine de Saint Exupery

# JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
	4 INDEPENDENCE DAY			
3		5		
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

FRIDAY	2	3
1		
8	9	
15	16	17
	18	19
	20	21
22	23	24
	25	26
29	30	31

16 Banquet & Reception party

25 ordered to cater

The most wasted of all days is one without laughter. —E. E. Cummings

# APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
2	3	4	5	6
9 Palm Sunday	10	11 Passover	12	13
16 Easter Sunday Easter Party 1pm	17	18	19	20
23	24	25	26	27
Aperer Rue				
30				

FRIDAY	SATURDAY
7	8
14 Good Friday	15 Brent & Julie's 20th Anniversary Party
21	22 Party
28	29 Return
to Europe!	
	→

The best leader brings out the best in those he has stewardship over.  
— Richard Clarke

# JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
4 CHILDREN'S DAY	5	6	7	8
11	12	13	14 FLAG DAY	15
18 FATHER'S DAY	19	20	21 SUMMER BEGINS (12:24 A.M., EDT)	22
<i>Open recess hour</i>			<i>Joy hour</i>	<i>Julie and Joy</i>
25	26	27	28	29
	<i>Spine and Dramatic hour for summer</i>		<i>WAD PASSED away 10am</i>	

FRIDAY	SATURDAY
	3
	10
	17
	24
30	
<i>Joy returns with gang</i>	

That which we persist in doing becomes easier  
not that the nature of the task has changed,  
but our ability to do has increased.

Ralph Waldo Emerson

# JULY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
2 <i>Open and Semi</i> <i>John and Jane</i>	3	4 INDEPENDENCE DAY	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

FRIDAY	SATURDAY
	8 <b>Memorial Service for Dad</b> 10-3pm
15	
22	
29	

Note: as the time. Needs are great, but your possibilities are greater. — Bill Blackman

→ Pak from

1 large sauté pan set over  
 a pinch of salt, sautéing  
 it in crushed tomatoes,  
 sugar.  
 r and cook over a low  
 thickened, about 8-10  
 asionally.  
 saves and season with salt  
 er and set aside.  
 n a large pot of salted,  
 til 'al dente,' about 8-10

oks, preheat your broiler  
 e shrimp in the prosciutto  
 s grilling tray.

nutes, turning a few times,  
 are pink and slightly  
 such. Remove from  
 set aside.

when ready, reserving 1  
 cooking liquid. Add  
 sauce and toss well to  
 with some of the cooking

platter and serve with  
 op.

1 Easter Party  
 Kids here  
 all day -

Easter Sunday Easter Monday (Canada)

10 Spoons  
 on e-bikes  
 about  
 today!

20 about 21  
 also  
 anniversary

Earth Day  
 29 30



March 2018							May 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
4	5	6	7	8	9	10	6	7	8	9	10	11	12
11	12	13	14	15	16	17	13	14	15	16	17	18	19
18	19	20	21	22	23	24	20	21	22	23	24	25	26
25	26	27	28	29	30	31	27	28	29	30	31		

APRIL 2018



oil with the garlic, spices,  
 pepper to taste in a  
 bowl.  
 Transfer to the bowl.  
 Drizzle to coat in the spiced oil  
 and place on the wire rack in

S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5		1	2	3	4	5	6	7
6	7	8	9	10	11	12	8	9	10	11	12	13	14
13	14	15	16	17	18	19	15	16	17	18	19	20	21
20	21	22	23	24	25	26	22	23	24	25	26	27	28
27	28	29	30	31			29	30	31				

3 minutes until golden-  
 brown.

3

4

5

6

7

8

9 Spencer's  
 Party  
 Sweet - 8:00am  
 3-7pm -

Preheat oven and squeeze lemon  
 juice over the top.

Transfer to a bowl and  
 toss with the spiced oil  
 and place on the side.

10

11

12

13

14

15

16

Flag Day (US)

17

18

19

20

21

22

23

First day of Summer

Father's Day

24

25

26

27

28

29

30



St. John the Baptist Day  
 (Quebec, Canada)

August 2018							September 2018						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30	31				

isages, browning well, rectangular roasting pan, remaining oil in the the potatoes, stirring

with a lid and cook over a until potatoes are soft to the -8 minutes. Transfer with the sausage.

ing oil to the pan and then ion, sautéing until just r to roasting pan.

r vegetables and sausage aste with salt and pepper. rmbine.

minutes, cracking in the ing with herbs for the last oil the eggs are set.

ven and let cool briefly

S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30	31				

2  
3  
4  
5  
6  
7  
8 Leyro +  
Maynes  
Wed+Rec  
140 People  
5-10

Labor Day

Rosh Hashanah

Patriot Day (US)

Yom Kippur

International Day of Peace

First day of Fall



16  
17  
18  
19  
20  
21  
22

23  
24  
25  
26  
27  
28  
29

30

SEPTEMBER 2018

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



**FROM:** TLMA/Planning Department      **SUBMITTAL DATE:** December 30, 1997

**SUBJECT:**      **CHANGE OF ZONE CASE NO. 6254/PLOT PLAN NO. 14271, AMENDED NO. 4 - EA 36347 - Thatcher Manor - First Supervisorial District - Gavilan Hills Area - 11.5 Acres - R-A-2 Zoning - REQUEST: Change zone from R-A-2 to A-1-2 and to legalize an existing outdoor reception venue for weddings and private parties - Located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.**

**CONTROVERSIAL ISSUES:** Traffic hazards & noise - to be resolved through a noise study & the conditions of approval resulting from that study.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS BY A VOTE of 4- 0 (with Commissioner Canady absent):**

**ADOPTION of a DeMinimis finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department of the project described in Environmental Assessment No. 36847, Change of Zone Case No. 6254/Plot Plan No. 14271, Amended No. 4, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential for adverse effect on wildlife resources; and,

Aleta J. Laurence, AICP, Planning Director  
(Continued on attached page)

AJL:nl

**C.E.O. RECOMMENDATION:**

County Executive Officer Signature

Department Recommendation:  Policy  Policy  
Per Executive Office:  Consent  Consent

Prev. Agn. ref.

Dist.

AGENDA NO.

**THE HONORABLE BOARD OF SUPERVISORS**

**11A CZ 6254/PP14271, AMD. #3**

**Page - 2 -**

**ADOPTION of the Negative Declaration for Environmental Assessment No. 36847, based on the findings incorporated in the environmental assessment and the conclusion that the proposed project will not have a significant effect on the environment; and,**

**APPROVAL of CHANGE OF ZONE CASE NO. 6254, from R-A-2 to A-1-2, in accordance with EXHIBIT 2, based upon the findings and conclusions incorporated in the Planning Commission minutes dated October 22, 1997; and,**

**APPROVAL of PLOT PLAN NO. 14271, AMENDED NO. 4, subject to the conditions of approval as amended this date and based on the findings and conclusions incorporated in the staff report.**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 36847**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CHANGE OF ZONE NO. 6254** from R-A-2 to A-1-5 in accordance with Exhibit No. 2; and,

**APPROVAL** of **PLOT PLAN NO. 14271, AMENDED NO. 3**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in this staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the A-1-5 zoning classification of Ordinance No. 348.
3. The proposed project is designed to protect public health, safety and general welfare.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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

1. The existing land use on the subject parcel is an outdoor reception venue and a single family residence.
2. The existing land use on surrounding parcels are single family residences to the north and south, and vacant land to the east.
3. The zoning on the subject site is R-A-2.
4. The project is surrounded by property zoned R-A-2, and C-P-S to the north.
5. The project proposes to change the zone from R-A-2 to A-1-5.
6. Ordinance No. 348 does not specifically list an outdoor reception venue as an allowed use in the A-1-5 zone. However, it does list grange halls as allowed uses in the A-1-5 zone with an approved plot plan.

7. Ordinance No. 348, Section 13.1 h., states that any use that is not specifically listed in Subsections d. and e. (plot plan and conditional use permit) may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections.
8. The Planning Director finds that an outdoor venue for receptions is substantially the same in character and intensity as a grange hall which is allowed with a plot plan in the A-1-5 zone.
9. The proposed use is permitted subject to approval of a plot plan in the A-1-5 zone.
10. The General Plan designation for the project site is Lake Mathews Community Plan: Specific Plan Required, Rural-2ac.
11. The Lake Mathews Community Plan was adopted by the Board of Supervisors in December of 1987.
12. The zoning consistency guidelines for Lake Mathews Community Plan lists the A-1 zone as a primary option in the "Rural" Land Use Category.
13. The Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation pertains to the subdivision of land into residential parcels as well as the design of future uses.
14. The proposed project meets Lake Mathews design criteria for the proposed use.
15. While Plot Plan No. 14271 and Change of Zone 6254 will contain a residential use, they do not propose to subdivide land.
16. A Lake Mathews Community Plan policy that pertains to this development proposal state that "The Rural - Specific Plan area may contain limited supportive commercial . . ."
17. Plot Plan Nos. 14398 and 13667 (non-environmentally assessed transmitted plot plans), located immediately across Gavilan Road from the subject site and approved in September 1995 and July 1993 for Class I kennels, were also located in the Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation. (The purpose of making this finding is to show the precedence that a use is allowed in the Specific Plan Required, Rural-2ac designation without creating a new specific plan.)
18. The proposed use is permitted in the Lake Mathews Community Plan: Specific Plan Required, Rural-2ac designation.
19. The project is surrounded by property which is designated Lake Mathews Community Plan: Specific Plan Required, Rural-2ac.

20. Environmental Assessment No. 36847 identified few environmental impacts. Those impacts listed in Section III of the environmental assessment will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing (10-9-97), Planning Staff has received no letters in support or opposition to this development proposal.
2. The project site is not located within:
  - a. an Alquist-Priolo earthquake fault hazard study zone.
  - b. a 100 year flood plain, an area drainage plan, nor a dam inundation area.
  - c. a recreation and park district.
3. The project site is located within:
  - a. the City of Riverside sphere of influence (see attached "no comment" letter).
  - b. a General Plan hazardous fire area.
  - c. the Perris Union High School District and Perris Elementary School District.
  - d. a Stephens kangaroo rat fee area, however, is not located in a core reserve.

G:\FILES\TM2\PP\14271S.WPD

MAF/maf

Date Created: 10/7/97

Date Revised: 3/17/98

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: STANDARD EVALUATION

Environmental Assessment (E.A.) Number: 36847

Project Case Type(s) and Number(s): CZ 6254/PP 14271

Applicant's Name and Address: Thatcher Manor, 22220 Gavilan Road, Perris, CA 92570

Name of Person(s) Preparing E.A.: Michael Freitas (Record No. 326) Team: 2

Module Number(s): \_\_\_\_\_

### I. PROJECT INFORMATION

A. Project Description (include a description of proposed uses and the minimum lot size as applicable): This is an application to legalize an existing outdoor reception venue and change the zone to A-1. The site contains a residence gazebos, a food service building, and 2 cement dining patios (one with a lattice cover, the second with a tent). The project proposes parking for 143 vehicles, and a 3,500 s.f. indoor reception facility.

B. Type of Project: Site Specific  Countywide \_\_\_\_\_ Community \_\_\_\_\_ Policy \_\_\_\_\_

Two or more of the above may apply. A Site Specific Project involves fewer than 1000 property owners in a definable area and results in a change in existing land uses, zoning, open space designations or Community Plan land use designations. If Site Specific Project was checked, fill out the remainder of this page. If Site Specific Project was not checked and the project covers a definable area, fill in only Items C "Total Project Area" and G below.

C. Total Project Area: Acres 11.5 ; or Square Feet \_\_\_\_\_

To the extent possible, fill out the remaining information for item C as it applies to the project.

Residential: Acres 11.5 ; Lots \_\_\_\_\_ ; Units \_\_\_\_\_ ; Projected Residents \_\_\_\_\_

Commercial: Acres \_\_\_\_\_ ; Lots \_\_\_\_\_ ; Sq. Ft. of Building Area \_\_\_\_\_ ; Projected Employees \_\_\_\_\_

Industrial: Acres \_\_\_\_\_ ; Lots \_\_\_\_\_ ; Sq. Ft. of Building Area \_\_\_\_\_ ; Projected Employees \_\_\_\_\_

Other: \_\_\_\_\_

D. Assessor's Parcel No(s): 289 - 330 - 014 ; \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ ; \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ ;  
Other Assessor's Parcel No(s): \_\_\_\_\_

E. Street References: 22220 Gavilan Road, north of Circling Hawk Drive.

F. Reference Section: 25 ; Township: 4S ; Range: 5W  
Complete Section, Township & Range Description or Attach a Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_

G. Briefly describe the project's existing and surrounding environmental setting (Use Section V for more space) Rural scattered residences with non-native grasses and weeds and domestic vegetation. The topography is gentle.



**H. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING**

This page must be completed for proposals that qualify as Site Specific Projects. The information on this page is not required for projects which are not Site Specific; however, completion of this section is encouraged. For Items B, E and H, state the policies associated with each item which are applicable to the project. If you require more space, see Section V.

A. Open Space and Conservation Map Designation(s) (Check or fill all applicable, except in REMAP):

Not	Agriculture	Desert	Mountainous	Other (Specify)
X				

B. Applicable Land Use Planning Area Name(s) and Subarea and Community Policy Area Names, if any: Lake Mathews Land Use Planning Area

C. Is the proposal in a Community Plan? Yes

D. Applicable Community Plan Name, if any (Including REMAP): Lake Mathews Community Plan

E. Community Plan or REMAP Designation(s) and policies, if any: Lake Mathews Community Plan, Specific Plan Required, Rural 2ac. "The Rural Specific Plan area may contain limited supportive commercial . . ."

F. Is the proposal in an Adopted Specific Plan? No

G. Number of Specific Plan: Specific Plan No. N/A

H. Adopted Specific Plan Name and Designation(s) and Policies, if any: N/A

I. Existing Zoning: R-A-2

J. Proposed Zoning, if any: A-1

K. Adjacent Zoning: R-A-2 and C-P-S

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

If the response to Items L, M, N, Q, R or S is "No" or "Conditionally", discuss the items receiving these responses.

L. Is the proposal consistent with the site's existing or proposed zoning (Does not apply if proposal is a zone change only)? Yes

M. Is the proposal compatible with existing surrounding zoning, or can it be made compatible?

Yes

N. If the proposal is implementing a specific plan, is it consistent with the specific plan's designation(s)?

N/A

O. Based on existing conditions, what land use category(ies), REMAP designation(s) or Open Space designation(s) best describe the site? If possible, indicate subcategories, such as residential, commercial, etc.. Category III - Residential and Areas Not Designated as Open Space

P. In order for the proposed project to be approved, what land use category(ies), general plan designation(s), or Community Plan policies would the site have to qualify for? Category I - III

Q. Will the land use category(ies), general plan designation(s), or Community Plan policy(ies) required to approve the proposal be met through conditions of approval at the development stage? Yes

R. Is the proposal compatible with existing and planned surrounding land uses, or can it be made compatible? Yes

S. Is the proposal consistent with the land use designations and policies of the Comprehensive General Plan? Yes

### III. ENVIRONMENTAL ISSUES ASSESSMENT

For all projects, indicate with a "Yes" or "No" whether any issues will affect or be affected by the proposal. All referenced Figures listed below, are contained in the Comprehensive General Plan. For any issue marked "Yes", indicate data sources, agencies consulted, findings of fact, mitigation measures and related monitoring requirements under Section V. Discuss the significance of issues marked "Yes" in Section V.

#### LAND USE

##### 1. No Land Use

a. No Will the proposal result in a substantial alteration of the present or planned land use of an area?

b. Yes Is the proposal affected by a city sphere of influence and/or adjacent to a city or county boundary?

#### PUBLIC FACILITIES AND SERVICES

##### CIRCULATION

##### 2. Yes Circulation (Fig. IV.1 - IV.11)

Will the proposal result in:

a. No Generation of substantial additional vehicular movement?

b. No Effects on existing parking facilities, or demand for new parking?

c. No Substantial impact upon existing transportation systems?

d. No Alteration to present patterns of circulation or movement of people and/or goods?

e. No Alteration of waterborne, rail or air traffic?

f. No Increase in traffic hazards to motor vehicle, bicyclist, pedestrian or equestrian traffic?

g. Yes An effect upon, or a need for new or altered maintenance of roads?

h. No An effect upon circulation during the project's construction?

##### 3. No Bike Trails (Fig. IV.12 - IV.13)

##### WATER

##### 4. No Water (Fig. IV.14 - IV.15 & Agency Letters)

a. No The need for new systems or water sources, or substantial alteration of existing water provision systems?

b. No Extension of water lines through an undeveloped area?

c. No The need for the formation of a public water system?

##### SEWER

##### 5. No Sewer (Fig. IV.14 - IV.15 & Agency Letters)

Will the proposal result in:

a. No The need for new systems, or substantial alteration of existing sewer and septic tank systems?

b. No Extension of sewer lines through an undeveloped area?

c. No The need for installation of a dry sewer system as sanitary sewers are not immediately available?

##### PUBLIC SERVICES

##### 6. No Fire Services (Fig. IV.17 - IV.18)

a. No Will the proposal have an effect upon, or result in a need for new or altered fire protection services?

##### 7. No Sheriff Services (Fig. IV.17 - VI.18)

a. No Will the proposal have an effect upon, or result in a need for new or altered sheriff protection services?

##### 8. No Schools (Fig. IV.17 - IV.18)

a. No Will the proposal have an effect upon, or result in a need for new or altered schools?

##### 9. No Solid Waste (Fig. IV.17 - IV.18)

a. No Will the proposal result in the need for new systems, or in a substantial alteration of solid waste generation patterns and disposal services?

b. No Is the proposal inconsistent with CIWMP (County Integrated Waste Management Plan)?

##### 10. No Libraries (Fig. IV.17 - IV.18)

##### 11. No Health Services (Fig. IV.17 - IV.18)

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

PUBLIC FACILITIES AND SERVICES

RECREATION

12. No Parks and Recreation (Fig. IV.19 - IV.20, Ord. No. 460, Section 10.35, & Ord. No. 659)
- a. No Will the proposal have an effect upon, or result in a need for new or altered parks or other recreation facilities?
  - b. No Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
  - c. No Is the proposal located within a CSA or Recreation and Parks District with a Community Parks and Recreation Plan (Quimby fees)?
13. Yes Recreational Trails (Fig. IV.19 - IV.24, Riv. Co. 800' Scale Equestrian Maps, Open Space and Conservation Map for Western County trail alignments.)

UTILITIES

14. No Utilities (Fig. IV.25 - IV.26)
- Will the proposal result in a need for new systems, or substantial alteration of the following utilities:
- a. No Electricity?
  - b. No Natural Gas?
  - c. No Communication Systems?
  - d. No Storm Water Drainage?
  - e. No Street Lighting?
  - f. No Other? None

MISCELLANEOUS

15. No Airports (Fig. II.18.2 - II.18.4, II.18.8 - II.18.10 & IV.27 - IV.36)
- Will the proposal:
- a. No Result in an inconsistency with an Airport Master Plan?
  - b. No Require review by the Airport Land Use Commission?
16. No Other None

HOUSING

17. No Housing
- a. No Will the proposal affect existing housing?
  - b. No Will the proposal create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?
  - c. No Will the proposal alter the location distribution, density or growth rate of the human population?
  - d. No Is the proposal within a County Redevelopment Project Area?

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL HAZARDS

Indicate the nature of the proposed land use as determined from the descriptions as found in Comprehensive General Plan Figure VI.3 (Check One). This information is necessary to determine the appropriate land use suitability ratings below.

Not Applicable: <input checked="" type="checkbox"/>	Critical: <input type="checkbox"/>	Essential: <input type="checkbox"/>	Normal-High: <input type="checkbox"/>	Normal-Low: <input type="checkbox"/>
---	------------------------------------	-------------------------------------	---------------------------------------	--------------------------------------

EARTH

18. No **Alquist-Priolo Special Studies or County Fault Hazard** (Fig. VI.1 - VI.2)

NA A-P Zones NA PS U R (Fig. VI.3)

NA CFH Zones NA PS U R (Fig. VI.3)

19. No **Liquefaction Potential** (Fig. VI.1-VI.2)

NA NA S PS U R (Fig. VI.3)

20. Yes **Groundshaking Zone** (Fig. VI.1)

S NA S PS U R (Fig. VI.3)

21. No **Slopes** (Riv. Co. 800' Scale Slope Maps)

Will the proposal result in:

a. No Change in topography or ground surface relief features?

b. No Cut or fill slopes greater than 2:1 or higher than 10 feet?

c. No Grading that affects or negates subsurface sewage disposal systems?

22. No **Landslide Risk** (Riv. Co. 800' Scale Seismic Maps or On-site Inspection)

NA NA S PS U R (Fig. VI.6)

Will the proposal result in:

a. No Unstable earth conditions or changes in geologic substructures?

b. No Exposure of people or property to possible slope failure or rockfall hazards?

23. No **Soils** (U.S.D.A. Soil Conservation Service Soil Surveys)

a. No Disruptions, displacements, compaction or overcovering of the soil?

b. No Exposure of structures to shrink/swell soil conditions?

EARTH (Continued)

24. No **Erosion** (U.S.D.A. Soil Conservation Service Soil Survey)

Will the proposal result in:

a. No Changes in deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?

b. No Any increase in water erosion, either on or off site?

25. No **Wind Erosion and Blowsand from Project either on or off site** (Fig. VI.1 - VI.2, Ord. 460, Sec. 14.2 & Ord. 484)

26. No **Ground Subsidence**

27. No **Unique Features**

Will the proposal result in:

a. No Destruction, covering or modification of any unique geologic or physical features?

28. No Other None

FLOOD

29. No **Dam Inundation Area** (Fig. VI.7)

30. Yes **Floodplains** (Fig. VI.7)

NA NA U R (Fig. VI.8)

Will the proposal result in:

a. No Alteration to the course or flow of flood waters?

b. No Changes in course or direction of water movements?

c. No Changes in absorption rates or the rate and amount of surface runoff?

d. Yes Exposure of people or property to water related hazards such as flooding?

Definitions for Land Use Suitability Ratings

Where indicated above, fill the blank with the appropriate Land Use Suitability Rating(s).

- NA - Not Applicable
- S - Generally Suitable
- PS - Provisionally Suitable
- U - Generally Unsuitable
- R - Restricted

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL HAZARDS (Continued)

NOISE

- 31. No Airport Noise (Fig. II.18.5, II.18.11, VI.12 & 1984 AICUZ Report, M.A.F.B.)  
NA NA A B C D (Fig. VI.11)
- 32. No Railroad Noise (Fig. VI.13 - VI.16)  
NA NA A B C D (Fig. VI.11)
- 33. No Highway Noise (Fig. VI.17 - VI.29)  
NA NA A B C D (Fig. VI.11)
- 34. No Other Noise \_\_\_\_\_  
NA NA A B C D (Fig. VI.11)
- 35. Yes Noise Effects on or by the Project (Fig. VI.11)  
Will the proposal result in:
  - a. No Exposure of people to severe noise levels?
  - b. Yes Increases in existing noise levels?

AIR QUALITY

- 36. No Air Quality Impacts
  - a. No Substantial air emission or deterioration of ambient air quality?
  - b. No Alteration of air movements, moisture or temperature, or any change in climate, either locally or regionally?
  - c. No Exposure of land uses associated with sensitive receptors which are located within one mile of a project site, to project point source emissions?
  - d. No The construction of a sensitive receptor located within one mile of an existing point source?
  - e. No Creation of objectionable odors?

WATER

- 37. No Water Quality Impacts  
Will the proposal result in:
  - a. No Discharge into surface waters or any alteration of surface water quality, including, but not limited to temperature, dissolved oxygen, or turbidity?
  - b. No Substantial reduction in the amount of water otherwise available to the public?
  - c. No Percolation of waste materials or contaminants into groundwater resources, including, but not limited to, nitrates and petroleum based contaminants?
  - d. No Exposure of a project sensitive to water quality to unhealthy water supplies?

HAZARDOUS MATERIALS AND CONDITIONS

- 38. No Does the proposal involve a risk of explosion or the release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?
- 39. No Does the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?
- 40. No Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?
- 41. No Will the proposal result in the exposure of people to potential health hazards?
- 42. No Hazardous Fire Area (Fig. VI.30 - VI.31)
- 43. Yes Mt. Palomar (Ord. No. 655)
- 44. No Other Lighting Issues  
Will the proposal result in:
  - a. No Production of new light or glare?
  - b. No Exposure of residential property to unacceptable light levels?
- 45. No Other None
- 46. No Other None

Definitions for Noise Acceptability Ratings

Where indicated above, fill the blank with the appropriate Noise Acceptability Rating(s).

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

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL RESOURCES

AGRICULTURE

47. No Agriculture (Fig. VI.34 - VI.35)

Will the proposal result in:

- a. No Reduction in acreage of any agricultural crop or prime farmland?
- b. No Conversion of farmland within, or adjacent to, an agricultural preserve (Riv. Co. Agricultural Land Conservation Maps)?
- c. No Development of non-agricultural uses within 300 feet of agriculturally zoned property?

WILDLIFE

48. Yes Wildlife (Fig. VI.36 - VI.37)

Will the proposal result in:

- a. Yes Impacts on an adopted Habitat Conservation Plan?
- b. No Change in the diversity of species, or overall number of any species of animals (birds, mammals, reptiles, fish, and invertebrates including insects and aquatic species)?
- c. No Reduction in the numbers of any unique, rare, threatened or endangered species of animals?
- d. No Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?
- e. No Deterioration of existing fish or wildlife habitat?

VEGETATION

49. No Vegetation (Fig. VI.38 - VI.40)

Will the proposal result in:

- a. No Change in the diversity of species, or overall number of any species of plant (including trees, shrubs, grass, & aquatic plants)?
- b. No Reduction in the number of any unique, rare, threatened or endangered species of plant?
- c. No Introduction of a new species of plants into an area, or a barrier to the normal replenishment of existing species?
- d. No Reduction in the number of any plant species which are integral to the life cycle of any sensitive animal species?

MINERAL RESOURCES

50. No Mineral Resources (Fig. VI.41 - VI.42)

Will the proposal result in:

- a. No Preclusion of use of all or part of a State Classified or Designated MRZ-2 Zone resource?
- b. No Incompatible land uses being located next to a State Classified or Designated MRZ-2 Zone area or existing surface mine?
- c. No Exposure of people or property to hazards from proposed, existing or abandoned quarries or mines?

ENERGY RESOURCES

51. No Energy Resources (Fig. VI.43 - VI.44)

Will the proposal result in:

- a. No Use of substantial amounts of fuel or energy?
- b. No Substantial increase in demand upon existing sources of energy, or a requirement to develop new sources of energy?
- c. No Preclusion of the use of a resource for alternate energy (i.e. solar, wind, cogeneration, geothermal, or biomass and waste-to-energy projects)?

III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

ENVIRONMENTAL RESOURCES

WATER

52. No Water Resources

Will the proposal result in:

- a. No Change in the amount of surface water in any water body (including fresh water marshes, vernal pools, oasis, tenajas, blue-line streams, seeps and springs)?
- b. No Alteration of the direction or rate of flow of ground waters?
- c. No Changes in the quantity of ground waters, either through direct withdrawals, or through interceptions of an aquifer by cuts or excavations?
- d. No Alteration, dredging or filling of wetlands (including fresh water marshes, vernal pools, oasis, tenajas, blue-line streams, seeps and springs)?

SCENIC

53. No Scenic Resources

- a. No Is the proposal within a scenic highway corridor? (Fig. VI.45)
- b. No Will the proposal result in the obstruction of any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view?

HISTORIC

54. No Historic Resources (Fig. VI.32 - VI.33 & VI.48)

Will the proposal result in:

- a. No Alteration or destruction of an historic site?
- b. No Adverse physical or aesthetic effects to an historic building.

ARCHAEOLOGICAL RESOURCES

55. No Archaeological Resources (Fig. VI.32 - VI.33 & VI.46 - VI.48)

Will the proposal result in:

- a. No Alteration or destruction of a prehistoric resource site?
- b. No Adverse physical or aesthetic effects to a prehistoric building, structure or object?
- c. No A physical change which would affect unique ethnic cultural values?
- d. No Adverse physical or aesthetic effects to a burial site?
- e. No Restriction of existing religious or sacred uses within the potential impact area?

PALEONTOLOGICAL RESOURCES

56. No Paleontological Resources  
(Paleontological Resources Map)

RESOURCE USE

57. No Will the proposal result in a substantial depletion of any non-renewable natural resource?

58. No Will the proposal alter the rate of use of any natural resource?

OTHER

59. No Other None

60. No Other None



III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)

MANDATORY FINDINGS OF SIGNIFICANCE

61. No Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, threatened or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

63. No Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

62. No Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

64. No Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

65. List all Special Studies completed or referred to in this E.A. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

IV. ENVIRONMENTAL IMPACT DETERMINATION

I find the proposed project will not have a significant effect on the environment and a Negative Declaration may be prepared.

(or)

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section V have been or will be incorporated into the project. A Negative Declaration will be prepared.

(or)

I find the project may have a significant effect on the environment and an Environmental Impact Report is required.

Signature: Michael A. Freitas Date: 10/06/97

Prepared by: Michael A. Freitas, Planner III

Final Action

Approved	Denied	Withdrawn	Final Action Date

Explanation if necessary:

**ENVIRONMENTAL ASSESSMENT NO. 36847  
FOR CHANGE OF ZONE NO. 6254 AND PLOT PLAN NO. 14271**

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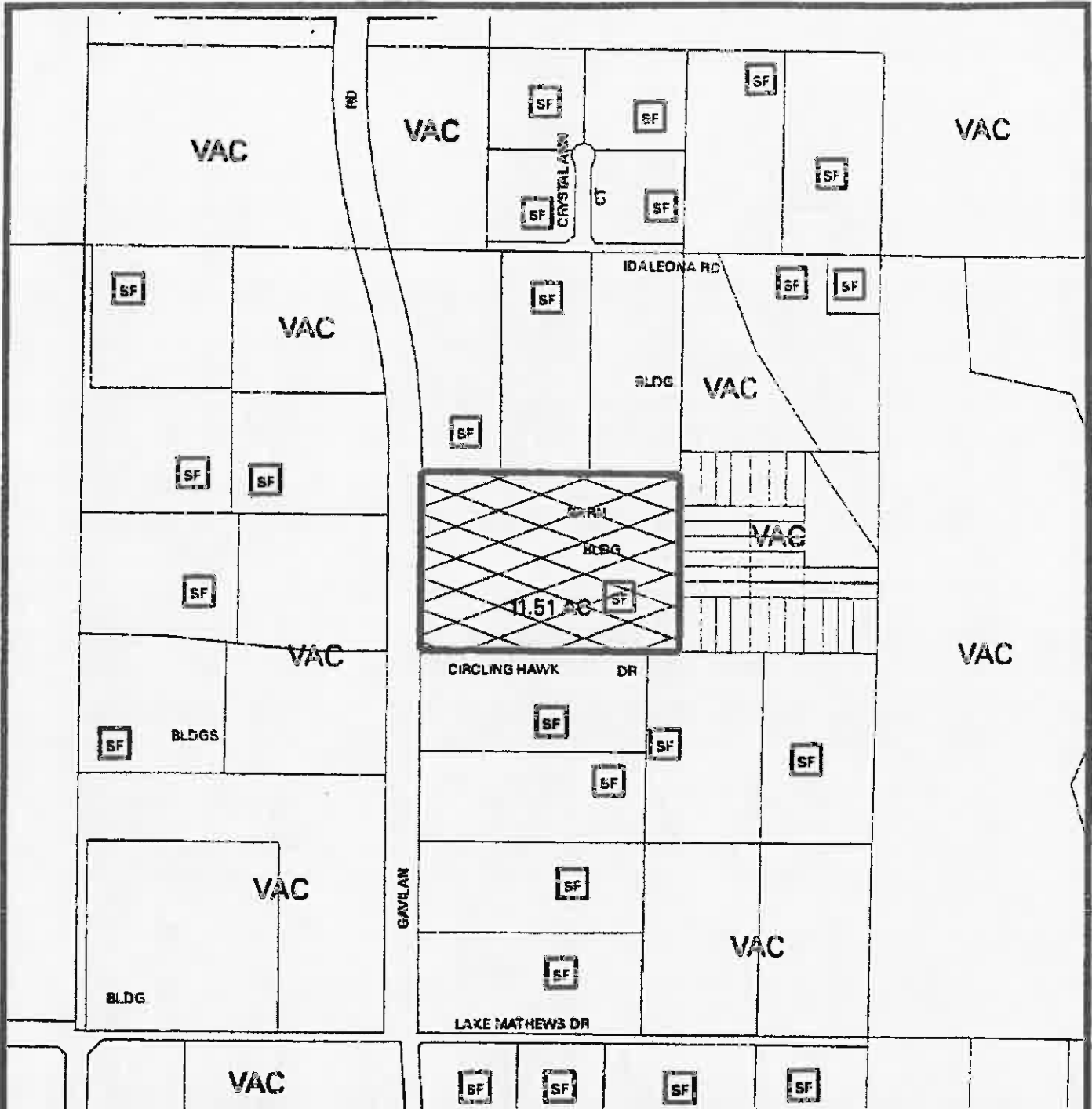
**III. ENVIRONMENTAL ISSUES ASSESSMENT (Continued)**

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- III.1 LAND USE** - This case is located within the City of Riverside sphere of influence. The case was transmitted to the city.
- III.2 CIRCULATION** - Potential significant adverse impacts to circulation shall be mitigated by complying with the requirements of the Riverside County Transportation Department.
- III.13 RECREATIONAL TRAILS** - A Community Plan trail is located on Gavilan Road. The Riverside County Parks Department has conditioned the developer to make an offer of an 11 foot easement along the road to accommodate trail development.
- III.20 GROUNDSHAKING** - The site is in a II Groundshaking Zone. The proposed project is rated as Generally Suitable, meaning that expected levels of groundshaking are generally less than or equal to design levels as defined in the Uniform Building Code (UBC). Potential impacts from groundshaking shall be mitigated by compliance with the UBC.
- III.30 FLOODPLAINS** - Potential significant adverse impacts resulting from flooding will be mitigated by elevating new structures and complying with the requirements of the County Flood Control District.
- III.35 NOISE EFFECTS ON OR BY THE PROJECT** - On an irregular basis, the project increases local traffic and outdoor noise, resulting in a general increase in noise levels in the area. The site is located in a rural residential area. The conditions of approval provide that should outdoor noise become a concern to local residences, an acoustical study shall be accomplished by the owner/applicant, and he/she shall comply with any mitigation measures prescribed by the study.
- III.43 MT. PALOMAR (Ord. 655)** - Potential significant impacts caused by light pollution will be mitigated by the Conditions of Approval and compliance with Ordinance 655.
- III.48 WILDLIFE** - The site is in the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) Fee Area but not in a core reserve. No occupied Stephens' Kangaroo rat habitat is known to be present on the site at this time. Potential mitigation shall be accomplished through the payment of the SKR HCP fee at the development stage and compliance with any other provisions of the SKR HCP determined to be applicable at that time.

C:\FILES\WP\TM2\EA\36847.WPD

MAF/maf  
9/16/97



CZ6254 PP14271 AMD#3

LAND USE Ex. 1

Soc. 25 T4SR5W | MAP# 289-33  
 Address

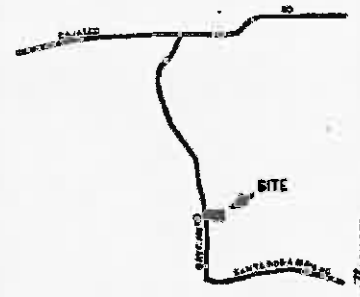
Zone GAVILAN HILLS | Sp. 1st  
 DIST. Dist.

Tracer 806 A-1 | Date 09/23/97 | Date  
 Proj. Pp. Done By: CJR

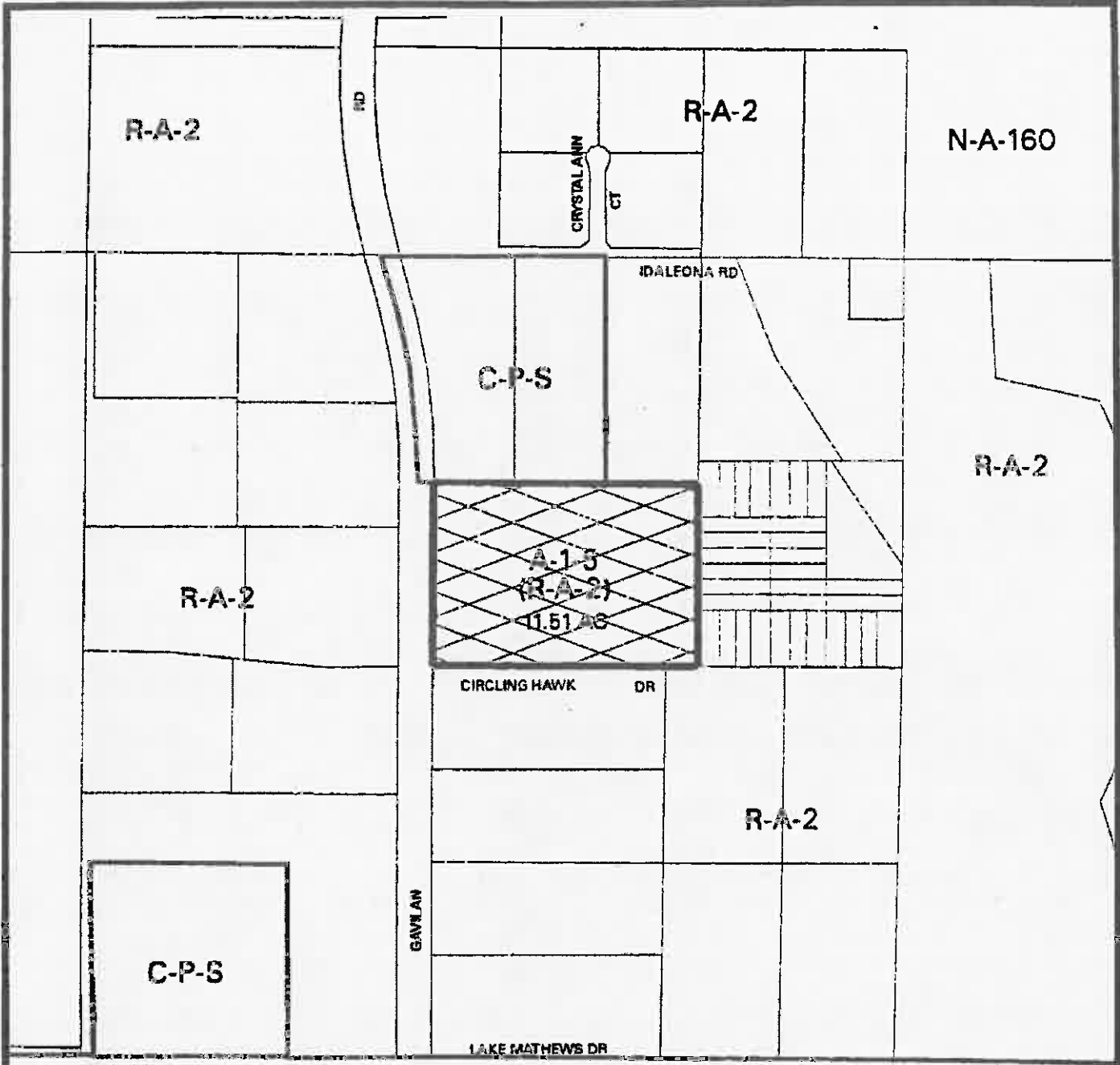
RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 480'



LOCATIONAL MAP



R-A-2 1/2 R-A-2 1/2

CZ6254 PP14271 AMD #3

PROPOSED ZONING Ex. 2

Sec 25 T4SR5W Dist 289-33

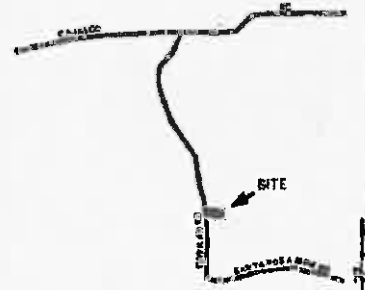
Zone GAVILAN HILLS Sup 1st

Trans 006 A-1 Date 08/23/97 By CJR

RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 400'



OFFICIAL

CRYSTAL LANE CT

DALEORA RD

C  
(5 AC)

RURAL 2 AC (SP)

RURAL 2 AC (SP)  
OPEN SPACE  
RESOURCE

RURAL 2 AC  
(SP)  
11.51 AC

CIRCLING HAWK DR

RURAL 2 AC (SP)

C  
(10 AC)

GAVILAN

LAKE MATHEWS DR

RURAL 2 1/2 AC

CZ6254 PP14271 AMD#3

COMMUNITY PLAN Ex. 5

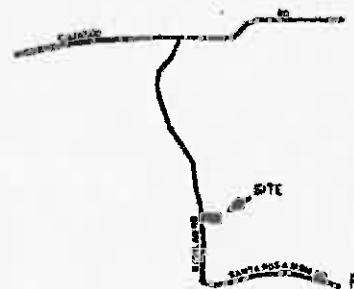
Sec. 25 T4SR5W 289-33

Zone GAVILAN HILLS Dist. 1st

Tract 808 A-1 Date 09/23/07 Date 0JR

RIVERSIDE COUNTY PLANNING DEPARTMENT

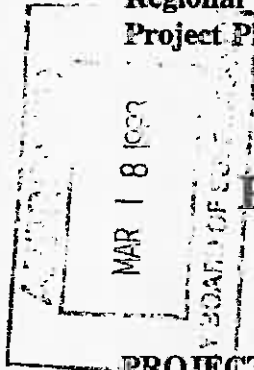
1" = 480'



LOCATIONAL MAP

Zoning Area: Gavilan Hills  
Supervisory District: One  
E.A. Number: 36847  
Regional Team No.: Two  
Project Planner: Michael Freitas

CHANGE OF ZONE NO. 6254;  
PLOT PLAN NO. 14271, AMENDED NO. 3  
Planning Commission: October 22, 1997  
Agenda Item No.: 3.1  
Applicant: Thatcher Manor  
Engineer/Rep.: Trip Hord Associates



## RIVERSIDE COUNTY PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

- This is an application to legalize an existing outdoor reception venue for weddings and private parties. In addition, the applicant proposes to change the zone on the site from R-A-2 to A-1-5. The site contains a single family residence, 2 gazebos, a food service building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, a swimming pool; and, increase the parking lot to provide parking for 145 private vehicles. The project is located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing Land Use (Exh. #1):          | Outdoor reception venue and single family residence   |
| 2. Surrounding Land Use (Exh. #1):       | Single family residences and vacant land  |
| 3. Existing Zoning (Exh. #2):            | R-A-2   |
| 4. Surrounding Zoning (Exh. #2):         | R-A-2 and C-P-S   |
| 5. Comprehensive General Plan (Exh. #5): | Lake Mathews Community Plan (LMCP)<br>Land Use: Specific Plan Required, Rural-2ac.<br>(Category III - Residential)<br>Open Space and Conservation: Areas Not Designated as Open Space |
| 6. Land Data:                            | Total Acreage: 11.5 acres (gross)   |
| 7. Environmental Concerns:               | See attached environmental assessment.  |

### RECOMMENDATIONS:

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 36847, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**RIVERSIDE COUNTY PLANNING COMMISSION  
MINUTE ORDER: OCTOBER 22, 1997**

**I. AGENDA ITEM 3.1: CHANGE OF ZONE 6254, PLOT PLAN NO. 14271, AMENDED NO. 3 and ENVIRONMENTAL ASSESSMENT NO. 36347**

**II. PROJECT DESCRIPTION:** An application to legalize an existing outdoor reception venue for weddings and private parties. The site contains a single family residence, 2 gazebos, a food service building, a covered seating area, and several concrete dining patios. The applicant proposes to add a 3,500 square foot indoor reception facility, a tennis court, a swimming pool; and, to increase the parking lot to provide parking for 145 vehicles. The project is located east of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.

**III. MEETING SUMMARY:**

The following staff presented the project to the Planning Commission:

Michael Freitas, Planning Department  
Stuart McKibbin, Flood Control Department  
Dan Wagner, Fire Department  
Russ Garrett, Transportation

The following spoke in favor of the proposal:

Trip Hord, representing the applicant, P. O. Box 1235, Riverside, 92502  
Timothy D. Edmond, 22125 Gavilan Road, Perris, 92570  
James Thatcher, 22220 Gavilan Road, Perris, 92570

The following spoke in opposition to the proposal:

Janie Jenkins, Gavilan Hills Neighbors of the Thatcher Manor,  
17141 Circling Hawk Drive, Gavilan Hills

**IV. CONTROVERSIAL ISSUES:**

Traffic hazards  
Noise

To be resolved through conditions of approval  
To be resolved through a noise study and the  
Conditions of approval resulting from that study



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**V. PLANNING COMMISSION ACTION:**

The Planning Commission, by a vote of 4-0 (Commissioner Canady was not present) recommended to the Board of Supervisors:

ADOPTION of the *de minimis* finding, ADOPTION of the Negative Declaration for EA 36847 and APPROVAL of Change of Zone 6254, in accordance with Exhibit 2, Amended, and APPROVAL of Plot Plan No. 14271, Amended No. 3, subject to the conditions of approval as amended this date and based on the findings and conclusions listed in the staff's report.

**AMENDED CONDITIONS OF APPROVAL:**

- 10.EVERY.1 (last sentence) "...and an increase in parking for a total of 145 parking spaces."
- 10.BS GRADE.3 Place period after "County," and begin new sentence with "Prior."
- 10.BS GRADE.14 "...parking areas or driving lanes, which are..."
- 10.FIRE.2 Delete second paragraph.
- 10.FIRE.8 Gates shall be 24 feet in width, but the existing driveway may have a 20 foot wide gate.
- 10.FLOOD RI.14 "The proposed building No. 11 shall be flood proofed..."
- 10.PLANNING.6 Amended so that the occasional weekday events may occur no more than 16 times a year from 10:00 a.m. to sunset.
- 20.PLANNING.2 "USE - RENEWAL OF PERMIT"  
(Add after last sentence) "...Supervisors, or in accordance with Condition of Approval No. 10.PLANNING.26."
- 20.PLANNING.6 "WITHIN ONE HUNDRED TWENTY (120) DAYS OF THE EFFECTIVE DATE..."
- 80.PLANNING.24 Acoustical study requirement added.
- 90.PLANNING.3 "A minimum of one hundred forty-five (145) parking spaces..."
- 90.PLANNING.4 "A minimum of five (5) handicapped parking spaces..."

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90.PLANNING.4 Delete third paragraph.

90.PLANNING.7 Delete.

Base final acreage on the amended exhibit. Add "amended per final conditions," showing trail and traffic control 30 minutes before and after events.

**VI. TAPES:**

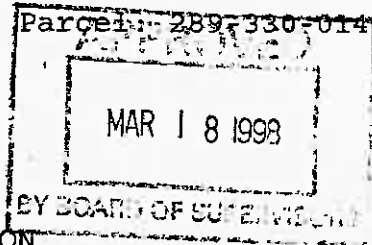
The entire discussion of this agenda item can be found on Tapes No. 1A, 1B and 2A. For a copy of the tapes, please contact Diana Ablard, Planning Commission Secretary at (909) 275-3251.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

INEFFECT

The use hereby permitted is an outdoor venue for receptions and parties. The existing project consists of a single family residence, 2 gazebos, a covered seating area, several concrete dining patios and associated smaller structures. This permit allows the addition of a 3,500 square foot indoor reception facility, a tennis court, a swimming pool, a private garage, and an increase in parking to a total of 145 spaces. (Amended at PC, 10-22-97)

10. EVERY. 2 USE - HOLD HARMLESS

INEFFECT

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 Plot Plan No. 14271, Amended No. 3. 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. 3 USE - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14271, Amended No. 3, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Approved Exhibit No. "A," Plot Plan No. 14271, Amended No. 3, dated 7-24-97. (Amended at PC, 10-22-97)

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1           USE -GIN INTRODUCTION           INEFFECT

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-G1.2 OBEY ALL GDG REGS           INEFFECT

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

10.BS GRADE. 4           USE-G1.3 DISTURBS NEED G/PMT           INEFFECT

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

10.BS GRADE. 5           USE-G1.6 DUST CONTROL           INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7           USE-G2.5 2:1 MAX SLOPE RATIO           INEFFECT

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

10.BS GRADE. 10          USE-G2.8 MINIMUM DRNAGE GRADE           INEFFECT

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

10.BS GRADE. 14          USE-G2.23 OFFST. PAVED PKG           INEFFECT

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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 546.

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

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

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 1994 UBC.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT INEFFECT

A Super fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance to building #11 as shown on exhibit "A", amended #3 dated 7-24-97.

10.FIRE. 6 USE-#84-TANK PERMITS INEFFECT

Applicant or Developer shall be responsible for obtaining aboveground L.P.G. tank permit from the Riverside County Fire Department. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A

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10.FIRE. 6 USE-#84-TANK PERMITS (cont.) INEFFECT

sample copy of the tank's label from an independent test laboratory must be included with your plans. (current plan check fee is \$217.00 for first tank, each additional tank \$32.00, fee is subject to change)

10.FIRE. 7 USE-#25-GATE ENTRANCES INEFFECT

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES INEFFECT

PROPOSED GATES

Gate(s) shall be automatic or manual operated, minimum 24 feet in width. Gate access shall be equipped with the Knox Co. 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 Knox System shall remain open until closed by the Knox System. (current plan check fee is \$126.00, fee is subject to change) EXISTING DRIVEWAY MAY HAVE A 20 FOOT WIDE GATE

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE PERP DRAINAGE PATTERNS INEFFECT

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points.

10.FLOOD RI. 14 USE - ELEVATE FINISH FLOOR INEFFECT

The proposed Building No. 11 shall be floodproofed by constructing the finished floor a minimum of 18 inches above the highest adjacent ground. Erosion protection shall be provided for fill slopes.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15                    USE    FLOOD HAZARD RPT                    INEFFECT

This project is an outdoor reception venue on the east side of Gavilan Road, approximately 700 feet south of Idaleona Road in the Gavilan Hills area. The proposal is to add a new structure at the northwesterly corner of the site.

Our review indicates that the site receives runoff from a watershed of approximately 500 acres in size. The major watercourse that enters the southwestern portion of the site is well defined but tends to lose that definition as it proceeds north toward the site of the proposed new structure. There is a strong potential for flooding and damage to non elevated buildings.

PARKS DEPARTMENT

10.PARKS. 2                    PPA\*- Comm Tr. Lake Mathews                    INEFFECT

The Lake Mathews Community Plan shows Community Based Recreation Trails impacting the site. The District will require the offer of a 11 foot dedicated easement along Gavilan Road to accommodate trail development. The County Road Dept. currently has a 55 foot half width R.O.W. shown. It is proposing a 44 foot half width. The District's requested easement can be accommodated in the abandon 11 feet of Road R.O.W. with zero impact to the proposed project.

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT NO. "A," unless otherwise amended by these conditions of approval.

10.PLANNING. 2                    USE - CONDITION REVIEW FEE                    INEFFECT

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as

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10. GENERAL CONDITIONS

10.PLANNING. 2           USE - CONDITION REVIEW FEE (cont.)           INEFFECT  
    required by Ordinance No. 671.

10.PLANNING. 3           USE - LIGHTING HOODED/DIRECTED           INEFFECT  
    Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 5           USE - LAND DIVISION REQUIRED           INEFFECT  
    Prior to the sale or lease of any structure as shown on APPROVED EXHIBIT NO. "A," a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6           USE - HOURS OF OPERATION           INEFFECT  
    Use of the facilities approved under this plot plan shall be limited to the hours of 10 a.m. to 10 p.m., Friday through Sunday, in order to reduce conflict with adjacent residential zones and land uses. On an occasional occurrence, but no more than 16 times per year, the facility may conduct weekday (Monday - Thursday) receptions/events from 10:00a.m. to sunset. (Ameded at PC, 10-22-97)

10.PLANNING. 7           USE - BASIS FOR PARKING           INEFFECT  
    Parking for this plot plan was determined primarily on the basis of County Ordinance No. 348, Section 18.12.a. (establishments for the sale and consumption on the premises of food and beverages; and, lodges and incidental dancing areas.

10.PLANNING. 8           USE - PERMIT SIGNS SEPARATELY           INEFFECT  
    No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11          USE - "NOT A PART" LIMITATIONS           INEFFECT  
    The area shown as "NOT A PART" shall require an application for a plot plan or conditional use permit prior to



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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - "NOT A PART" LIMITATIONS (cont.) INEFFECT

utilization pursuant to Ordinance No. 348.

10.PLANNING. 13 USE - PHASE BY NEW PERMIT INEFFECT

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 14 USE - LANDSCAPE SPECIES INEFFECT

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 16 USE - PRESERVE SPECIMEN TREES INEFFECT

All existing specimen trees on the subject property shall be preserved wherever feasible. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) INEFFECT  
required report).

10.PLANNING. 24 USE - VIABLE LANDSCAPING INEFFECT  
All landscaping areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 25 USE - VOID RELATED PROJECT INEFFECT  
Any approval for use of or development of the area or tract of land which is the subject of this application that was made prior to this permit shall become null and void upon final approval of Plot Plan No. 14271 by the County of Riverside.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION INEFFECT  
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 in Section 18.31 of Ordinance No. 348.

10.PLANNING. 27 USE - CEASED OPERATIONS INEFFECT  
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 28 USE - 90 DAYS TO PROTEST INEFFECT  
THE PROJECT APPLICANT HAS 90 DAYS FROM THE DATE OF APPROVAL OF THESE CONDITIONS TO PROTEST, IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN GOVERNMENT CODE SECTION 66020, THE IMPOSITION OF ANY AND ALL FEES, DEDICATIONS, RESERVATIONS AND/OR OTHER EXACTIONS IMPOSED ON THIS PROJECT AS A RESULT OF THIS APPROVAL OR CONDITIONAL APPROVAL OF THIS PROJECT.

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS INEFFECT  
(Deleted at PC, 10-22-97)

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ENTRY/EXIT CONTROL INEFFECT

The owner/operator shall provide a person to assist/control vehicular traffic at each driveway onto Gavilan Road for 30 minutes prior to any scheduled event and for 30 minutes after the event. (Added at PC, 10-22-97)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT INEFFECT

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

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

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

No additional on-site right-of-way shall be required on Gavilan Road and Circling Hawk Drive since adequate right-of-way exists, per PM 37/58.

10.TRANS. 5 USE - ASSESS/BENEFIT DIST INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Gavilan Road and Circling Hawk Drive.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE 3 EXTEND INEFFECT

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan or use permit. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this permit be initiated within five (5) years of the effective date of the issuance of this plot plan or use permit, this plot plan or use permit shall become null and void.

20.PLANNING. 2 USE - RENEWAL OF PERMIT INEFFECT

The approval of Plot Plan No. 14271, Amended No. 3, shall become null and void 20 years after approval by the Board of Supervisors, or in accordance with Condition of Approval No. 10.PLANNING. 26. (Amended at PC, 10-22-97).  
(The lifespan of the permit was Amended at BOS, 2-3-98, from 10 years to 20)

20.PLANNING. 3 USE - REVIEW OPERATION HOURS INEFFECT

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to reconsider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the outdoor venue for receptions and parties may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK INEFFECT

WITHIN ONE HUNDRED AND TWENTY (120) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit. (Amended at PC, 10-22-97).

20.PLANNING. 7 USE - ABC CLEARANCE INEFFECT

Within thirty (30) days of plot plan final approval, the applicant/developer shall obtain and submit to the Planning Director a clearance letter from the State of California Alcoholic Control Board (ABC) which states that the permittee has complied with all the Board's permits and requirements.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP INEFFECT

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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    USE-G2.1 GRADING BONDS                    INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3                    USE-G2.2 IMPORT / EXPORT                    INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 5                    USE-G2.4GEOTECH/SOILS RPTS                    INEFFECT

Geotechnical/soils reports shall be submitted to the County Geologist for approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS. A pregrading meeting, certifications, approvals and inspection procedures will be implemented per the COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY GRADING INSPECTION PROCESS.

60.BS GRADE. 6                    USE-G2.7DRNAGE DESIGN Q100                    INEFFECT

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 14271 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.64 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

INEFFECT

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                   USE - GRADING PLANS (cont.)                   INEFFECT

- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2                   USE - NPDES COMPLIANCE                   INEFFECT

If this project will disturb five or more acres or is part of a larger project that will disturb five or more acres it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 9                   USE - SKR FEE CONDITION                   INEFFECT

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)



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06:25

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP14271

Parcel: 289-330-014

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT INEFFECT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE INEFFECT

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 4 USE - C-42 PRIOR TO APPROVAL INEFFECT

A set of three detailed plans drawn to scale (1" = 20') of the existing and/or proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing. This shall be done by a C-42 plumber and is required at the time of plan check approval.

80.E HEALTH. 5 USE - PROPOSED POOL AND FOOD INEFFECT

This Department has reviewed the amended No 2 dated 6-16-97 and will require the proposed pool and food catering operation to have pool and food plan checked. Contact Ian Dalgetty at 909-358-5172.

FIRE DEPARTMENT

80.FIRE. 1 USE-#29-MITIG PER SQ FT INEFFECT

The applicant or developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.25 cents per square foot as mitigation for fire protection impacts.

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ INEFFECT

Building Plan check 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. (fee is subject to change)

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80. PRIOR TO BLDG PRMT ISSUANCE

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - LIGHTING PLANS INEFFECT

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 4 USE - REQUIRED ELEVATIONS INEFFECT

The applicant/developer shall submit to Planning Staff and have approved 6 copies of building elevations and floor plans for all proposed structures.

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

80.PLANNING. 9 USE - MAXIMUM DWELLING UNITS INEFFECT

A maximum of one dwelling unit is allowed under this permit.

80.PLANNING. 10 USE - RAIN SHUT-OFF IRRIGATION INEFFECT

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to

PLOT PLAN:TRANSMITTED Case #: PP14271

Parcel: 289-330-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - RAIN SHUT-OFF IRRIGATION (cont.) INEFFECT  
prohibit low head drainage.

80.PLANNING. 11 USE - LANDSCAPING SECURITIES INEFFECT  
Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

80.PLANNING. 20 USE - PARKING/LANDSCAPING PLAN INEFFECT  
Prior to issuance of grading or building permits, seven (7) copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

80.PLANNING. 22 USE - WASTE MGMT. CLEARANCE INEFFECT  
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 5-16-95, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 24 USE - ACOUSTICAL STUDY INEFFECT  
The developer shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to the project site to reduce the ambient exterior levels to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - ACOUSTICAL STUDY (cont.) INEFFECT

65 Ldn at the project property line. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans. Additional noise monitoring may be required in accordance with 10.PLANNING.23 (Added at PC, 10-22-97)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS INEFFECT

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.

90.FIRE. 3 USE-#36-HOOD DUCTS INEFFECT

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored

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Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#36-HOOD DUCTS (cont.) INEFFECT

by the building fire alarm system. (current plan check fee is \$215.00, fee is subject to change)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL INEFFECT

A minimum of one hundred and forty five (145) parking spaces shall be provided as shown on the APPROVED EXHIBIT NO. "A," unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety. (Amended at PC, 10-22-97)

90.PLANNING. 4 USE - HANDICAPPED PARKING INEFFECT

A minimum of five (5) handicapped parking spaces shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

(Amended at PC, 10-22-97)

90.PLANNING. 7 USE - COMPACT PARKING SPACES INEFFECT

(Deleted at PC, 10-22-97)

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06:25

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Parcel: 289-330-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - LIGHTING PLAN COMPLY INEFFECT

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 13 USE - SPECIMEN TREES REQUIRED INEFFECT

Landscaping plans shall incorporate the use of specimen canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 20 USE - EXISTING STRUCTURES INEFFECT

All existing buildings and structures on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21 USE - COMPLY W/ LANDSCAPE PLAN INEFFECT

All required landscape planting and irrigation for Building No. 11 shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order. (Amended at PC, 10-22-97)

90.PLANNING. 22 USE - CERTIFY LANDSCAPE COMPLY INEFFECT

The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a compliance letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and

PLOT PLAN:TRANSMITTED Case #: PP14271

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - CERTIFY LANDSCAPE COMPLY (cont.) INEFFECT

irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.

90.PLANNING. 23 USE - SHERIFF'S LETTER INEFFECT

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 7-12-95.

90.PLANNING. 25 USE - WALL & FENCE LOCATIONS INEFFECT

Fence locations shall be in conformance with APPROVED EXHIBIT NO. "A."

90.PLANNING. 26 USE - PHASES MUST BE COMPLETE INEFFECT

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 27 USE - CONDITION COMPLIANCE INEFFECT

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit. (The words "building permit" were added by the BOS, 2-3-98, after the word "any", third line.)

90.PLANNING. 28 USE - POOL AND SPA FENCING INEFFECT

All swimming pools and spas shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. Swimming pools and spas shall provide for access by physically-handicapped persons.

90.PLANNING. 30 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, certificate of occupancy, or upon building permit final inspection,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - SKR FEE CONDITION (cont.) INEFFECT

whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.49 acres in accordance with APPROVED EXHIBIT NO. "A." If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. (Amended at PC, 10-22-97)

90.PLANNING. 31 USE - COMPLY W/ ACOUSTIC STUDY INEFFECT

In accordance with Condition Number 80.PLANNING. 24, the permittee shall construct and design the project in compliance with the recommendations of a certified acoustical study as modified by the Health Service Agency and approved by the Planning Department. (Added at PC, 10-22-97)

TRANS DEPARTMENT

90.TRANS. 1 USE - TS MIT FEE/COMM-INDUST INEFFECT

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Signal Mitigation Program fees in effect at the time of occupancy or final building permit, or any use allowed by this permit.

Said fee shall be based upon the following criteria:

Commercial/per net acreage

The project net acreage is 4.49 acres. The remaining 6.43 acreage is not a part of this development and therefore is not subject to mitigation at this time.



 **Riverside County**  
**Waste Resources Management District**

Robert A. Nelson, Chief Executive Officer

**STW**

**MAY 18 1995**

May 16, 1995

**RIVERSIDE COUNTY  
SOLID WASTE DEPT.**

Reference: Plot Plan 14271/Change of Zone 6254

Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 requires that beginning in 1994, adequate areas for collecting and loading recyclable materials be provided in commercial, industrial and residential development projects. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to Riverside County Waste Resources Management District (District) for review and approval. The storage area for recyclable materials shall comply with the following standards:

1. The design, construction and location of recycling areas shall not conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation or safety and shall be designed to be architecturally compatible with affected structures and existing topography;
2. The recycling storage areas shall be conveniently located at or near solid waste collection areas, where feasible, but maintain adequate separation, fencing and landscaping to ensure that adjacent areas are not impacted by any associated noise, odor, vectors or glare from the storage areas;
3. The recycling storage areas, bins and containers shall be adequate in capacity number and distribution to achieve fifty per cent recycling of the total waste generated by the project;
4. The recycling storage areas shall be sufficiently protected from rain which might render the collected materials unmarketable and shall be secure from theft;
5. Collection vehicles and personnel shall have unobstructed access to the storage area; and,
6. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

Signature: 

Name and Title: Kimberly Jarrell Johnson, Planning Consultant

Telephone: (909)275-4391

In House Information  
Case# 641

**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT**

**MEMORANDUM**

Community Resources Unit

July 12, 1995

**TO: Riverside County Planning Department**  
**FR: Senior Deputy Stewart / Crime prevention**  
**RE: Change of Zone 6254/Plot Plan 14271**

---

**Security Suggestions**

1. Due to this facility being in such a remote area, it's address must be mounted in a location that is clearly visible from the street, making sure that they are of contrasting color from the area they are installed on.
2. If the "Outdoor Reception Venue" will be used at night, adequate nighttime lighting should be installed for clear visibility of the parking lot and buildings.
3. On the blue prints it shows a stage, are they planning on having outdoor events/concerts of any type? if so 348.1926 C.O. should be addressed.
4. Have clearly marked entrances/exits.

DAVID P. ZAPPE  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
909/275-1200  
909/788-9965 FAX

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

Riverside County  
Planning Department  
County Administrative Center  
Riverside, California

4301.1

Attention: Regional Team No. 2 Re: CZ 6254  
MICHAEL FRIETAS

Area: GAVILAN HILLS

We have reviewed this case and have the following comments:

- Except for nuisance nature local runoff which may traverse portions of the property the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.
- The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.
- This project is in the \_\_\_\_\_ Area drainage plan fees shall be paid in accordance with the applicable rules and regulations.
- The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.
- The District's report dated \_\_\_\_\_ is still current for this project.
- The District does not object to the proposed minor change.
- This project is a part of \_\_\_\_\_. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans.
- The attached comments apply.

Very truly yours,

Handwritten signature of Stuart E. McKibbin in black ink.

STUART E. MCKIBBIN  
Senior Civil Engineer

DATE: 8-28-97

c: TRIP HORD



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



**Building and Safety Department**  
**MEMORANDUM**

*T. H. Ingram*  
*Director*

**TO:** Michael G. Bacon  
Planning Department

**DATE:** May 8, 1995

**FROM:**  Jim Monroe, Senior Code Enforcement Officer

**RE:** Case No.: Change of Zone 6254/Plot Plan 14271  
Address: 22220 Gavilan Road, Gavilan Hills  
APN: 289-330-014

---

Code Enforcement has no comment regarding this case transmittal.

*TLMA*

MAY 08 1995

RIVERSIDE COUNTY  
BUILDING DEPARTMENT

Administration • 4080 Lemon St., 9th Floor • P.O. Box 1440, Riverside, CA 92502 • (909) 275-2000 • FAX (909) 275-2010

4080 Lemon St., 2nd Floor  
P. O. Box 1629  
Riverside, CA 92502-1629

(909) 275-1800 • FAX (909) 275-1806

7973 Country Club Dr.,  
Bermuda Dunes, CA 92201

(619) 863-8271 • FAX (619) 863-7015

1370 State St. #A,  
San Jacinto, CA 92583

(909) 654-7855 • FAX (909) 654-2805

# County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: May 10, 1995

TO: RIVERSIDE COUNTY PLANNING DEPARTMENT  
ATTN: Michael Bacon  
(CH) 5-10-95

FROM: CLARENCE HARRISON, Environmental Health Specialist III

RE: CHANGE OF ZONE 6254

---

1. Department of Environmental Health has reviewed this Change of Zone No. 6254 and has no objections.
2. Soils testing and approval from the appropriate California Regional Water Quality Control board may be required.

CH:dr  
(909) 275-8980

**DEVELOPMENT REVIEW TEAM**  
**(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**9TH FLOOR, CAC - P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 2, 1995

TO: Building and Safety - Plan Check  
Building and Safety - Grading  
Land Use - Mark Balyz  
Survey  
Transportation  
Health - G. Dellenbach  
Fire Protection  
Flood District

Western Municipal WD  
Southern California Edison  
Pacific Bell  
City of Riverside  
Riverside Unified SD  
RWQCB #8  
Commissioner Roth  
County Sheriff  
Waste Management  
Gavilan Hills Prop. Owners Assoc.  
Greater Lake Mathews Area Assoc.

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS:

*THE TRANSPORTATION DEPT. HAS  
NO COMMENT ON CHANGE OF ZONE 6254*

DATE: 5/11/95

SIGNATURE *Reed G... ..*

PLEASE PRINT NAME AND TITLE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.

bb

**DEVELOPMENT REVIEW TEAM**  
**(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**9TH FLOOR, CAC - P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 2, 1995

TO: Building and Safety - Plan Check  
Building and Safety - Grading  
Land Use - Mark Balys ✓  
Survey  
Transportation  
Health - G. Dellenbach  
Fire Protection  
Flood District

Western Municipal WD  
Southern California Edison  
Pacific Bell  
City of Riverside  
Riverside Unified SD  
RWQCB #8  
Commissioner Roth  
County Sheriff  
Waste Management  
Gavilan Hills Prop. Owners Assoc.  
Greater Lake Mathews Area Assoc.

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idalsona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS:

*THE PROPOSED USE IS A RECEPTION AND EVENT FACILITY. THERE IS AN EXISTING DWELLING ON THE PROPERTY. THERE IS A PRIOR PLOT PLAN # 12817 ON THIS SITE FOR WEDDING RECEPTIONS (MINOR OUTDOOR EVENT).*

DATE: 5-15-95 SIGNATURE B. LINARES

PLEASE PRINT NAME AND TITLE B. SENIOR LAND USE TECHNICIAN.  
TELEPHONE 275-2021

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.

bb

*THAT OCCURED BETWEEN JUNE & JULY 1991. THEY WANT TO ESTABLISH A PERMANENT FACILITY ON THIS SITE WITH ADDITIONAL STRUCTURES. THEY ARE LOCATED ADJACENT TO AN EXISTING MARKET. OTHER RESIDENTIAL STRUCTURES ARE ON CIRCLING HAWK DR ACROSS THIS ROAD*



STEPHEN J. WHYLD  
Planning Director

CITY OF *Riverside* PLANNING DEPARTMENT

#114

May 15, 1995

Michael G. Bacon  
Riverside County Planning Department  
9th Floor, CAC - P. O. Box 1409  
Riverside, CA 92502-1409

Subject: Change of Zone 6254/Plot Plan 14271

Dear Mr. Bacon:

The request for a change of zone from R-A-2 to A-1-5 and plot plan for an Outdoor Reception Venue on the 11.51 acres located on the east side of Gavilan Road, south of Idaleona Road, north of Lake Mathews Road is located within the City of Riverside Sphere of Influence. The proposed use does not appear to conflict with the Riverside General Plan for this area.

Thank you for notifying the City of Riverside regarding the proposed change of zone and plot plan. If you have any questions, call me at (909) 782-5715.

Sincerely,

*Beverlee J. Williams*

Beverlee J. Williams  
Associate Planner



**DEVELOPMENT REVIEW TEAM**  
**(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**9TH FLOOR, CAC - P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 2, 1995

TO: Building and Safety - Plan Check  
Building and Safety - Grading  
Land Use - Mark Balys  
Survey  
Transportation  
Health - G. Dellenbach  
Fire Protection ✓  
Flood District

Western Municipal WD  
Southern California Edison  
Pacific Bell  
City of Riverside  
Riverside Unified SD  
RWQCB #8  
Commissioner Roth  
County Sheriff  
Waste Management  
Gavilan Hills Prop. Owners Assoc.  
Greater Lake Mathews Area Assoc.

RIVERSIDE COUNTY  
FIRE DEPARTMENT  
Planning & Engineering

MAY 03 1995

RECEIVED

**CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idalsona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014**

Please review the case described above, along with the attached case map. This item will be discussed on May 11, 1995, by the Development Review Team. Comments and requests for additional information or redesign are due by noon, on May 18, 1995. If it clears, it will then go to public hearing.

Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS: ALL FIRE PROTECTION MEASURES FOR CHANGE OF ZONE 6254 WILL BE ADDRESSED ON PLOT PLAN 14271.

DATE: ~~JUNE 07, 1996~~ SIGNATURE *Daniel Wagner*  
PLEASE PRINT NAME AND TITLE Daniel Wagner, Fire Safety Specialist  
TELEPHONE (909) 275-4777

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.  
bb

**DEVELOPMENT REVIEW TEAM**  
**(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**9TH FLOOR, CAC - P.O. Box 1409**  
**Riverside, CA 92502-1409**

RECEIVED  
MAY 8 1995  
WMWD

DATE: May 2, 1995

TO: Building and Safety - Plan Check  
Building and Safety - Grading  
Land Use - Mark Balyz  
Survey  
Transportation  
Health - G. Dellenbach  
Fire Protection  
Flood District

Western Municipal WD ✓  
Southern California Edison  
Pacific Bell  
City of Riverside  
Riverside Unified SD  
RWQCB #8  
Commissioner Roth  
County Sheriff  
Waste Management  
Gavilan Hills Prop. Owners Assoc.  
Greater Lake Mathews Area Assoc.

MAY 16 1995

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

CHANGE OF ZONE 6254/PLOT PLAN 14271 - (TM 1) - EA 36847 - Thatcher Manor - Trip Hord Associates - First Supervisorial District - Gavilan Hills District - E side of Gavilan Road, South of Idaleona Rd., N of Lake Mathews Road - 11.51 Acres - R-A-2 Zone - REQUEST: Change zone from R-A-2 to A-1-5 and Outdoor Reception Venue - Mod 540 - APN: 289-330-014

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Your comments and recommendations are requested so that it may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Michael G. Bacon Project Planner at 275-2021.

COMMENTS: Western Municipal Water District has no objection to Change of Zone 6254/ Plot Plan 14271. The property is currently served by an existing 1" domestic water meter, service no. 124K25D6827. There is an existing 8" waterline on the east side of the property, along Gavilan Road. /dmr

DATE: 5/15/95 SIGNATURE \_\_\_\_\_

PLEASE PRINT NAME AND TITLE JEFFREY D. SIMS, P.E., Civil Engineer  
TELEPHONE (909) 780-9764

If you do not use this letter for your response, please indicate the project planner's name.

Thank You.  
bb

**CALIFORNIA DEPARTMENT OF FISH AND GAME  
CERTIFICATE OF FEE EXEMPTION**

**De Minimis Impact Finding**

**Project Title/Location:** Change of Zone No. 6254/Plot Plan No. 14271, Amended No. 4, in the Gavilan Hills Area of Riverside County.

**Project Description:** Change the zoning from R-A-2 to A-1-5 and to legalize an existing outdoor reception venue for weddings and private parties.

**Findings of Exemption:** An initial study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 36847, (Change of Zone Case No. 6254/Plot Plan No. 14271, Amended No. 4), so as to evaluate the potential for adverse environmental impacts; and there is no evidence before the Board of Supervisors that the proposed project will have a potential for adverse effect on wildlife resources.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

\_\_\_\_\_  
Michael A. Freitas

**Title:** Planner

**Lead Agency:** Riverside County Planning Department

**Date:** October 22, 1997



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

## NOTICE OF DETERMINATION

**TO:**

**FROM:**

Office of Planning and Research  
(OPR)  
1400 Tenth Street  
Room 121  
Sacramento, CA 95814

Riverside County Planning Department  
X 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

Riverside County Transportation Department  
4080 Lemon Street, 8th Floor  
P. O. Box 1090  
Riverside, CA 92502-1090

X County Clerk  
County of Riverside

46-209 Oasis Street, 2nd Floor  
Indio, CA 92201

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

Change of Zone No. 6254 and Plot Plan No. 14271, Amended No. 4

Project Title

Michael A. Frietas (909) 275-3258

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

Thatcher Manor, 22220 Gavilan Road, Perris CA 92570

Project Applicant/Property Owner and Address

East of Gavilan Road and north of Circling Hawk Drive in the Gavilan Hills area.

Project Location

Change zone from R-A-2 to A-1-5 and legalize an existing outdoor reception venue for weddings and private parties.

Project Description

This is to advise that the Riverside County \_\_\_\_\_ has approved the above-referenced project on \_\_\_\_\_ and has made the following determinations regarding that project.

- The project \_\_\_\_\_ will, X will not have a significant effect on the environment.
- \_\_\_\_\_ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.  
X A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
- Mitigation Measures X were, \_\_\_\_\_ were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations \_\_\_\_\_, was, X was not adopted for this project.
- A de minimis finding X was, \_\_\_\_\_ was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments and responses and record of project approval is available to the general public at:

- X Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- \_\_\_\_\_ Riverside County Planning Department, 46-209 Oasis Street, 2nd Floor, Indio, CA 92201
- \_\_\_\_\_ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature

Title

Date

<p>TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:</p> <p>_____</p>	<p>FOR COUNTY CLERK'S USE ONLY</p>
---	------------------------------------



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

**NEGATIVE DECLARATION**

Project/Case Number or Name: Change of Zone No. 6254 and Plot Plan No. 14271, Amended No. 4

Environmental Assessment No. 36847

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

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

**COMPLETED/REVIEWED BY:**

By Michael A. Freitas Title Planner

Date October 6, 1997

---

Applicant/Project Sponsor: Thatcher Manor

Date Submitted: April 26, 1995

**ADOPTED BY:**

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

Person Verifying Adoption: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 46-209 Oasis Street, 2nd Floor, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact Michael A. Freitas, at (909) 275-3258.

\*\*\*\*\*

\*Case No: CFG01158 \*

Applied: 07/24/1997

\*\*\*\*\*

Proposal: CFG FOR EA36847

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 289330014

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

APPLICANT THATCHER MANOR  
22220 GAVILAN RD  
PERRIS CA  
92570

07/24/97 Phone: 909-780-1742

OWNER THATCHER GERALD D  
22220 GAVILAN RD  
PERRIS, CA  
92570

07/24/97

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the projects shown below:

**CHANGE OF ZONE 6254 WITH PLOT PLAN 14271, AMENDED NO. 3, EA 36847**, is an application submitted by Thatcher Manor for property located in the Gavilan Hills Area and First Supervisorial District and generally described as north of Circling Hawk Drive, on the east side of Gavilan Road to amend Ordinance No. 348, Riverside County Land Use Ordinance. Said amendment would change zone R-A-1 to Zone A-1-5, or other such zones as the Planning Commission may find appropriate for a proposal to establish an outdoor reception venue for weddings and private parties (Legislative/Quasi-judicial)

TIME OF HEARING: 9:30 a.m., or as soon as possible thereafter.

**DATE OF HEARING:** OCTOBER 22, 1997  
**PLACE OF HEARING:** County Administrative Center  
Board Hearing Room, 14th Floor  
4080 Lemon Street  
Riverside, CA 92501

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MICHAEL FREITAS, PROJECT PLANNER, AT (909) 275-3258.

The Riverside County Planning Department has determined that the project will have no significant environmental effect. The Planning Commission will consider the proposed project at the public hearing.

The proposed project case file to be considered by the Planning Commission may be viewed Monday through Thursday, and alternate Friday's, from 8:00 a.m. to 5:00 p.m. at the Central Files Division of the Riverside County Planning Department, 9th Floor, located at the address below.

Any person wishing to testify in support or in opposition to the proposed project may do so in writing prior to the hearing, or may appear and be heard at the time and place noted above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearing and comment, the Planning Commission may amend, in whole or in part, the proposed project and/or the associated environmental document. 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 that specifically proposed.

Please send all written correspondence to: **RIVERSIDE COUNTY PLANNING DEPARTMENT**  
4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

Published in PE. 10/1/97

**First American Title Insurance Company**

3625 14th Street  
Riverside, California 92502  
Phone (909) 787-1700

**Property Owners Certification**

I, LYSA SOBAMPO CERTIFY THAT ON JULY 3, 1997, THE ATTACHED PROPERTY OWNERS LIST WAS PREPARED BY *FIRST AMERICAN TITLE INSURANCE COMPANY* PURSUANT TO APPLICATION REQUIREMENTS FURNISHED BY THE RIVERSIDE COUNTY PLANNING DEPARTMENT. SAID LIST IS A COMPLETE AND TRUE COMPILATION OF THE OWNER OF THE SUBJECT PROPERTY AND ALL OTHER PROPERTY OWNERS WITHIN 600' FEET (PERSONS OWNING MULTIPLE PROPERTIES SHALL ONLY BE COUNTED ONCE) OF THE PROPERTY INVOLVED IN THE APPLICATION AND IS BASED UPON THE LATEST EQUALIZED ASSESSMENT ROLLS.

NAME: LYSA SOBAMPO

TITLE/REGISTRATION: CUSTOMER SERVICE REPRESENTATIVE

I FURTHER CERTIFY THAT THE INFORMATION FILED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT THE INCORRECT OR ERRONEOUS INFORMATION MAY BE GROUNDS FOR REJECTION OR DENIAL OF THE APPLICATION.

SIGNATURE *Lysa Sobampo*  
LYSA SOBAMPO

DATE: JULY 3, 1997 CASE NO.: SEE ATTACHED





289-330-011  
Gavilan Investment Corp  
3771 Arlington Ave  
Riverside CA 92506-2608

289-330-012  
Wayne L McNulty  
35 E Santa Clara St  
Arcadia CA 91006-3230

289-330-013  
Donald N Dewitt  
17333 Ida Leona Rd  
Perris CA 92570-8335

289-330-014  
Gerald D Thatcher  
22220 Gavilan Rd  
Perris CA 92570-8054

289-330-021  
Jacklyn Byington  
22290 Gavilan Rd  
Perris CA 92570-8054

289-330-022  
Wilford Vanbuskirk  
49 Descollar Cir  
Hot Springs V 71909-5122

289-330-023  
Sean P Malobay  
17401 Circling Hawk Dr  
Perris CA 92570-9051

289-330-024  
Daniel A & Joy Pedroja  
17473 Circling Hawk Dr  
Perris CA 92570-7448

289-330-030  
Joseph J Debilio  
17355 Ida Leona Rd  
Perris CA 92570-8556

289-330-031  
Martha & Robert Hess  
425 Lorraine Blvd  
Los Angeles C 90020-4729

289-340-004  
Don H & Delcie Mckinney  
PO Box 160  
Big Bend CA 96011-0160

289-340-007  
Kenneth M Rodenbush  
3900 Hollyline Ave  
Sherman Oaks 91423-4604

289-340-009  
Timothy D Edmond  
22125 Gavilan Rd  
Perris CA 92570-8053

289-340-010  
Michael D Raphael  
17100 Circling Hawk Dr  
Perris CA 92570-7791

289-340-011  
Timothy D Edmond  
22125 Gavilan Rd  
Perris CA 92570-8053

289-340-013  
Gerald O & Janie Fix  
17041 Circling Hawk Dr  
Gavalin Hills 95322

289-460-001  
Martha & Robert Hess  
425 Lorraine Blvd  
Los Angeles C 90020-4729

289-460-002  
Martha & Robert Hess  
425 Lorraine Blvd  
Los Angeles C 90020-4729

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289-460-033  
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Los Angeles C 90020-4729

289-460-034  
Martha & Robert Hess  
425 Lorraine Blvd  
Los Angeles C 90020-4729

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289-330-004  
Mario R & Elsa Vega  
17475 Ida Leona Rd  
Perris CA 92570-8556

289-330-016  
Timothy D Edmond  
22125 Gavilan Rd  
Perris CA 92570-8053

289-330-018  
Allen L & Carol Mock  
22400 Gavilan Rd  
Perris CA 92570-6704

289-330-019  
Alma L Bingham  
17400 Lake Mathews Dr  
Perris CA 92570-8575

289-330-020  
Sergio & Raquel Campos  
17450 Lake Mathews Dr  
Perris CA 92570-8575

289-330-021  
Jacklyn Byington  
22290 Gavilan Rd  
Perris CA 92570-8054

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\*\*\* 11 Printed \*\*\*

289-340-005  
Don H & Delcie Mckinney  
PO Box 160  
Big Bend CA 96011-0160

289-340-006  
Eduardo C Polizzo  
17055 Ida Leona Rd  
Perris CA 92570-9060

289-340-008  
Timothy D Edmond  
17025 Ida Leona Rd  
Perris CA 92570-9060

289-340-012  
Janie F Fix  
17041 Circling Hawk Dr  
Perris CA 92570-9018

\*\*\* 4 Printed \*\*\*

DISTRIBUTION

AGENCY	DATE	DATE	DATE	DATE	DATE
<i>Category</i>	<i>5/11/95</i>				
Building & Safety	✓				
Building & Safety Grading	✓				
Building & Safety P.C.	✓				
Fire Protection	✓				
Flood Control	✓				
Health	✓				
Survey	✓				
Transportation	✓				
Water Company: <i>WAWD</i>	✓				
Power Company: <i>So. Calif Edison</i>	✓				
Gas Company:					
Telephone Company: <i>Pacific Bell</i>	✓				
Dept. of Transportation #9 #11					
City Sphere: <i>City of Riverside</i>	✓				
School District(s): <i>Riverside Unified</i>	✓				
<i>Reg. Water Utility Dist.</i>	✓				
Property Owner's Assn:					
Commissioner(s) <i>John Ross</i>	✓				
Parks					
Sheriff	✓				
Waste Management	✓				
U.S. Fish & Wildlife					
CA Fish & Game					
ZIC					
U.S. Postal Service/S.B.					
County Super. of Schools					
Community Plans					
Others: <i>Sanion Hill Prop.</i> <i>Bonus</i> <i>Therese Marie Mathews</i>	✓				

ANALYSIS WORKSHEET (Please date all entries)

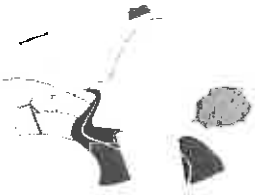
ANALYSIS:

*Area Code*

ITEMS FOR DISCUSSION:

*C26254 and  
PP14271*

*DET  
5/11/95  
Mike Owen*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. Plot Plan 14271

PP14271R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Trip Hord Associates Thatcher Manor

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235  
Riverside CA 92502  
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ( ) None

Engineer/Representative Name: Same as Applicant

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner Name: The Joyce E. Thatcher Revocable Trust

Contact Person: Joyce Thatcher E-Mail: 2looped@sbcglobal.net

Mailing Address: 22220 Gavilan Rd  
Perris CA 92570  
City State ZIP

Daytime Phone No: (951) 780-9498 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

*"Planning Our Future... Preserving Our Past"*

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	PP 14271R1	
<b>Project Name:</b>	Thatcher Manor	
<b>Project Location:</b>	22220 Gavilan Rd. Perris Ca 92570	
<b>Project Description:</b>	Extend Permit Life of existing land use entitlement. No new improvements	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed  
<sup>2</sup>Descriptions of SIC codes can be found at

**DETERMINATION: Check the box for the applicable determination.**

If **any** question answered "YES"  Project requires a project-specific WQMP.

If **all** questions answered "NO"  Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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

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

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

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Joyce E. Thatcher

PRINTED NAME OF PROPERTY OWNER(S)

x 

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 289-330-014

Approximate Gross Acreage: 11.51 Gr. Acres

General location (nearby or cross streets): North of Lake Mathews Dr., South of Idaleona Rd., East of Gavilan Road, West of \_\_\_\_\_.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Revised Plot Plan to extend the Permit Life for PP 14271. Thatcher Manor is an existing / approved outdoor reception venue for weddings and private parties.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ORO 348 Sec 13.1; B(1) Am) 13.1 D - See PP14271 FINDINGS

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1462	12 FT	1	Food service / catering	<input type="checkbox"/>	BNR980236
2	(1664)				<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3500	15 FT	1	INDOOR reception facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		DINING PATIO
2		STAGE + GAZEBO
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

NONE

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

If yes, provide Application No(s). PP 14271

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 36347

EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

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

Is this an application for a development permit? Yes  No

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: Trip Hord Associates

Address: P.O. Box 1235 Riverside CA 92502

Phone number: 951-684-9615

Address of site (street name and number if available, and ZIP Code): 22220 Gavilan Rd. 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 289-330-014

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date

1/11/18

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

\_\_\_\_\_ requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) \_\_\_\_\_

Date

1/11/18

Owner/Authorized Agent (2) \_\_\_\_\_

Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Trip Hord Associates hereafter "Applicant" and Joyce E. Thatcher "Property Owner".

Description of application/permit use:

Revised Permit for PP 14271. The Plot Plan Revision is to extend the Life of the existing  
land use entitlement

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 289-330-014

Property Location or Address:

22220 Gavilan Rd. Perris CA 92570

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Joyce E. Thatcher

Phone No.: 951-780-9498

Firm Name: Joyce E. Thatcher Trust

Email: None

Address: 22220 Gavilan Rd

Perris CA 92570

**3. APPLICANT INFORMATION:**

Applicant Name: Trip Hord

Phone No.: 951-684-9615

Firm Name: Trip Hord Associates

Email: ambrosehord@gmail.com

Address (if different from property owner)

P.O. Box 1235

Riverside CA 92502

**4. SIGNATURES:**

Signature of Applicant: 

Date: 1/11/18

Print Name and Title: Trip Hord

Signature of Property Owner: 

Date: \_\_\_\_\_

Print Name and Title: Joyce E. Thatcher - Property Owner

Signature of the County of Riverside, by \_\_\_\_\_

Date: \_\_\_\_\_

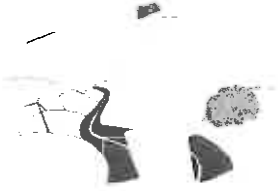
Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_

Application Date: \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

*Joyce E. Thatcher*, Trustee  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

The Joyce E. Thatcher Revocable Trust (Joyce E. Thatcher)

\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

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

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

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

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



a date for the public hearing please let me know via email so we can add it to our meeting agenda.

**Attendees**

Paul Chandler, Esq. - [pchandler@jungletechgroup.com](mailto:pchandler@jungletechgroup.com)

Samantha Potter -

Robert Curtis - [robertcurtis@jungletechgroup.com](mailto:robertcurtis@jungletechgroup.com)

Ray Lopez, KFI AM Radio/John & Ken Show Producer -

Dr. Dennis Lautzenheiser

Terry Strom - Strom Entitlement permitting project manager/consultant

I appreciate all correspondence be via email as we can keep an account of our communication.

Thank you for your time in this matter.

Sincerely

Samantha Potter

[www.jungletechgroup.com](http://www.jungletechgroup.com)

[www.weplandreamweddings.com](http://www.weplandreamweddings.com)

Join our FB page Samantha potters wedding day concierge



## Bowdan, Desiree

---

**From:** Samantha <sambasammy@aol.com>  
**Sent:** Thursday, May 10, 2018 11:28 PM  
**To:** Bowdan, Desiree  
**Subject:** Thatcher Manor PP14271R01

Good Morning Desiree,

I believe there will be a public hearing for this case and I have a few names to add to the list. Wendell suggested we should submit those names to you. I also believe that you may not have the full information regarding this location and it's permit. Allow me to provide some bullet points without the story attached, so you can see the scope of the injustice that would be done in renewing this permit.

We own a company called the Jungle Tech Group. We have been pursuing purchasing a property as a venue in Riverside County for the last year and half. In fact the last year we have worked closely with all supervisors in the county (too many names to mention). My business partners were in a transaction to purchase Thatcher Manor as a venue as we knew it had a permit. The valid points which I will make will clearly show the reason not to renew this permit.

Thatcher Manor has not had an event in 12 years due to family matters. This clearly enacts the provision within the past issued CUP which declares the permit null and void. Further enhancing this were major changes to the County's zoning, which clearly and explicitly forbids the zoning of a wedding and event facility outside of the Winery District of Temecula's Wine Country. In fact, we have submitted close to 20 properties for review via email and telephone which were outside of Temecula's Wine Country. Each time the County of Riverside responded unfavorably. The rules have clearly been defined and communicated, along with clear understanding that there are no variances from this until the next major zoning overhaul several years from now.

- We made a full price offer on this property 2 months prior to the permit expiring knowing that the house would not appraise for the asking price.

- We shared with the sellers agent and the seller that the permit would expire on Feb 3 2018 as they were unaware of this fact
- The seller's agent Patrick Schroeder failed to respond to every timeline until the last day of Feb 3.
- When confronted about the expiration time he made it very clear that the county could be manipulated with a little "Pay for Play" and he was not concerned. He remained confident that he would get the permit renewed by any means needed.
- At this point we also found out they had been working with another buyer unbeknownst to us or our agent.
- Our concerns mounted that there was something else going on that we did not want to be a part of.
- Tripp Hord and Patrick Schroeder withheld information regarding the permit and stated at close of escrow he would forward the renewal to us. Please note this is against the law due to lack of full disclosure when purchasing a property.
- What we discovered was a scheme by real estate agent Patrick Schroeder to take a house which recently appraised for around \$900,000 and inflate the price to \$1,300,00. Gaining an instant profit of \$400,000, by way of somehow manipulating the county into issuing a permit which never should be issued, in accordance with the zoning laws put in place in 2007.
- Furthermore, there is an investor/buyer in standing to purchase the property with the intent to "Flip" the property as a business, instead of a residence for an inflated profit, based on the county being persuaded to issue this permit, even though it violates all county laws set previously. Essentially, we have two parties looking to double-dip on a scheme which will ultimately cause a \$900,000 property to be sold for \$1,300,000 or more, then again for possibly several million. To give this advantage to one party over another, in spite of very strict zoning laws is unjust. Issuance of a new permit under these circumstances would be nothing short of suspicious.
- We've requested an investigation into real estate agent Patrick Schroeder, given the nature of his conduct his professional license may be at stake.

- The sale of this property at the inflated price described above is pending with the investor/buyer and is solely conditioned upon you approving this permit. If you do not approve this permit the property resumes its natural state of being as a home and not a business. It then retains its natural value. Mr. Schroeder's clever scheme to enrich himself and others is what is actually behind the request for this permit.
- The Current buyer in standing will not be operating the venue, but rather putting it up on the auction block to the highest bidder.
- The entire Lake Mathew's/Perris region has changed since the old permit was issued some 20-years ago. The number of residents living on and around Gavilan Road has increased significantly. Traffic on Gavilan Road is already heavy enough and cannot sustain the additional burden. Residents don't want the additional traffic either.

There is so much more factual information that we have gathered and damaging photos of the said distressed property (Wendell has been sent numerous photographs) proving further there has been NO event activity in several years making the permit null and void regardless of expiration date. The grounds of this property visibly had not been occupied for well over a decade and exhibited a wide variety of safety issues, making the property unsafe for the general public

My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?

The County's rules changed in 2007 so if this is true then their renewal should not be granted.

I have been a wedding coordinator for the last 20 years and I have provided the County over two pages of illegal venues making money every weekend, but not generating revenue for Riverside County. At least one new venue opens every month. Nothing is being done about these illegal business practices. Every time we ask for reprieve from the County's strict 2007 rule we are told to play by the rules. Therefore, when we hear of a potential pay for play scheme under which permits are being granted in violation of zoning laws, we grow mighty concerned.

I am providing names below of attendees for the public hearing so you are aware of our participation. Please acknowledge receipt of this email and when you have

## Bowdan, Desiree

---

**From:** Samantha <sambasammy@aol.com>  
**Sent:** Tuesday, May 29, 2018 4:55 PM  
**To:** Bowdan, Desiree  
**Subject:** Re: Thatcher Manor PP14271R01

Thank you for your response Desiree

The address to send the information for the public hearing of Thatcher Manor is as follows:

32544 Juniper Berry Dr  
Winchester CA 92596

I will then notify our business and legal team to attend.

Sincerely

Samantha  
[samanthapotter@jungletechgroup.com](mailto:samanthapotter@jungletechgroup.com)  
[www.jungletechgroup.com](http://www.jungletechgroup.com)  
[www.weplandreamweddings.com](http://www.weplandreamweddings.com)

On May 11, 2018, at 12:40 PM, Bowdan, Desiree <[DBowdan@rivco.org](mailto:DBowdan@rivco.org)> wrote:

Good Afternoon Samantha,

I am confirming receipt of your email. In order to provide you information for the Public Hearing, I will need a physical address. The Planning Commission Secretary handles all notifications and mail out notices for Hearings.

In regards to your question: *"My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?"* The project in Perris already existed prior to the adoption of Ordinance No. 348, which was adopted in 2003, and the Wine Country section of the ordinance was adopted in 2016. I do not know the circumstances behind your situation, but it is an unfortunate event that you were paying for a permit for a wedding venue that did not come to fruition.

As for the rest of the email; I am the Planner assigned to the project. I am not the deciding factor, I am merely a vessel to ensure that the process is handled, present the facts, and the project is completed whether approved or denied. I have no gain in the outcome, outside of doing my job. Your matter sounds more like a civil matter, but you are more than welcome to speak at the Public Hearing once it is scheduled. Thank you for your time, and I hope you enjoy the rest of the day.

Cordially,

*DESIREE H. BOWDAN,*

Ph: (951) 955-8254

Email: [DBowdan@rivco.org](mailto:DBowdan@rivco.org)

TLMA, Urban Regional Planner

Riverside County

4080 Lemon St.

Riverside, CA 92501

From: Samantha [<mailto:sambasammy@aol.com>]

Sent: Thursday, May 10, 2018 11:28 PM

To: Bowdan, Desiree <[DBowdan@rivco.org](mailto:DBowdan@rivco.org)>

Subject: Thatcher Manor PP14271R01

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- The Current buyer in standing will not be operating the venue, but rather putting it up on the auction block to the highest bidder.
- The entire Lake Mathew's/Perris region has changed since the old permit was issued some 20-years ago. The number of residents living on and around Gavilan Road has increased significantly. Traffic on Gavilan Road is already heavy enough and cannot sustain the additional burden. Residents don't want the additional traffic either.

There is so much more factual information that we have gathered and damaging photos of the said distressed property (Wendell has been sent numerous photographs) proving further there has been NO event activity in several years making the permit null and void regardless of expiration date. The grounds of this property visibly had not been occupied for well over a decade and exhibited a wide variety of safety issues, making the property unsafe for the general public



My inquiry to you is why have we struggled for a year and half trying to pay for a legitimate permit in Riverside County to be told you can ONLY be in Wine Country but yet one could be potentially granted a renewal in Perris?

The County's rules changed in 2007 so if this is true then their renewal should not be granted.

I have been a wedding coordinator for the last 20 years and I have provided the County over two pages of illegal venues making money every weekend, but not generating revenue for Riverside County. At least one new venue opens every month. Nothing is being done about these illegal business practices. Every time we ask for reprieve from the County's strict 2007 rule we are told to play by the rules. Therefore, when we hear of a potential pay for play scheme under which permits are being granted in violation of zoning laws, we grow mighty concerned.

I am providing names below of attendees for the public hearing so you are aware of our participation. Please acknowledge receipt of this email and when you have a date for the public hearing please let me know via email so we can add it to our meeting agenda.

**Attendees**

Paul Chandler, Esq. - [pchandler@jungletechgroup.com](mailto:pchandler@jungletechgroup.com)

Samantha Potter -

Robert Curtis - [robertcurtis@jungletechgroup.com](mailto:robertcurtis@jungletechgroup.com)

Ray Lopez, KFI AM Radio/John & Ken Show Producer -

Dr. Dennis Lautzenheiser

Terry Strom - Strom Entitlement permitting project manager/consultant

I appreciate all correspondence be via email as we can keep an account of our communication.

Thank you for your time in this matter.

Sincerely

Samantha Potter

[www.jungletechgroup.com](http://www.jungletechgroup.com)

[www.weplandreamweddings.com](http://www.weplandreamweddings.com)

Join our FB page Samantha potters wedding day concierge

<image001.png>

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

**Bowdan, Desiree**

---

**From:** Samantha <sambasammy@aol.com>  
**Sent:** Friday, June 08, 2018 1:36 PM  
**To:** Bowdan, Desiree  
**Subject:** Thatcher Manor Public Hearing

*Good Afternoon Desiree*

*I sent you an email while you were on vacation regarding the Thatcher Manor public Hearing. I wanted to make sure you received that email so I could receive notice as to the date of the hearing to pass on to my team. The address of where to send the notice was stated in the email Please advise me of the receipt of my email Thank you Samantha*

*714 501 7344*

*Samanthapotter@jungletechgroup.com*

*<https://na01.safelinks.protection.outlook.com/?url=www.wedplandreamweddings.com&data=02%7C01%7CDBowdan%40vico.org%7C0%7F5a8230df4f21a3f308d5ed7f7262%7Cd17f03410e0a84159b30054980ef605d0%7C1%7C1%7C636640869615138654&data=62XpYhZ%2F%7F57hfEKgy%SSdDTJFSM7bykfyLLi29mKQ%3D&reserved=0>*

*Join our FB page Samantha potters wedding day concierge*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 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.:** PP14271R01/CEQ180005

**Project Location:** Northerly of Lake Mathews Dr., southerly of Idaleona Rd., and easterly of Gavilan Rd..

**Project Description:** The Plot Plan No. 14271 Revision No. 1 is a request for renewal of entitlement of an existing outdoor reception venue for weddings, and private parties, and continue the existing use of wedding and private event use without any further specified time limit.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** 22220 Gavilan Rd., Perris, CA 92570

**Exempt Status: (Check one)**

Ministerial (Sec. 21080(b)(1); 15268)       Categorical Exemption (Sec. 15301)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))       Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))       Other: \_\_\_\_\_

**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, pursuant to Section 15301 consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Desiree Bowdan      (951) 955-8254  
*County Contact Person*      *Phone Number*

\_\_\_\_\_      Contract Planner      July 23, 2018  
*Signature*      *Title*      *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCEQ180005 ZCFW No. 180004- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00037601)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Thatcher Manor Garden Weddings  
22220 Gavilan Rd  
Perris, Ca 92570

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00037601	01/25/2018	01/25/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180004	0452 - CF&W Trust Record Fees	\$50.00
22220 Gavilan Rd Perris, CA 92570		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** \$50.00

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211

**CERTIFICATION OF THE JOYCE E. THATCHER  
REVOCABLE TRUST**

NAME OF TRUST: THE JOYCE E. THATCHER REVOCABLE TRUST

DATE OF TRUST: August 28, 2017

TAXPAYER IDENTIFICATION NUMBER: 565-52-6277

SETTLOR: JOYCE E. THATCHER

INITIAL TRUSTEE: JOYCE E. THATCHER

FIRST SUCCESSOR TRUSTEE: JOY E. PICKLES

POWERS OF TRUSTEE: Attached is a true and correct copy of the portion of the Trust document which lists the powers of the Trustee.

FORM OF TITLE TO TRUST ASSETS: Title to Trust assets should be taken in the following form: "JOYCE E. THATCHER, trustee of THE JOYCE E. THATCHER REVOCABLE TRUST, and successor trustees."

LEGAL DESCRIPTION OF REAL PROPERTY HELD IN TRUST: PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REVOCABILITY OF TRUST: The Trust is revocable. The person holding the power to revoke the Trust is the Settlor identified above.

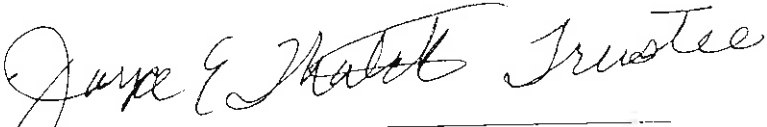
REVOCATION, MODIFICATION, OR AMENDMENTS: The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

SIGNATURE OF ALL ACTING TRUSTEES: This Certification of Trust has been signed by the currently acting Trustees of the Trust.

RELIANCE ON THIS CERTIFICATION: This Certification of Trust is presented in lieu of a copy of the Trust instrument to establish the existence and/or terms of the Trust and is made in accordance with California Probate Code §18100.5 and California Commercial Code §8403(4)(6). Any transaction entered into by a person acting in reliance on this Certification of Trust shall be enforceable against the Trust assets. Probate Code §18100.5(h) provides that, except for requests for excerpts of Trust provisions designating the Trustee and the Trustees' powers, any person who refuses to accept this Certification in lieu of the original Trust document will be liable for damages, including attorney fees, incurred as a result of that refusal, if the court determines that the person acted in bad faith in requesting the Trust document.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: August 28, 2017

  
\_\_\_\_\_  
JOYCE E. THATCHER, Trustee

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

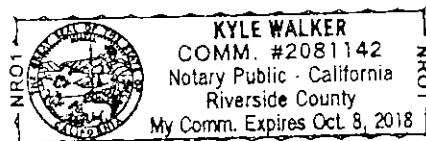
State of California  
County of Riverside

On 08/28/2017 before me, Kyle Walker, Notary Public  
(insert name and title of the officer)

personally appeared Joyce E. Thatcher  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_

(Seal)



## ARTICLE VIII: TRUSTEE POWERS

**A. Powers of Trustee.** Subject to any limitations expressly stated in this document, the Trustee shall have the following powers, duties, and discretions, in addition to those now or hereafter conferred by law:

1. Continuing Investments. To continue to hold any property and to operate at the risk of the Trust estate any business received or acquired under the Trust by the Trustee as long as the Trustee shall deem advisable.

2. Management. To manage, control, sell (for cash or on deferred payments), convey, exchange, partition, divide, improve, and repair Trust Property.

3. Leases. To lease Trust Property for terms within or beyond the term of the Trust and for any purpose, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling, and unitization agreements.

4. Borrowing. To borrow money, and to encumber or hypothecate Trust Property by mortgage, deed of trust, pledge, or otherwise for the debts of the Trust or the joint debts of the Trust and a co-owner of Trust Property.

5. Insurance. To carry, at the expense of the Trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the Trust estate and the Trustee personally against any hazard.

6. Litigation and Compromise. To commence or defend, at the expense of the Trust, such litigation with respect to the Trust or any property of the Trust estate as the Trustee may deem advisable, and to compromise or otherwise adjust any claims or litigation against or in favor of the Trust.

7. Investment. To invest and reinvest the Trust estate in every kind of property, real, personal, or mixed.

8. Securities Management. With respect to securities held in the Trust, to have all the rights, powers, and privileges of an owner, including, but not limited to, the powers to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and incident to such participation, to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights.

9. Compliance With Restrictions. If the Trustee receives any stock or securities, partnership interest, or other assets, or any interest therein subject to any restriction or provision regarding their sale or transfer, the Trustee shall fully comply with the terms of such restrictions or provisions if valid.

///

10. Principal and Income. Except as otherwise specifically provided in this Trust, the determination of all matters with respect to what is principal and income of the Trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the California Revised Uniform Principal and Income Act as amended from time to time. Any such matter not provided for either in this Trust or in the California Revised Uniform Principal and Income Act shall be determined by the Trustee in the Trustee's discretion.

11. Partnerships. To act as a partner, and enter into partnerships, limited or general, and to perform all acts as may be necessary or appropriate for a partner, in the Trustee's discretion.

12. Payments to Minor or Disabled Beneficiary. Except as otherwise specifically provided in this Trust, the Trustee in the Trustee's discretion may make payments to a minor or other beneficiary under disability by making payments to the beneficiary's personal representative or to any suitable person with whom the beneficiary resides, or the Trustee may apply payments directly for the beneficiary's benefit.

13. Policies and Plans. On receipt of proof that the Settlor has died or that the proceeds of insurance policies or employee benefit plans have become payable to the Trustee, the Trustee shall use reasonable efforts to collect all sums payable to the Trustee under the terms of such policies or plans. The Trustee shall have full power and authority to compromise, arbitrate, or otherwise adjust any claim, dispute, or controversy arising with respect to those policies or plans and shall have full authority to initiate, defend, settle, and compromise any legal proceeding necessary in the Trustee's opinion to collect the proceeds of any policy or employee benefit plan. The Trustee shall be fully indemnified from any action the Trustee takes to collect the proceeds from any insurance policy or employee benefit plans, against all liability, costs, and expenses the Trustee may incur in any action, if the Trustee acts as a prudent person would in the management of property held for the benefit of others.

14. Title. To hold any property in the Trustee's name as Trustee or in the Trustee's own name, or in the name of the Trustee's nominee, or unregistered in such condition that ownership will pass by mere delivery.

15. Dealing with Executor or Legal Representative. To lend money to any person, including the probate estate of the Settlor, provided that any such loan shall be adequately secured and shall bear a reasonable rate of interest; and to purchase property at its fair value as determined by the Trustee in the Trustee's discretion, from the probate estate of the Settlor.

16. Power to Adjust for Tax Consequences. To take any action and to make any election in the Trustee's discretion, to minimize the tax liabilities of this Trust and its beneficiaries, and the Trustee shall have the power to allocate the benefits among the various beneficiaries, and to make adjustments in the rights of any beneficiaries, or between the income and principal accounts, to compensate for the consequences of any tax election of any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

17. **Power to Withhold Payment if Conflicting Claims Arise.** To withhold from distribution, in the Trustee's discretion, at the time for distribution of any property in this Trust, without the payment of interest, all or any part of the property, as long as the Trustee determines in the Trustee's discretion that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the Trust estate.

18. **Power to Employ Agents.** To employ any custodian, attorney, accountant, corporate fiduciary, or any other agent or agents to assist the Trustee in the administration of this Trust and to rely on the advice given by these agents. Reasonable compensation for all services performed by these agents shall be paid from the Trust estate out of either income or principal as the Trustee in the Trustee's discretion shall determine, and shall not decrease the compensation to which the Trustee is entitled.

**B. Fiduciary Duty.** The foregoing powers, duties, and discretions set forth in this Article shall be exercised in a fiduciary capacity only and shall be undertaken to the extent and under such terms and conditions as the Trustee, in the Trustee's discretion, deems advisable and proper, exercising the discretion a prudent person would use in the management of property held for the benefit of others.

#### ARTICLE IX: TRUSTEE DUTIES; LIMITATIONS ON DUTIES

**A. Duties of Trustee.** Except as expressly provided in this document, the Trustee has the duties imposed by law, including statutory duties to give notice and copies of this document to Trust beneficiaries and heirs at law on the death of the Settlor, and the duty to invest property in accordance with the Uniform Prudent Investor Act.

**B. Accounting.** During the Settlor's lifetime, the Trustee shall account only to the Settlor. After the Settlor's death, the Trustee shall render an account to each beneficiary entitled to current distribution out of income or principal in the Trustee's discretion.

There need be no physical segregation or division of the various trusts created under this Trust, if any, except as segregation or division may be required by the termination of any of the trusts. but the Trustee shall keep separate accounts for the different undivided interests.

**C. Notices.** Unless the Trustee has received actual written notice of any event affecting any beneficial interests, the Trustee shall not be liable to any beneficiary of this Trust for distribution made as though the event had not occurred.

#### ARTICLE X: RULES OF CONSTRUCTION

**A. Applicable Law.** The validity of this Trust and the construction of its beneficial provisions shall be governed by the laws of the State of California as amended from time to time.

**B. Context.** The divisions, paragraphs, and subparagraphs of this document shall be construed in context, giving due regard to the headings and the topic of discussion.

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Joyce E. Thatcher  
22220 Gavilan Road  
Perris, CA 92570

2017-0402706

09/28/2017 01:08 PM Fee: \$ 28.00

Page 1 of 2

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 289-330-014

**GRANT DEED**

**Documentary Transfer Tax:** none. TRANSFER NOT PURSUANT TO SALE. THIS CONVEYANCE IS EXCLUDED AS A CHANGE IN OWNERSHIP BECAUSE THE GRANTOR IS THE PRESENT BENEFICIARY OF THE GRANTEE REVOCABLE TRUST.

For NO VALUE, **JOYCE E. THATCHER, AN UNMARRIED WOMAN**

hereby **GRANTS** to **JOYCE E. THATCHER, TRUSTEE OF THE JOYCE E. THATCHER REVOCABLE TRUST**

all of her right, title and interest in that certain real property situated in the City of **Perris**, County of **Riverside**, State of **California**, more particularly described as follows:

PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**Commonly known as:**

22220 Gavilan Road  
Perris, CA 92570

Date: 08/28/2017

BY: \_\_\_\_\_

Joyce E. Thatcher

**MAIL TAX STATEMENTS TO:**

Joyce E. Thatcher  
22220 Gavilan Road  
Perris, CA 92570

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On 08/28/2017 before me, Kyle Walker, Notary Public  
(insert name and title of the officer)

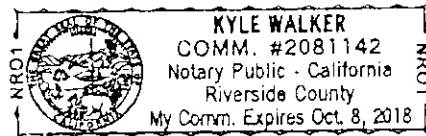
personally appeared Joyce E. Thatcher  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



WHEN RECORDED MAIL DOCUMENT TO:

Joyce E. Thatcher  
22220 Gavilan Road  
Perris, CA 92570

2017-0402705

09/28/2017 01:08 PM Fee: \$ 31.00

Page 1 of 3

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



411

A.P.N.: 289-330-014

**AFFIDAVIT - DEATH OF JOINT TENANT  
(By Surviving Joint Tenant)**

State of California  
County of Riverside

JOYCE E. THATCHER ("Declarant") is of legal age, being first and duly sworn, depose and state under penalty of perjury under the laws of the State of California that:

1. **GERALD DELANO THATCHER** ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on June 21, 2017, at Perris, California.
2. Declarant and the Decedent are the same persons as **GERALD D. THATCHER and JOYCE E. THATCHER** who are named as the grantees ("Grantees") in that certain Grant Deed dated November 22, 1976, executed by **DON H. MCKINNEY AND DELCIE ANN MCKINNEY**, in favor of Grantees vesting title as **Husband and Wife, as Joint Tenants** and which document was recorded in Book 1976, Page 192208, of Official Records of Riverside County, State of California on property legally described as follows:

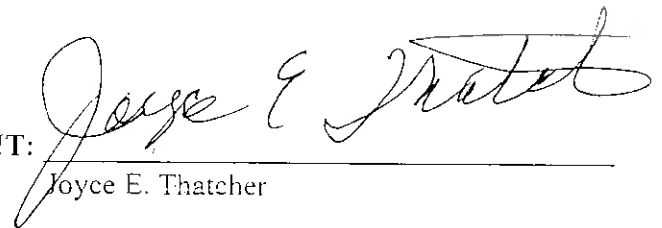
PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37 PAGE 58 OF  
PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**Commonly known as:**

22220 Gavilan Road  
Perris, CA 92570

Date: 08/28/2017

DECLARANT:

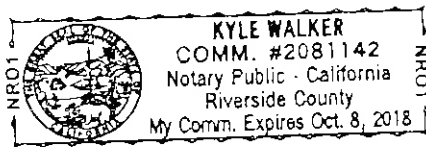
  
\_\_\_\_\_  
Joyce E. Thatcher

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

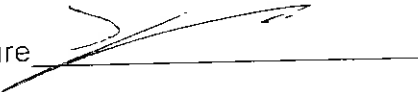
State of California  
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 28th  
day of August, 2017, by Joyce E. Thatcher

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature 



First American Title

## First American Title Company

3400 Central Avenue, Suite 100  
Riverside, CA 92506

California Department of Insurance License No. 151

Order Number: 0625-5615750 (gp)

Title Officer: Josh Guzman/ Porscha Peterson  
Phone: (951)787-1762  
Fax No.: (866)292-6890  
E-Mail: RVTtitle@firstam.com  
Property: 22220 Gavilan Road  
Perris, CA 92570

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.



Dated as of December 28, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Joyce E. Thatcher, trustee of the Joyce E. Thatcher revocable trust

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: NATURAL WATERCOURSE and incidental purposes affecting said land.
4. An easement for ROADS, PIPELINES, POLE LINES AND WATER CONDUITS and incidental purposes in the document recorded February 07, 1911 in Book 324 of Deeds, Page 389.

The location of the easement cannot be determined from record information.

5. An easement for PIPELINES and incidental purposes in the document recorded January 06, 1970 as INSTRUMENT NO. 1087 of Official Records.

6. An easement for EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES and incidental purposes in the document recorded September 01, 1976 as INSTRUMENT NO. 131029 of Official Records.
7. THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT THE AREAS DESIGNATED AS FLOOD WAY AND NATURAL WATER COURSES MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILL
8. A LIEN IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE ISSUED BY THE FRANCHISE TAX BOARD , RECORDED December 16, 2011 AS INSTRUMENT NO. 11-557393 OF OFFICIAL RECORDS.

DEBTOR:	JERRY D THATCHER
CERTIFICATE NO.:	11333617121
AMOUNT:	\$1,738.81 , AND ANY OTHER AMOUNTS DUE THEREUNDER.

9. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
10. Water rights, claims or title to water, whether or not shown by the public records.

**Prior to the issuance of any policy of title insurance, the Company will require:**

11. With respect to the trust referred to in the vesting:
  - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
  - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
  - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

**INFORMATIONAL NOTES**

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2017-2018.

First Installment:	\$2,557.52, PAID
Penalty:	\$0.00
Second Installment:	\$2,557.52, PAID
Penalty:	\$0.00
Tax Rate Area:	087-031
A. P. No.:	289-330-014-2

2. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 22220 GAVILAN ROAD, PERRIS, CA.

3. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded September 28, 2017 as INSTRUMENT NO. 17-402706 OF OFFICIAL RECORDS

From: JOYCE E. THATCHER, AN UNMARRIED WOMAN

To: JOYCE E. THATCHER, TRUSTEE OF THE JOYCE E. THATCHER REVOCABLE TRUST

4. We find no open deeds of trust. Escrow please confirm before closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

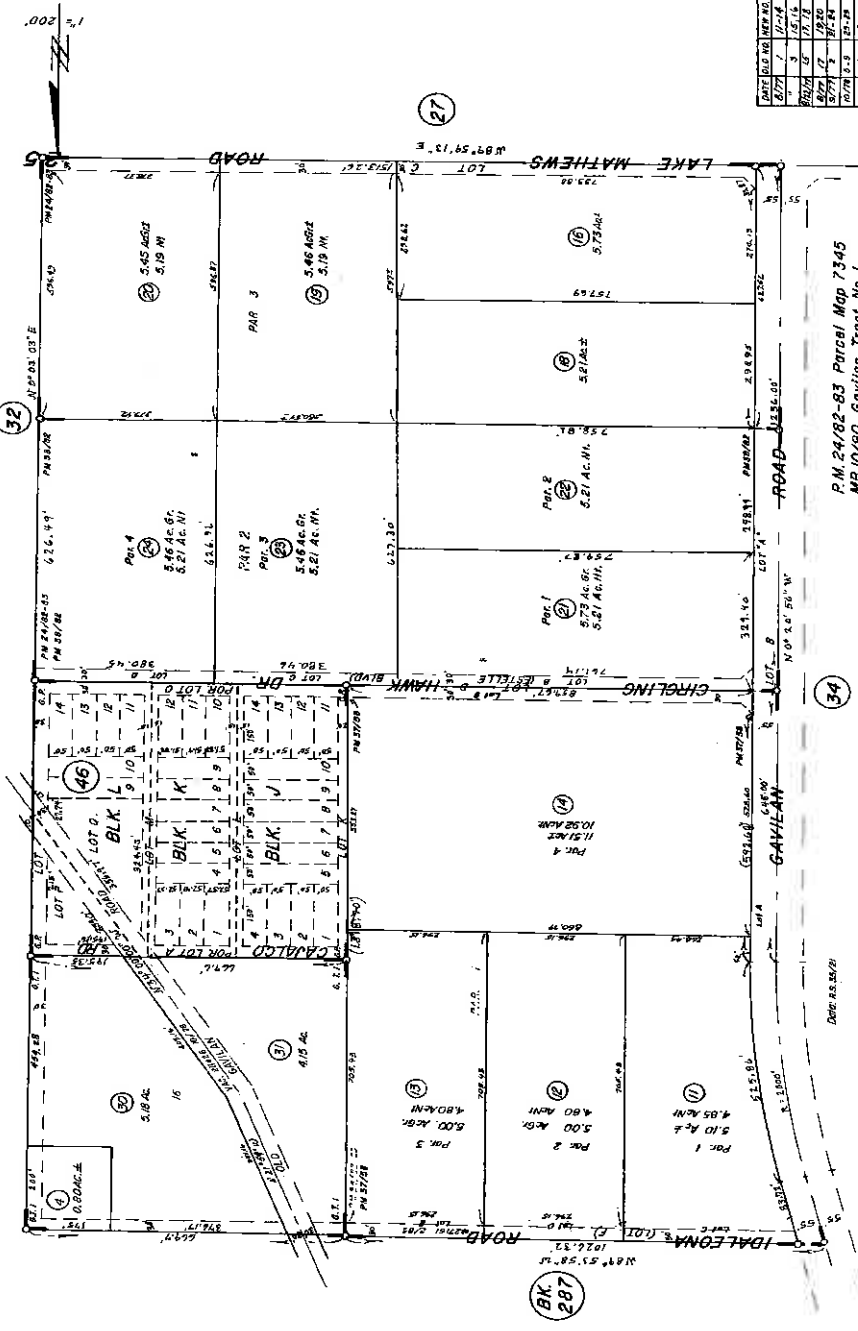
PARCEL 4 AS SHOWN BY PARCEL MAP 9480, ON FILE IN BOOK 37, PAGE 58 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 289-330-014-2

289 - 28, 29, 30, 31  
T.R.A. 087-031  
**289-33**

POR. NW1/4, SEC. 25, T.4S. R.5W.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



P.M. 24/82-83 Parcel Map 7345  
M.B. 10/90 Gavilan Tract No. 1  
P.M. 12/25-26 Gavilan Park  
P.M. 37/58 Parcel Map 9480  
P.M. 38/82 Parcel Map 9266

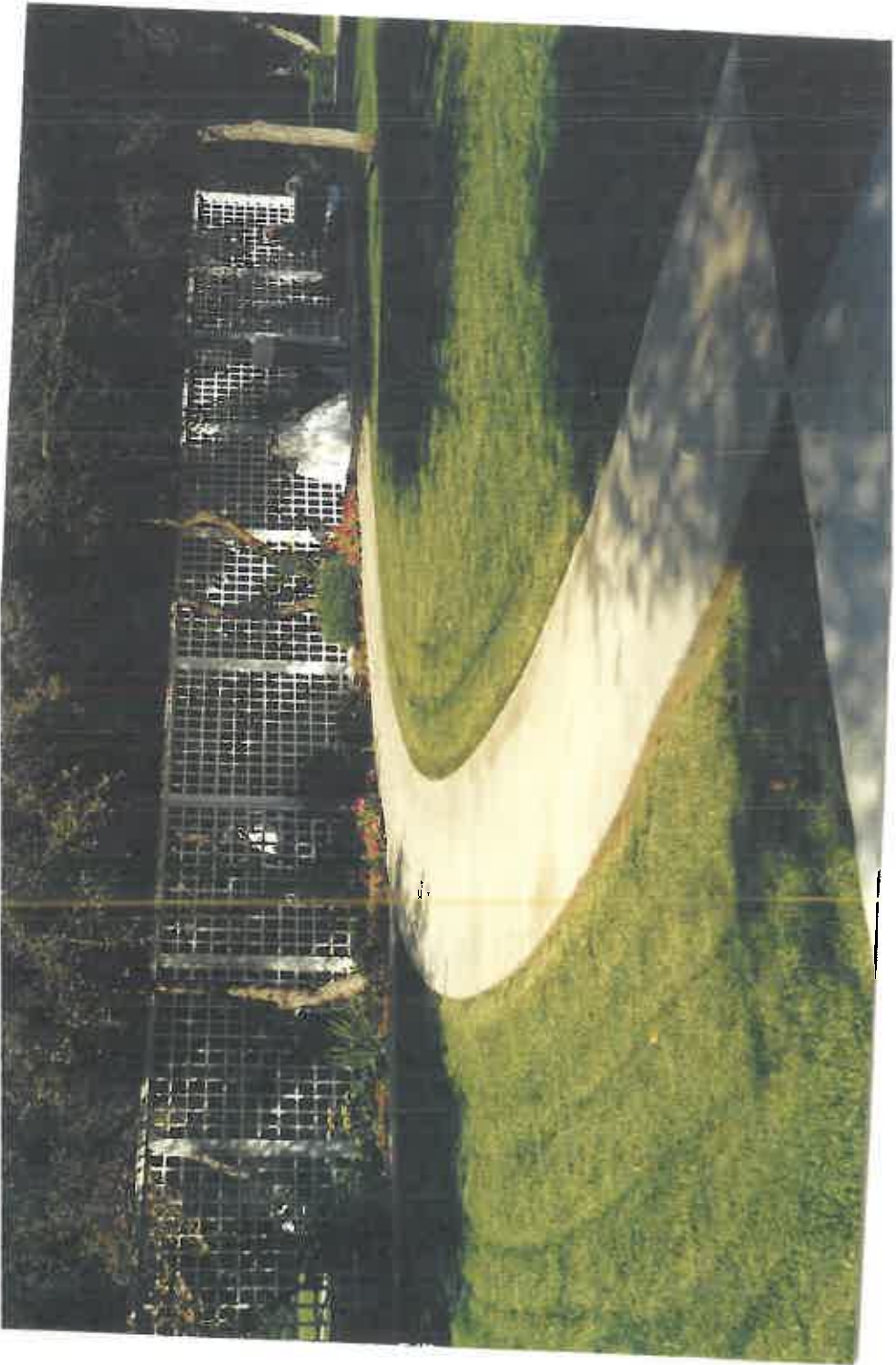
ASSESSOR'S MAP BK 289 PG. 33  
RIVERSIDE COUNTY, CALIF.

JAN. 1977

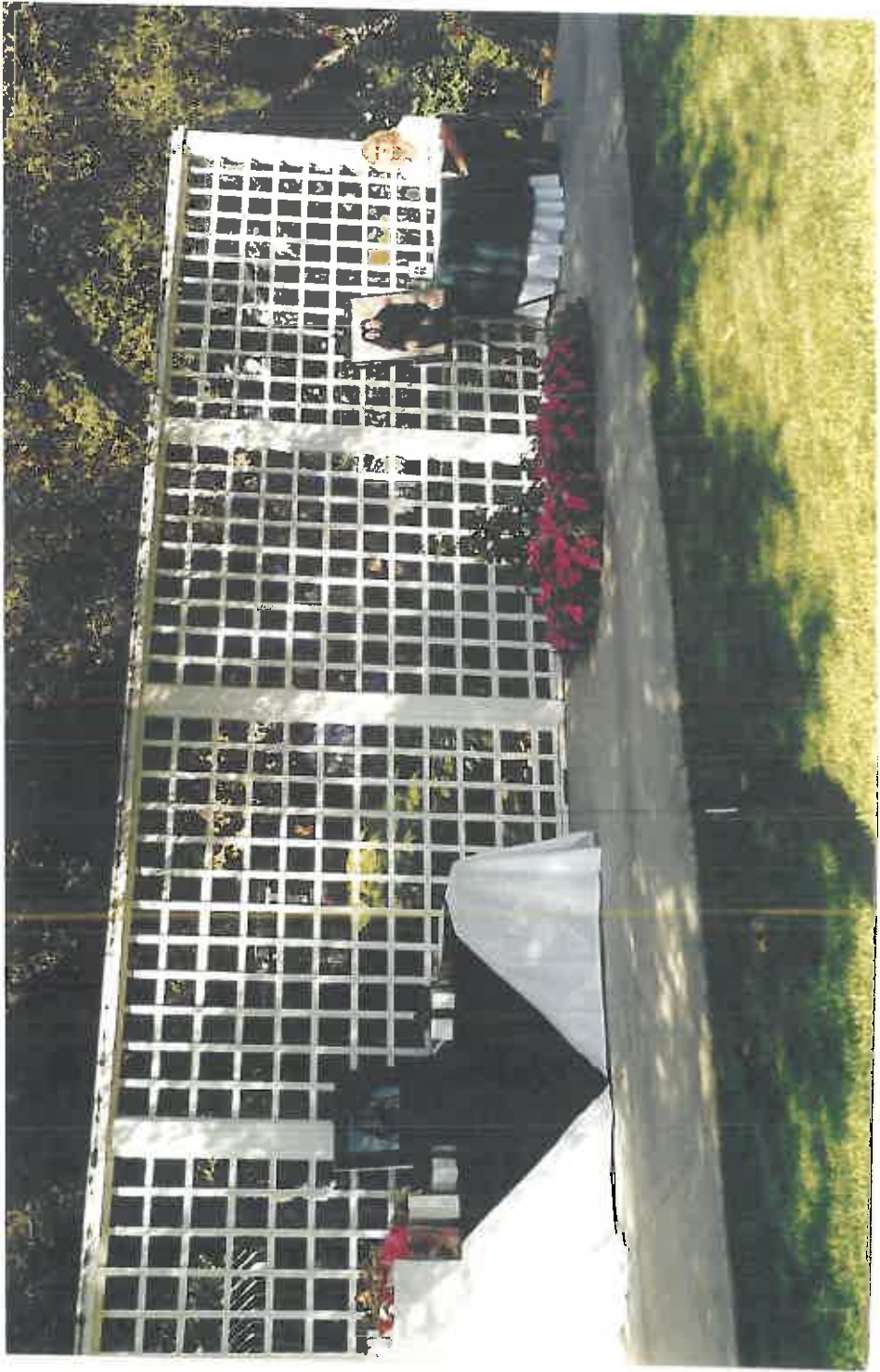
DATE	OLD NO.	NEW NO.
11/77	1	11-1A
11/77	2	11-1B
11/77	3	11-1C
11/77	4	11-1D
11/77	5	11-1E
11/77	6	11-1F
11/77	7	11-1G
11/77	8	11-1H
11/77	9	11-1I
11/77	10	11-1J
11/77	11	11-1K
11/77	12	11-1L
11/77	13	11-1M
11/77	14	11-1N
11/77	15	11-1O
11/77	16	11-1P
11/77	17	11-1Q
11/77	18	11-1R
11/77	19	11-1S
11/77	20	11-1T
11/77	21	11-1U
11/77	22	11-1V
11/77	23	11-1W
11/77	24	11-1X
11/77	25	11-1Y
11/77	26	11-1Z
11/77	27	11-1AA
11/77	28	11-1AB
11/77	29	11-1AC
11/77	30	11-1AD
11/77	31	11-1AE
11/77	32	11-1AF
11/77	33	11-1AG
11/77	34	11-1AH
11/77	35	11-1AI
11/77	36	11-1AJ
11/77	37	11-1AK
11/77	38	11-1AL
11/77	39	11-1AM
11/77	40	11-1AN
11/77	41	11-1AO
11/77	42	11-1AP
11/77	43	11-1AQ
11/77	44	11-1AR
11/77	45	11-1AS
11/77	46	11-1AT
11/77	47	11-1AU
11/77	48	11-1AV
11/77	49	11-1AW
11/77	50	11-1AX
11/77	51	11-1AY
11/77	52	11-1AZ
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11/77	78	11-1BZ
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11/77	80	11-1CB
11/77	81	11-1CC
11/77	82	11-1CD
11/77	83	11-1CE
11/77	84	11-1CF
11/77	85	11-1CG
11/77	86	11-1CH
11/77	87	11-1CI
11/77	88	11-1CJ
11/77	89	11-1CK
11/77	90	11-1CL
11/77	91	11-1CM
11/77	92	11-1CN
11/77	93	11-1CO
11/77	94	11-1CP
11/77	95	11-1CQ
11/77	96	11-1CR
11/77	97	11-1CS
11/77	98	11-1CT
11/77	99	11-1CU
11/77	100	11-1CV















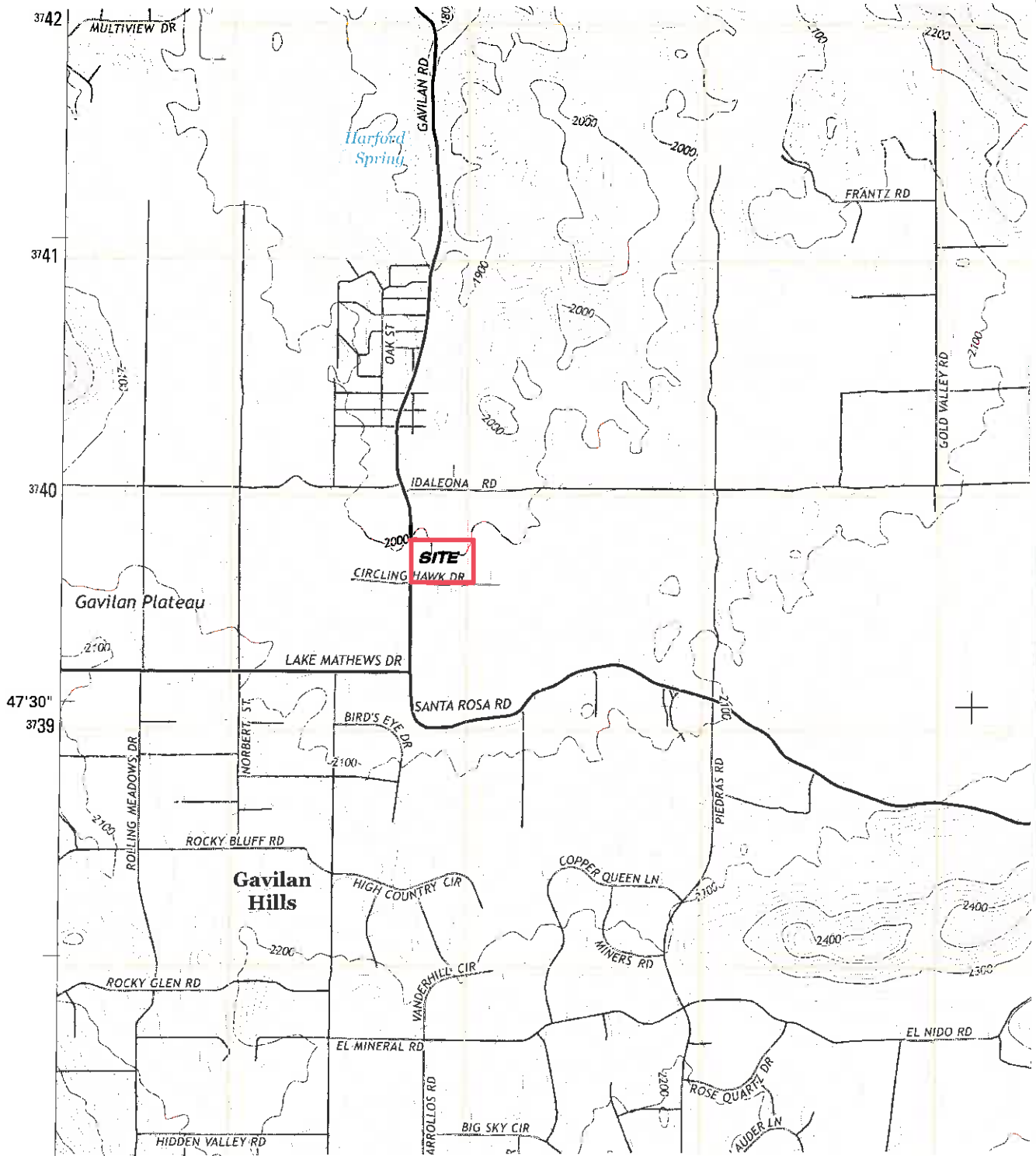






# USGS EXHIBIT

APN 289-330-014  
22220 GAVILAN ROAD  
PERRIS, CA 92570



STEELE PEAK QUADRANGLE  
CALIFORNIA-RIVERSIDE CO.  
7.5-MINUTE SERIES

**KELLER**  
CONSULTING INC.

24455 Via Arriba Linda  
Yorba Linda, CA 92887  
Ph: 951.733.9128

January 12, 2018 at 5:55pm C:\Civil 3D Projects\Thatcher Manor\Exhibits\AERIAL EXHIBIT.dwg by Jason on JASON-PC

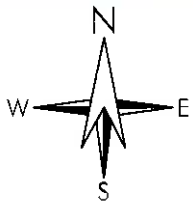
SCALE 1" = 2000'

# AERIAL EXHIBIT



GAVILAN ROAD

APN 289-330-014  
22220 GAVILAN ROAD  
PERRIS, CA 92570



SCALE 1" = 200'

**KELLER**  
CONSULTING INC.

24455 Via Arriba Linda  
Yorba Linda, CA 92887  
Ph: 951.733.9128



## BUSINESS REGISTRATION

## RIVERSIDE COUNTY

The person, firm or corporation named below is granted this registration certificate pursuant to the provisions of RIVERSIDE COUNTY Ordinance 857. Issuance of certificate is not an endorsement, nor certification of compliance with other ordinances or laws, nor an assurance that the proposed use is in conformance with the county zoning regulations. This certificate is issued without verification that the taxpayer is subject to or exempt from licensing by the State of California.

**Business Name:** Thatcher Manor Garden Weddings  
**Business Location:** 22220 GAVILAN RD  
PERRIS, CA 92570-8054  
**1st Owner Name:** Joyce Thatcher  
**2nd Owner Name:**

**REGISTRATION #:** 009870  
**Business Type:** 390  
**Description:** Weddings & Receptions

**Effective Date:** October 13, 2017  
**Expiration Date:** October 12, 2018

THATCHER MANOR GARDEN WEDDINGS  
22220 GAVILAN RD  
PERRIS, CA 92570-8054

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

## 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. 14271 REVISION NO. 1 – No New Environmental Documents Required** – Applicant: Brent Engineering – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (RUR-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JULY 23, 2018**  
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 Project Planner Desiree Bowdan at (951) 955-8254 or email at [dbowdan@rivco.org](mailto:dbowdan@rivco.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 although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. 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 Street 12<sup>th</sup> 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: Desiree Bowdan  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 15, 2018,

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

APN (s) or case numbers PP14271R01 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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


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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

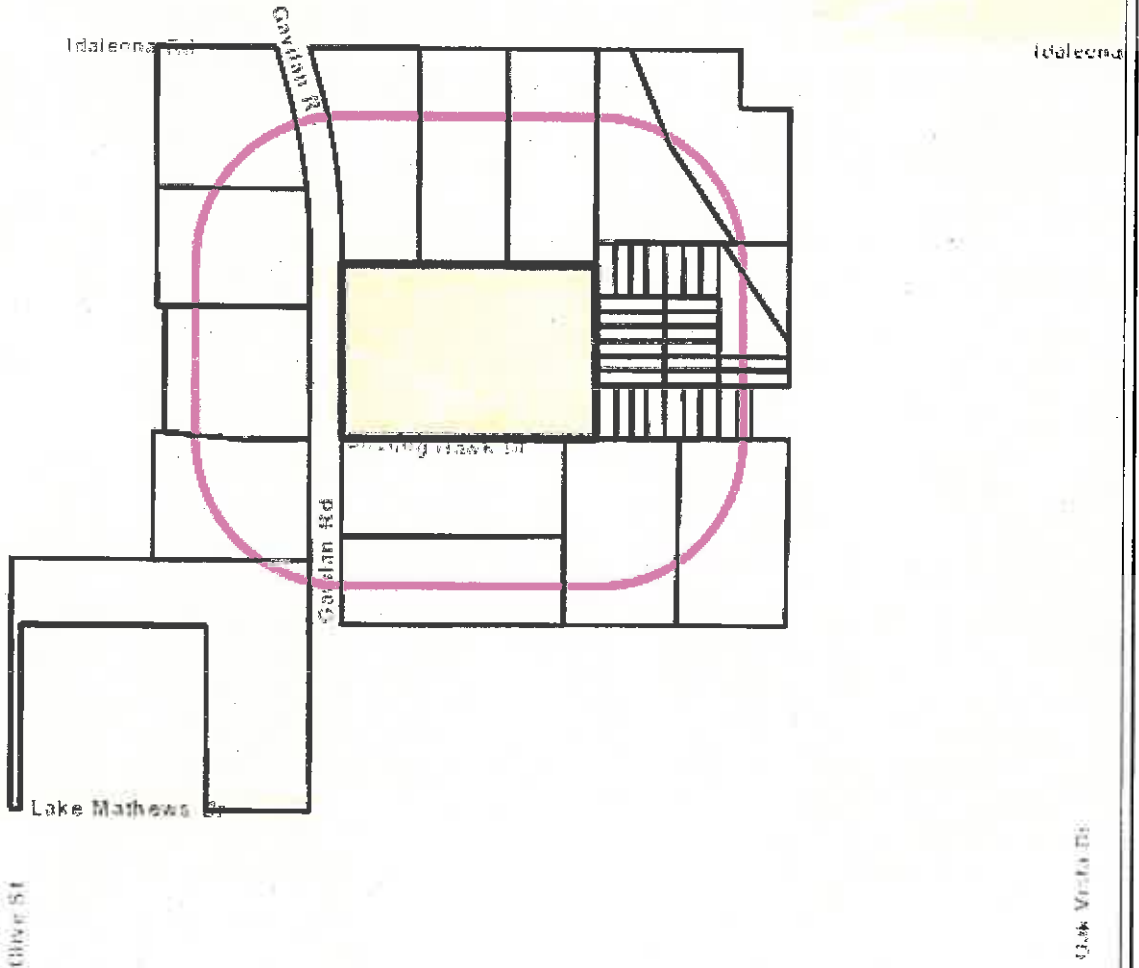
Riverside, Ca. 92502

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




12/15/18  


# Riverside County GIS

PP14271R01 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



**\*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...6/15/2018 9:17:53 AM

© Riverside County RCIT

289340009  
EVAN HOLDINGS  
C/O C/O TIMOTHY D EDMOND  
5784 VIA LAS NUBES  
RIVERSIDE CA 92506

289340011  
EVAN HOLDINGS  
C/O C/O TIMOTHY D EDMOND  
5784 VIA LAS NUBES  
RIVERSIDE CA 92506

289460015  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330012  
SPENCER CRISP  
TIFFANY CRISP  
17281 IDALEONA RD  
PERRIS CA. 92570

289460028  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460004  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460027  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460002  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289340007  
EDUARDO C POLIZZO  
ZULMA I POLIZZO  
12043 ABINGTON ST  
RIVERSIDE CA 92503

289460017  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330031  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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4245 HERMITAGE DR  
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4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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M HESS  
ROBERT LESLIE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460012  
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ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289340013  
JOSEPH V CANAVIER  
LISA A CANAVIER  
17897 PONY BUTTE CT  
GAVILIAN HILLS CA 92570

289460008  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460031  
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ROBERT LESLIE HESS  
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4245 HERMITAGE DR  
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4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460013  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330021  
VIDAL RIVAS  
22290 GAVILAN RD  
PERRIS CA. 92570

289460007  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460023  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460014  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330024  
JOY PEDROJA  
17473 CIRCLING HAWK DR  
PERRIS CA. 92570

289460032  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289340004  
DIVINA A URMANITA  
RENATO M URMANITA  
17310 LAKE MATTHEWS DR  
PERRIS CA 92570

289460025  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330030  
JEFFREY C WEAVER  
17355 IDALEONA RD  
PERRIS CA. 92570

289330013  
DONALD NEAL DEWITT  
17333 IDALEONA DR  
PERRIS CA. 92570

289330011  
GAVILAN INV CORP  
C/O C/O ALI A MOGHADAM  
22060 GAVILAN RD  
PERRIS CA 92570

289460001  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460019  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289330014  
JOYCE E THATCHER  
22220 GAVILAN RD  
PERRIS CA. 92570

289460003  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS  
  
4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

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MARGARET ANNE HESS  
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4245 HERMITAGE DR  
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289460024  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS

289330023  
SEAN P MALOBAY  
P O BOX 40495  
DOWNEY CA 90241

4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460010  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS

289330022  
WILLIAM BABBITT  
RUTH ERIKA BABBITT  
22350 GAVILAN RD  
PERRIS CA. 92570

4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

289460020  
MARGARET ANNE HESS  
ROBERT LESLIE HESS  
CHARLES BRUCE HESS

4245 HERMITAGE DR  
HACIENDA HEIGHTS CA 91745



Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607