



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

## PLANNING COMMISSIONERS 2015

### 1<sup>st</sup> District

Charissa Leach  
Vice Chairman

### 2<sup>nd</sup> District

Aaron Hake

### 3<sup>rd</sup> District

John Petty

### 4<sup>th</sup> District

Bill Sanchez

### 5<sup>th</sup> District

Mickey Valdivia  
Chairman

### Planning Director

Steve Weiss, AICP

### Legal Counsel

Michelle Clack  
Deputy  
County Counsel

### Phone

951 955-3200

### Fax

951 955-1811

9:00 A.M.

JANUARY 21, 2015

## AGENDA

### • REGULAR MEETING • RIVERSIDE COUNTY • RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### OATH OF OFFICE – COMMISSIONER AARON HAKE

#### 1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **NONE**

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

3.1 **NONE**

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

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

**4.1 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 4.1 **CONDITIONAL USE PERMIT NO. 3705** – CEQA Exempt – Applicant: Star Ranch Management – Representative: KWC Engineering – Second Supervisorial District - Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road – Zoning: Rural Residential - **REQUEST:** To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq. ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceañeras, birthday parties, bridal showers, memorial services, baptisms, bar mitzvahs, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins that are less than 400 sq. ft. pre-fab units), membership club (equestrian privileges, horse boarding and rental, membership discounts for special occasion bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events (i.e. picnics, award ceremonies, holiday parties), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for onsite special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field trips), film location, vineyard, jeep tours, nature hikes, spa treatments, onsite security and watchman quarters. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)
- 4.2 **CONDITIONAL USE PERMIT NO. 3700** – Intent to adopt a Mitigated Negative Declaration – Applicant: Jim Forgey – Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, the northerly side of Magdas Colorados Street, and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a 3,250 sq. ft. convenience store including the off-site sale of alcoholic beverages with a 3,499 sq. ft. canopy for 12 fuel pumps, 800 sq. ft. automated car wash, 1,665 sq. ft. commercial-retail building, 1,560 sq. ft. commercial-retail building and 52 parking spaces with 3 handicap parking stalls. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org) (Quasi-judicial)
- 4.3 **GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855** – Intent to Adopt a Negative Declaration – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – 151.47 Acres – Zoning: Heavy Agriculture 10 acre minimum (A-2-10) – **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP). Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org). (Legislative)
- 4.4 **REMOVED FROM THE AGENDA**
- 4.5 **REMOVED FROM THE AGENDA**

4.6 **PUBLIC USE PERMIT NO. 922** – CEQA Exempt – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST:** The Public Use Permit proposes to change the use of a previously approved school (PUP00436) into a church. Project Planner: Mark Corcoran at (951) 955-3025 or email [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org). (Quasi-judicial)

5.0 WORKSHOPS:

5.1 **WATER QUALITY MANAGEMENT REVIEW PROCESS FOR DEVELOPMENT PROJECTS** – Presented by Russell Williams, Transportation Department

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 4.1  
Area Plan: Temescal Canyon  
Zoning Area: West Corona  
Supervisory District: Second/Second  
Project Planner: Paul Rull  
Planning Commission: January 21, 2015

CONDITIONAL USE PERMIT NO. 3705  
CEQA Exempt  
Applicant: Star Ranch Management  
Engineer/Representative: KWC Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project proposes to entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres.

The ranch has a total of 27,472 sq.ft. of unpermitted buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq.ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters.

The project is generally located northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road.

### BACKGROUND

The Star Ranch facility has been operating without permits and was issued their first code enforcement violation in 2004 for grading without permits, and was later cited for operating without any permits or land use entitlements from the County of Riverside. During this time, the applicant has operated their business, constructed numerous buildings and structures for public use, and graded land without permits. It is the determination of the County Geologist that the site is underlain by a large mapped landslide areas, and numerous small landslides are evident in the road cuts leading up to the site. In addition, unpermitted grading activities on the site have resulted in several debris flows, the largest of which blocked the main access to the site and came very close to entering the 91 freeway. The current site operations and the public are at risk from the potential hazards caused by landslides and debris flows.

Code Enforcement case (CV0805059) is outstanding for the subject site for: unpermitted land use, excessive outside storage, accumulated rubbish, inoperable vehicles, occupied recreational vehicles, grading without permits, construction without permits, and prohibited fencing. The following is a procedural summary of the code enforcement case:

<b>Summary of Procedural History</b>	
<b>Date</b>	<b>Action</b>
November 13, 2008	County filed its complaint for injunctive relief and breach of contract
December 10, 2008	County filed an Application for a Temporary Restraining Order to enjoin an event advertised to occur at Star Ranch on December 17, 2008. In addition to the danger presented by unpermitted grading and construction, the project is located in a high fire hazard area and lack adequate access and fire protection systems
December 11, 2008	Hearing for the Application for a Temporary Restraining Order was heard on December 11, 2008. The defendant informed the court that the scheduled event was cancelled and the Application was deemed moot.
January 14, 2009	County's Motion for Preliminary Injunction was heard on January 14, 2009. The Court granted a preliminary injunction ordering the defendant to immediately cease any further unpermitted construction or grading and immediately enjoin use of any unpermitted structure constructed in violation of Riverside County Ordinance No. 457.
December 9, 2009	Defendant Zemel's default was entered on December 9, 2009. The Request for Entry of Default was served on December 9, 2009.
April 16, 2010	Dave Saunders was relived as Counsel. No counsel was substituted to represent Star Ranch Management.
April 19, 2010	Court granted the County's Motion to Strike the untimely Unverified Answer of Star Ranch Management, LLC.
May 3, 2010	Court granted the County's three (3) discovery motions to compel responses to Form and Special Interrogatories and Request for Production, including monetary sanctions. As of the signing of this declaration, the County has neither received any discovery responses nor payment of the monetary sanctions.
May 10, 2010	Court granted the County's Motion to Deem Request for Admissions Admitted against Defendant Star Ranch Management, LLC.
May 20, 2010	Defendant Star Ranch Management, LLC's default was entered on May 20, 2010.
August 5, 2010	Court granted the County's Application for Default Judgment for injunctive relief, requiring the Defendants to comply with all County Land Use Ordinances within sixty (60) days. The Court also granted the County's abatement cost pursuant to Government Code Section 25845 in the amount of \$53,373.50 (the County's cost of litigation up to the date of the filing of the default application).
March 23, 2011	Court denied the Defendant's Motion to Vacate the Judgment.
May 22, 2012	Court denied the County's initial Motion for Appointment of a Receiver to Carry the Judgment into Effects without prejudice. Stating that the Defendants must obey the Judgment, the Court decided to give the Defendants another six (6) months to comply before granting a receivership in this matter.
February 13, 2015	Receiver anticipated to take control of the property.

**ISSUES OF POTENTIAL CONCERN:**

The application for Conditional Use Permit No. 3705 was submitted to the Planning Department on June 27, 2014. On July 1, 2014, staff sent the applicant an incomplete application submittal letter, identifying that a detailed project description outlining the scope and activities of the project was required before it could be transmitted to a Land Development Committee meeting. Staff also mentioned in this letter that all proposed uses shall be consistent with the project site's underlying General Plan land use designation of Rural: Rural Mountainous and the Rural Residential zone classification. The applicant submitted a list of proposed uses on July 29, 2014 (attached to this staff report package). Staff reviewed this list to see if the proposed uses were consistent with the General Plan designation and zoning classification and sent a response letter dated August 1, 2014, informing them that some of the uses were consistent and some were not consistent (also attached to this staff report package). On October 8, 2014, the applicant requested that staff continue with processing the development application and schedule the project for a Land Development Committee (LDC) meeting. On November 6, 2014, a LDC meeting was held with the applicant's representatives and LDC departments, where they were informed by the LDC departments of the serious risk to public health and safety the project poses due to significant environmental issues such as a lack of secondary access for emergency vehicles and the site's susceptibility to landslides. Other major issues include:

- the project currently operating without building permits for buildings and structures onsite, posing a public health and safety risk to the employees and patrons on the site (approximately 27,472 sq.ft. of buildings and structures are existing and currently being used),
- unpermitted grading activities that has exacerbated the landslide situation causing further loose soils to runoff site,
- potential noise impacts from proposed activities,
- potential unavailability of wastewater and water services to serve the project,
- proposed uses that are not consistent with the Rural: Rural Mountainous land use designation and Rural Residential zone classification, and
- multi-species habitat conservation plan requirements for conserving biological resources.

In light of these public health and safety risks and concerns, and the applicant currently operating its businesses without the proper permits or land use entitlements, it is staff's recommendation that that the project be denied. Additionally, staff cannot make any findings for approval of the project due to the environmental issues as identified by the County Geologist and County Fire Department. The project has been operating without permits or land use entitlements sometime prior to 2008 and has been informed by Code Enforcement of the violations. In the interest of protecting the public health and safety, the project shall be consistent with the Riverside County's General Plan and Riverside County Ordinance Nos. 348, 457, 520, and 725.

*No CEQA Required*

The California Environmental Quality Act (CEQA) provides that CEQA review does not apply to projects which a public agency rejects or disapproves (State CEQA Guidelines Section 15270). The County is rejecting the project and recommending denial due to unresolvable site constraints that are a threat to the public health and safety. Therefore, if the project is denied, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Mountainous  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous, Open Space: Conservation Habitat, City of Corona, Orange County,                                    |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential   |
| 4. Surrounding Zoning (Ex. #2):                | Rural Residential, City of Corona, Orange County  |
| 5. Existing Land Use (Ex. #1):                 | Unpermitted guest ranch facility with recreational facilities and special events, vacant land                                 |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land, golf course, single family residences  |
| 7. Aerial Map (Ex. #8):                        |   |
| 8. Project Data:                               | Total Site Acreage: 120.4 acres<br>Total Building Area: 27,472 sq.ft.   |
| 9. Environmental Concerns:                     | Pursuant to State CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves |

**RECOMMENDATIONS:**

**DENY CONDITIONAL USE PERMIT NO. 3705**, based on the findings and conclusions set forth in this staff report.

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

1. The project site is surrounded by properties which are designated in the General Plan as Rural: Rural Mountainous and Open Space: Conservation Habitat.
2. The project site is also surrounded by properties which are zoned Rural Residential and within the City of Corona and Orange County.
3. The immediate surrounding area is vacant. There is a golf course and single family residences on the opposite side of the 91 freeway.
4. The project site has a General Plan land use designation of Rural: Rural Mountainous.
5. The proposed project, a guest ranch with recreational facilities and special events, is not consistent with the Rural: Rural Mountainous (R:RM) land use designation. The R:RM land use designation allows for uses such as single family residences on lot sizes of 10 acres or greater, as well as limited animal keeping, agriculture, recreational uses, compatible resource development, and governmental and utility uses.
6. There are outstanding code violations including unpermitted structures and buildings which are also inconsistent with General Plan policies. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
  - a) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.

- b) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
- c) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

- 7. The zoning for the project site is Rural Residential.
- 8. Section 5.1. subdivisions c. and d. of Ordinance No. 348 permits, among others, the following proposed uses with an approved plot plan or conditional use permit, in the Rural Residential zone: Guest Ranch – Overnight Ranch House Stays, Skeet/Trap Shooting, Vineyard, Film Location, Equestrian Facility, on-site Security.

The following proposed uses, however, are not listed as a permitted or conditionally permitted use in the Rural Residential zone: Guest Ranch – tent outdoor camping, R.V. camping, cabins, and special occasion events such as weddings, parties, showers, dances, corporate events, retail, food and beverage sales, outdoor concerts and festivals, youth camp/school outings, jeep tours, nature hikes, and spa treatments.

Although the Rural Residential zone does allow any use that is not specifically listed in the zone to be considered a permitted or conditionally permitted use and be processed in the same manner as a listed use if the use is found to be substantially the same in character and intensity as a listed use, in this case, the proposed project still has outstanding code violations and the public's health, safety and general welfare are not protected through project design.

- 9. The Riverside County General Plan provides that the primary objective of the General Plan's Safety Element is to reduce death, injuries, property damage and economic and social impact from hazards.
- 10. Pursuant to Section 18.28.e. of Ordinance No. 348, a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community.

Ordinance No. Section 18.30.c (2) of Ordinance No. 348 also provides that the overall development of the land shall be designed for the protection of the public health, safety and general welfare. Additionally, according to Section 18.30.c.(1), a proposed use must conform to all the requirements of the Riverside County General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

- 11. The existing Star Ranch facility has been operating without permits and was issued their first code enforcement violation in 2008 (CV0805059) which includes unpermitted land use, excessive outside storage, accumulated rubbish, inoperable vehicles, occupied recreational vehicles, grading without permits, construction without permits, and prohibited fencing. These violations have not been resolved and are still outstanding.
- 12. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the County for review.
- 13. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare. Permits for these



existing buildings and structures have not been issued by the Building and Safety Department because the applicant has not submitted the necessary building and grading plans.

14. The project is located within the City of Corona's Sphere of Influence. Comments from the City were submitted to staff on October 27, 2014 (attached to this staff report package). Their comments include concerns with the lack of access for emergency vehicles, emergency radio communication availability, and generally the outstanding violations the project had with Riverside County.
15. The project application is incomplete with outstanding comments from the Land Development Committee some of which are unresolvable, specifically geological concerns and secondary access for emergency vehicles. Because the site is currently operating without permits, this puts the public in jeopardy from potential hazards identified by the County Departments.
16. An environmental assessment was not prepared as part of this project because staff is recommending denial due to a lack of information required by staff to determine the project complete and the risks to the public's health, safety and welfare. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval.

**CONCLUSIONS:**

1. The proposed project is inconsistent with the Riverside County General Plan because the public's health, safety and general welfare are not protected by the project's design. The outstanding code violations including unpermitted structures and buildings are also inconsistent with the General Plan policies set forth above.
2. The proposed project is inconsistent with Riverside County Ordinance No. 348 because it is inconsistent with the County's General Plan, with all applicable requirements of State law, with the ordinances of Riverside County and the overall development is not designed to protect the public health, safety and general welfare. Also, the applicant has not demonstrated that the proposed use will not be detrimental to health, safety or general welfare of the community because the applicant has failed to submit the required documentation necessary to process the project and Code Enforcement violations remain on the property.
3. The project is also not in compliance with Riverside County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations. The public's health, safety, and general welfare are not protected through project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been submitted by the applicant.
4. The proposed project poses a serious risk to public health and safety due to significant environmental issues such as a lack of secondary access for emergency vehicles and the site's susceptibility to landslides.
5. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

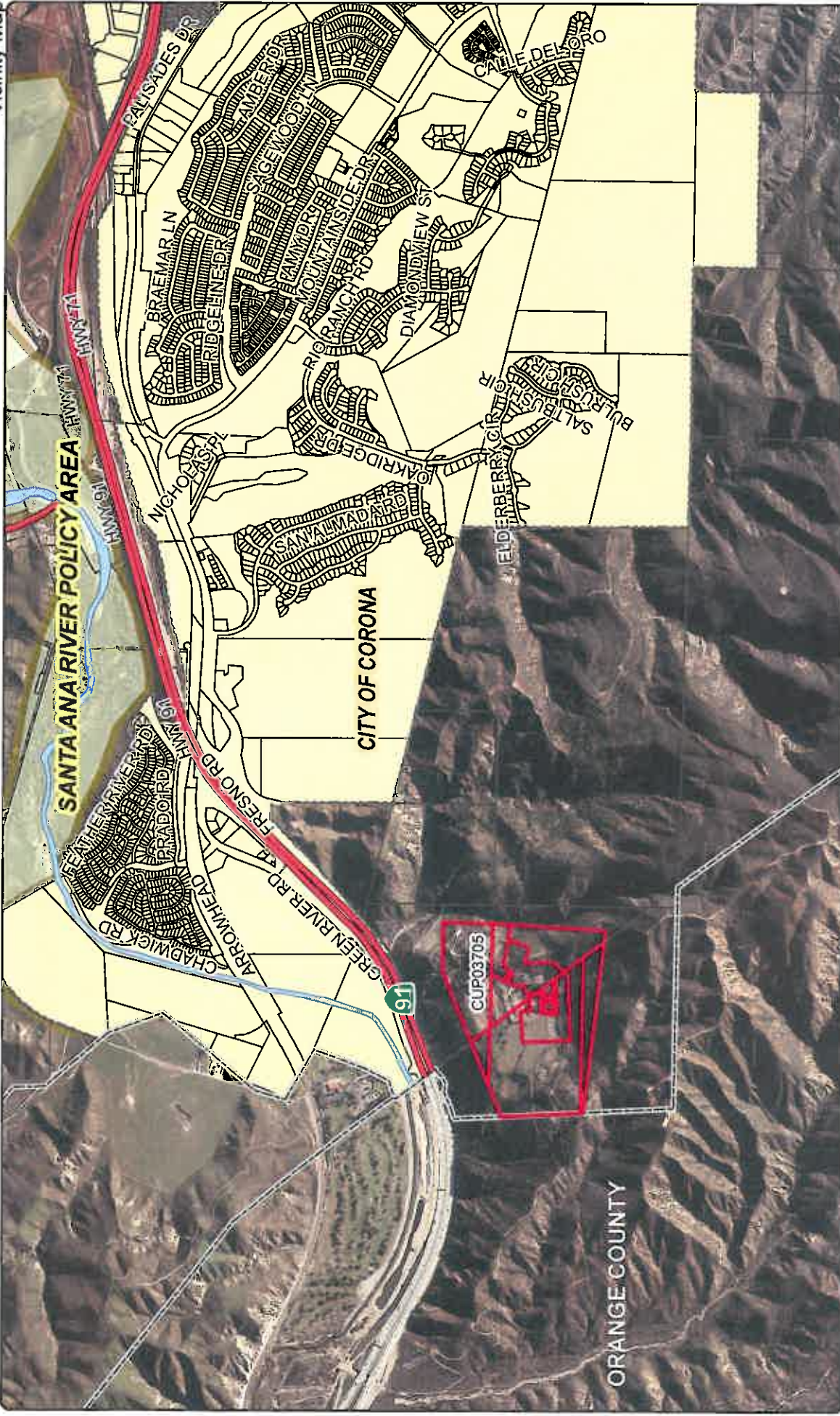
**INFORMATIONAL ITEMS:**

1. The City of Corona has submitted comments expressing several concerns regarding the project.
2. The project site is not located within:
  - a. A Historic Preservation district;
  - b. Tribal land;
  - c. A Specific plan;
  - d. An overlay area or General Plan Policy overlay;
  - e. A policy area;
  - f. The Western Riverside MSHCP Conservation area;
  - g. An Agriculture preserve;
  - h. Mt. Palomar Observatory Area Ordinance No. 655;
  - i. A High Fire Area;
  - j. Airport Influence area;
  - k. A Fault zone; or
  - l. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The boundaries of the Corona-Norco School District;
  - b. City of Corona sphere of influence; and
  - c. A high sensitivity area for Paleontological resources;
4. The subject site is currently designated as Assessor's Parcel Numbers 101-200-004 thru -010 & -012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 & -021

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03705  
VICINITY/POLICY AREAS**

Supervisor Tavagilone  
District 2

Date Drawn: 11/4/14  
Vicinity Map



Zoning Area: West Corona

Author: Paul Rulli

DISCLAIMER: On October 7, 2014, the County of Riverside, through its General Planning Law, held two public hearings for the proposed Riverside County Planning Law. The two Riverside Planning Law have different titles of land use laws as provided in the Riverside Planning Law. The Riverside Planning Law is located at Riverside County Planning Law (Riverside County) or Website: <http://www.riversidecounty.org/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03705

LAND USE

Supervisor Tavagilone  
District 2

Date Drawn: 11/4/14



Zoning Area: West Corona

Author: Paul Rull



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





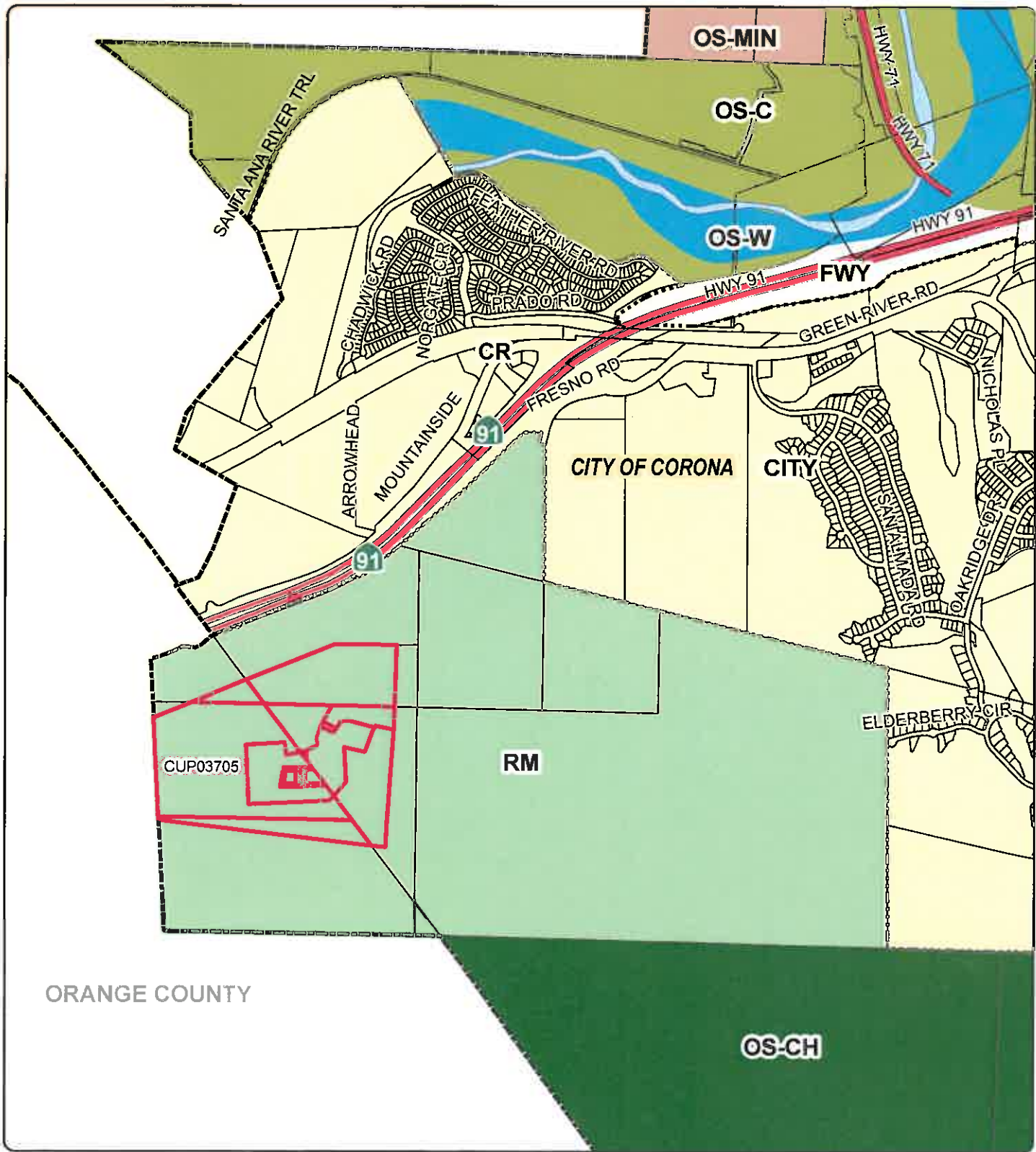
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03705

EXISTING GENERAL PLAN

Supervisor Tavagilone  
District: 2

Date Drawn: 11/4/14  
Exhibit 5



ORANGE COUNTY

Zoning Area: West Corona

Author: Paul Rull



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











CORONA

SH-91

SH-91

CUP03705

WEBER PARK

ENTRANCE

1000 1500

**Rull, Paul**

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**From:** Jo Howard <jo.howard@kwcengineers.com>  
**Sent:** Thursday, July 24, 2014 2:21 PM  
**To:** Rull, Paul  
**Cc:** Mike Taing  
**Subject:** FW: Starranch CUP - list of uses (CUP03705)

Hi Paul,

Per your request, the owner has compiled a list of requested uses for CUP 03705 (see e-mail below). Please let me know if there is anything else that you need in order to continue processing the CUP application. Thanks.

**Jo Howard**  
**KWC Engineers**

T: (951) 734-2130 x238  
C:(951)901-5408  
F: (951) 734-9139  
[jo.howard@kwcengineers.com](mailto:jo.howard@kwcengineers.com)  
[www.kwcengineers.com](http://www.kwcengineers.com)

Strategically Engineering our Client's Vision

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**From:** Charles T Schultz A PROFESSIONAL CORP. [mailto:[schultz3@pacbell.net](mailto:schultz3@pacbell.net)]  
**Sent:** Wednesday, July 23, 2014 2:11 PM  
**To:** [jo.howard@kwcengineers.com](mailto:jo.howard@kwcengineers.com); Valya Fisher  
**Subject:** Fw: Starranch CUP - list of uses

Valya and Jo,

I reviewed the list of activities for Starranch CUP. Please forward the list to Planning so that we can start the process. Please ask Ed Sloman to review the list to see if there is anything he thinks we should remove.

Sincerely,

Charles T. Schultz

Law Offices of Charles T. Schultz  
A PROFESSIONAL CORPORATION  
(951)248-2277

CONFIDENTIALITY NOTICE: INFORMATION IN THIS MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE RECIPIENTS NAMED ABOVE. This message may be an Attorney Client communication, and as such is privileged and confidential. If the reader of this message is not an intended recipient or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this message in error, and that any review, dissemination, distribution, or copying of this message and any attached files is strictly prohibited. If you received this message in error, please notify the sender immediately, and delete the message and any attached files and any hard copy print-outs. Thank you

----- Forwarded Message -----

**From:** "STARRANCH Corona, CA" <[valyalee@gmail.com](mailto:valyalee@gmail.com)>  
**To:** Charles T Schultz A PROFESSIONAL CORP. <[schultz3@pacbell.net](mailto:schultz3@pacbell.net)>  
**Cc:** "bobzemel@aol.com" <[bobzemel@aol.com](mailto:bobzemel@aol.com)>

**Sent:** Tuesday, July 15, 2014 2:00 PM

**Subject:** Starranch CUP - list of uses

Charles,

Bob has created a list of uses for Starranch to review with KWC per your request;

1. Special Occasions
  1. Weddings
  2. Quinceanera
  3. Birthday Parties
  4. Anniversary Parties
  5. Bridal Shower
  6. Memorial Service
  7. Baptism
  8. Bar mitzvah
  9. School Dances
  10. Fundraisers
2. Guest Ranch
  1. Overnight Ranch House Stays
  2. Tent/Outdoor Camping
  3. R.V. Camping
  4. Cabins (>400 square feet roll-on, pre-fab units)
3. Membership Club
  1. Equestrian privileges, (i.e. horse boarding, horse rentals)
  2. Membership discounts for special occasion bookings
  3. Annual members-only trail-ride event
4. Equestrian Facility (by reservation only - no public access)
  1. Private, Guided Trail Rides, with options to include picnic or dinner.
  2. Riding Lessons
  3. Horse Boarding
  4. Trading or Selling Horses
5. Corporate Events
  1. Team Building Activities and Games
  2. Annual Company Events (i.e. picnic, award ceremony, holiday party)
6. Retail
  1. Gift Shop with sundries and packaged snacks
  2. Clothing
7. Food and Beverage Sales
  1. Catering for on-site Special Occasion and Corporate events.
  2. Liquor Sales
  3. Wine Tasting
  4. Concession stands
8. Skeet/Trap Shooting Range
9. Outdoor Concerts and Festivals
10. Youth Camp/School Outings
  1. Organized youth group overnight camp facility
  2. Public, private and home-school field trips
11. Film Location
12. Vinyard
13. Jeep Tours

14. Nature Hikes
15. Spa Treatments
16. On-site security/watchman quarters

Facilities that are yet to be built:

Old-West Town  
Native American Encampment with Tee-Pees  
California 49ers Gold Rush Village  
Petting Zoo

--  
Valya Fisher  
951-737-0347 - Ranch  
714-353-2166 Cell  
[valya@ridestarranch.com](mailto:valya@ridestarranch.com)

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

DATE: October 9, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Environmental Health Ind. Hygiene  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv.Co. Landscaping Section-M.Hughes  
Riv.Co. Park Department  
P.D. Archaeology Section-D. Jones  
Riv. Co. Waste Management Dept.  
2nd District Supervisor

2nd District Planning Commissioner  
Corona-Norco Unified School District  
Western Municipal Water District  
Southern California Edison  
City of Corona Planning Dept.

**CONDITIONAL USE PERMIT NO. 3705 – EA42707 - Applicant: Star Ranch Management – KWC Engineering – Second/Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan – Rural: Rural Mountainous – Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road – 120.46 acres – Zoning: Rural Residential - **REQUEST:** To permit the existing Star Ranch as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq.ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq.ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters - APNS:101-200-004 thru -010 & -012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 & -021**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 6, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

October 27, 2014

Paul Rull, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: **Conditional Use Plan (CUP) No. 3705**  
**Proposal:** The CUP proposes to permit a guest ranch with recreational facilities and special events on 120.4 acres.  
**APNs:** 101-200-004, 101-200-005, et al

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Pipeline Trail, east of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and west of Fresno Road, in the Temescal Canyon Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit or within 3 months of project approval**, whichever comes first, the applicant shall submit three (3) copies of a **Recyclables Collection and Loading Area plot plan** to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection or within 6 months of project approval**, whichever comes first, the applicant shall construct the recyclables collection and loading area in compliance with the **Recyclables Collection and Loading Area plot plan**, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate

record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Kinika Hesterly  
Urban Regional Planner II



COMMUNITY DEVELOPMENT DEPARTMENT  
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882  
P (951) 736-2434 Fax (951) 279-3550  
[www.discovercorona.com](http://www.discovercorona.com)

October 27, 2014

Paul Rull, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Sent via email: [prull@rctlma.org](mailto:prull@rctlma.org)

**RE: Conditional Use Permit No. 3705 – Star Ranch**

Dear Mr. Rull:

The property for the above referenced permit is located within the City of Corona's sphere of influence. In June 2012, the applicant submitted a request to annex the property into the City of Corona. The city expressed several concerns with the Star Ranch operation and requested substantial information from the applicant before the city would consider annexation of the property. Enclosed is a copy of the letter the city sent to the applicant after its Project and Environmental Review Meeting on June 7, 2012.

The city continues to stand by the comments disclosed in its letter dated June 26, 2012. The city's Fire Department is requesting an approved secondary access to and from the site, which has not yet been demonstrated by the applicant. Given the nature of Star Ranch's operation, its single point of access, and the large assemblage of people that can be on the property at a given time, evacuation and emergency response is a major concern for the city. Further, emergency radio communication was determined to be deficient in this area and the applicant is required to provide a radio communication study for the site. The study was never done therefore mitigation by the applicant with respect to radio communication is unknown at this time.

If it's the applicant's continued desire to annex into the City of Corona, the city will be evaluating its future annexation based on the information provided in the attached letter. The city has also made it abundantly clear to the applicant that pending violations issued by the county would need to be resolved and/or abated prior to potential annexation.

Thank you for allowing the City of Corona to provide comments on the application being requested by Star Ranch.

Sincerely,

Joanne Coletta  
Community Development Director

CC: Annexation 113 file





COMMUNITY DEVELOPMENT DEPARTMENT  
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882  
[www.discovercorona.com](http://www.discovercorona.com)

(951) 736-2262  
(951) 279-3550 FAX

June 26, 2012

Bob Zemel  
Star Ranch Management  
5165 Green River Road  
Corona, CA 92880

**RE: Status of Annexation 113 and CZ12-001 Applications**

Dear Mr. Zemel,

The city's Project and Environmental Review Committee at its meeting on June 7, 2012 reviewed the above referenced applications as it relates to the annexation of approximately 120 acres into the City of Corona. The following information is required to complete the analysis of the proposed annexation, determine the appropriate findings and staff recommendation and preparation of the appropriate documents for public hearing.

**Planning Division:**

1. Provide a summary of the project sites status with the County of Riverside and what is being done to bring the property into compliance with the County and estimated time frame as to when the property will be in compliance. As discussed, the City does not support annexation of the property until all violations have been abated with the issuance of the proper building and grading permits from the County of Riverside.
2. As discussed, if bringing the property into compliance with the County of Riverside prior to proceeding with the annexation proposal is not feasible due to zoning restrictions, you will be required to demonstrate (to the point of permit issuance, inclusive of all technical studies, drawings and engineering) how the project site can meet the City's development standards, including but not limited to adherence to the California Building and Fire Codes as prescribed by the Building Division and Fire Department, ingress/egress, emergency access, infrastructure, etc.
3. The proposed annexation boundary is not contiguous to the City of Corona and does not include the City's westerly Sphere of Influence, which prohibits the City from proceeding with the annexation proposal. As such, the annexation boundary shall be revised to include the adjoining properties to the east. The City proposes that the General Plan and Zoning Designation for the properties to the east be designated as Open Space as part of the Pre-Zoning process.
4. A fiscal analysis is required for annexation as the annexation area as proposed exceeds 100 acres and as amended based on the aforementioned comment will further exceed 100 acres with the inclusion of the properties to the east. The analysis must demonstrate that the area is capable covering the cost to serve the property. This includes any contractual obligation for Wildland Fire Mitigation.
5. Provide copies of the grant deeds for each of the parcels within the annexation boundary.
6. Provide two copies of a current Title Report for each parcel within the annexation boundary (not more than 90 days old).
7. Provide Letters of Authorization from all property owners.
8. Per the previous annexation proposal and aerial photo of the project area it appears that the roadway bisects the property of Connie Nelson (APN: 101-200-001). Are there rights to cross granted under an easement? If so, provide a copy of the easement, verify and plot the easement on the detailed site plan. If no easement exists, authorization shall be obtained and easement granted prior to proceeding to Planning Commission.
9. Provide letters of authorization from Connie Nelson and Janet Friedrich.
10. Submit public notice labels per the City's criteria. (*This can be prepared at a later date, at a time in which the application is deemed complete*).

11. A Conditional Use Permit application is required and shall be processed concurrently with the proposed annexation and Change of Zone Application.
12. As part of the Conditional Use Permit process, the following plans shall be prepared:
  - a. Detailed architectural site plan depicting all existing facilities.
  - b. Grading plan depicting all existing contours, pads and pad elevations, easements, retaining walls, etc.
  - c. Utility plan depicting all existing and proposed utilities.
  - d. Emergency evacuation plan.
13. The site plan shall also include a detailed site data table with a list of all structures, arenas, stables, etc and their respective square footages.
14. Provide a list of the types and number of animals that reside on the premise for Star Ranch.
15. Provide a comprehensive exhibit of the annexation boundary that coincides with the legal descriptions on a single sheet. This format will be easier for staff to review given the number of parcels and legal descriptions encompassing the project area.
16. Provide a letter describing the project and how the granting criteria are met.
17. Reduce the font of the legal description to fit on two pages and reduce the plat of the map to fit on one 11x17. (The exhibit provided is not LAFCO friendly).
18. The Annexation boundary exhibits shall be revised to accurately depict the Riverside/Orange County boundary.
19. A General Plan Amendment application is required to amend the General Plan from Rural Mountainous (County) to Open Space – Recreational (City of Corona).
20. The Change of Zone application shall be amended to pre-zone the property to Agriculture/OS-O (Open Space-Overlay).
21. The Grant Deed and Legal don't seem to match the legal exhibit, verify and correct as applicable.
22. The Change of Zone Exhibit shall be prepared and depict only the areas which are being changed.
23. Provide a separate letter for each application describing the project and how the granting criteria for each are met.

#### **Fire Department:**

Prior to proceeding with annexation the applicant must demonstrate the project sites ability to meet the following requirements:

1. The applicant shall prepare a Fuel Modification plan. Consult with Fire Department to plan and implement the most effective method for the site.
2. Discussion on the annexation also centered on the city's inability to respond to wildland fire in the annexation area without the assistance from the Cal Fire. In order to feasibly provide wildland fire coverage in the annexation area the city will need to contract with Cal Fire to adequately serve this area in a fire related emergency. Discuss with the Fire Department how wildland fire service will be provide in this area.
3. Fire flow requirements will range from 1500 GPM to 3500 GPM depending on the use. Provide a detailed site plan and description of each building and respective use.
4. Radio coverage to enable public safety is deficient in this area. Therefore, the Fire Department is requiring a communication study for this site. Please arrange a separate meeting with the Fire Department to discuss the contents of the communication study.
5. A Place of Assembly permit is required and shall be obtained prior to commencement of operations or events.
6. Provide a detailed architectural site plan demonstrating how the following items are addressed.
  - a. Demonstrate the ability to maintain a minimum drive aisle width of 28 feet and having a minimum twenty-five (25) foot inside and fifty (50) foot outside turn radius.
  - b. Two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction. The two point of access shall be secured by a permanent easement for emergency ingress and egress prior to proceeding to Planning Commission.
  - c. Provide adequate turn-around space for access drive(s) meeting Fire Department standards/approval.
  - d. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.
  - e. Fire hydrants are to be spaced a maximum 250 feet apart.
  - f. Water is required within 150 feet of all portions of all structures.

**Public Works Department & Department of Water and Power:**

The following are the Public Works Department Land Development Section and Department of Water and Power Comments for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following comments shall be referred to the Land Development Section. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.

The following studies are warranted to further Analyze the potential annexation:

1. The applicant shall provide a soils report for the site which addresses slope stability and suitability for potential expansion to the septic system. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
2. The applicant shall prepare a fuel modification for review and approval by the Fire Department. Prior to scheduling the annexation for Planning Commission review and recommendation, findings of the study shall be provided for through the processing of technical plans and easements with the Public Works Department.
3. The applicant shall provide a traffic study addressing parking, trip distribution and site circulation. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
4. The applicant shall provide a detailed drainage study for the area proposed for annexation. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
5. The applicant shall provide an Environmental Phase I and Phase II. Prior to scheduling the annexation for Planning Commission review and recommendation, it shall be demonstrated that the findings and recommended actions to remove contamination resulting from previous use of the project site can be technically mitigated.
6. The applicant shall provide a service plan to the City of Corona demonstrating how the proposed annexation will be served potable water, reclaimed water and sanitary sewer flow.
7. The applicant shall prepare a water study demonstrating the provisions necessary to provide adequate fire flow to the project to the satisfaction of the Department of Water and Power and the Fire Department. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.

The following items shall be addressed prior to proceeding to clearing the project for Planning Commission.

1. The applicant shall demonstrate that the project is within the MWD service area. If the project is not within the MWD service area the applicant shall complete the MWD annexation process. A representative from MWD has identified several parcels that would need to be annexed to WMWD and MWD and of course the City of Corona. MWD's current per acre annexation charge is \$4,159.00 and it goes up each year effective January 1<sup>st</sup>.
  - 101-200-008 – 10.48 ac
  - 101-200-009 - .41 ac
  - 101-200-010 - .19 ac
  - 101-200-012 - .19 ac
  - 101-210-017 – 3.16 ac
  - 101-210-019 – 44.03 ac
  - 101-210-021 – 9.48 ac
2. The applicant shall annex project area into the City lighting maintenance district LMD 84-1 at the time of annexation into the City of Corona. Specific wording must be included in the LAFCO resolution to accommodate this action.
3. The applicant shall include wording in the LAFCO resolution to accommodate annexation of the project area into a City landscape maintenance district.
4. The applicant shall provide documentation reflecting rights to existing easements, or obtain easements for the existing paved access road.
5. The applicant shall provide an as-built grading plan for the site reflecting all drainage facilities, retaining walls and as-built private utilities.

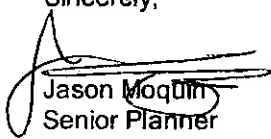
6. The applicant shall prepare a preliminary WQMP approved by the City or demonstrate that the site does not trigger the requirements to prepare one.
7. Be aware that the area at the tunnel by the freeway is not mapped but is likely within the 100 year flood plain. Any grading at the point would require a CLOMR study to map the flood plain.
8. The applicant shall acquire and construct, through off site easements, a 28' permanent (not emergency) paved secondary access with 8' graded shoulders.

The following items shall be addressed at the time of Building Permit Issuance in accordance with the Conditional Use permit.

1. Development Impact fees and TUMF will be applicable to all structures to be permitted in conformance with the respective fees. Applicable TUMF fees will be cleared through WRCOG for method of calculation.
2. The applicant shall initiate a separate annexation process to add the project area into a landscape maintenance district prior to approval of any map or building permit, whichever occurs first. All costs associated with the annexation shall be the responsibility of the applicant.
3. The applicant shall process the final WQMP to approval prior to approval of the grading plan.

If you have any questions regarding the pending items noted above or need assistance in arranging future meetings with staff, please contact me at (951) 736-2262.

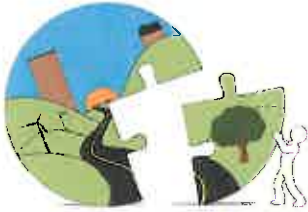
Sincerely,



Jason Moquin  
Senior Planner

CC: Cindi Schmitz, Fire Department  
Capt. Tom Weeks, Police Department  
Maria Perez, Public Works  
Tom Koper, Department of Water and Power

Ed Sloman, KWC Engineers, 1880 Compton Avenue, Corona, CA 92881  
Charles T. Schultz, 4333 Orange, Suite 18, Riverside, CA 92501



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

July 1, 2014

Star Ranch Management  
5165 Green River Road  
Corona CA 92880

KWC Engineers  
1880 Compton Avenue, Suite 100  
Corona CA 92881

RE: **Conditional Use Permit No. 3705**

Dear Applicant:


Thank you for submitting your application(s) and initial deposit with the County of Riverside Planning Department. My name is Paul Rull, and I have been assigned as the planner (project manager) to review your proposal. Based on the documents submitted with your application, your proposal is not ready to be transmitted to the Land Development Committee/Development Review Team (LDC/DRT) to review for the following reasons:

1. Provide a detailed project description identifying the scope and activities of the project. The description provided in the application is not adequate to determine what the project is. The project description will also help staff determine if the project is consistent with the existing Rural: Rural Mountainous land use designation.
2. The requested project description will also help clarify what application is needed in the Rural Residential zone. Based on the application description, the project is outlined as a recreational guest ranch/event venue. Guest ranch uses are permitted in the RR zone with a plot plan application. Provide an explanation as to why a conditional use permit (and not a plot plan) application has been submitted.

Please submit the requested items to my attention at 4080 Lemon Street, 12<sup>th</sup> Floor Riverside CA 92502, as soon as possible so your project can be scheduled for the next available LDC/DRT meeting. If you have any questions, please contact me at **(951) 955-0972** or via email at **prull@rctlma.org**.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Juan C. Perez, Interim Planning Director

  
\_\_\_\_\_  
Paul Rull, Project Manager

Revised: 07/01/14

Y:\Planning Case Files-Riverside office\CUP03705\Letters and Correspondence\Corrections\Initial Contact Letter-Not Ready for LDC-DRT.doc

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim Planning Director*

August 1, 2014

Star Ranch Management  
5165 Green River Road  
Corona CA 92880

KWC Engineers  
1880 Compton Avenue, Suite 100  
Corona CA 92881

RE: **Conditional Use Permit No. 3705**

Dear Applicant:

Thank you for submitting your project description and list of proposed uses associated with your Conditional Use Permit No. 3705 application. Staff has reviewed the list and has provided the following comments:

**Permitted Uses with a Plot Plan or Conditional Use Permit in R-R zone:**

1. Guest Ranch.
  - a. Overnight Ranch House Stays
2. Skeet/Trap Shooting Range.
3. Vineyard.
4. Film Location (permitted with a Conditional Use Permit or Plot Plan with the caveat that additional filming permits will be required by the Economic Development Agency).
5. Equestrian Facility (commercial stables).
  - a. Private, guided trail rides (no food service)
  - b. Riding lessons
  - c. Horse boarding
  - d. Trading or selling horses
6. On-site Security (permitted as an incidental use to the main commercial operation).

**Unpermitted Uses in R-R zone:**

7. Guest Ranch.
  - a. Tent/Outdoor Camping
  - b. R.V. Camping
  - c. Cabins.
8. Special Occasions.
  - a. Weddings
  - b. Quinceanera
  - c. Birthday Parties
  - d. Anniversary Parties
  - e. Bridal Shower
  - f. Memorial Service
  - g. Baptism
  - h. Bar Mitzvah
  - i. School Dances
  - j. Fundraisers
9. Corporate Events.

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

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

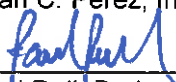
- a. Team Building Activities and Games
- b. Annual Company Events
- 10. Retail.
  - a. Gift Shop with sundries and packaged snacks
  - b. Clothing
- 11. Food and Beverage Sales.
  - a. Catering for on-site Special Occasion and Corporate Events
  - b. Liquor Sales
  - c. Wine Tasting
  - d. Concession stand
- 12. Outdoor Concerts and Festivals.
- 13. Youth Camp/School Outings.
  - a. Organized youth group overnight camp facility
  - b. Public, private and home-school field trips
- 14. Jeep Tours.
- 15. Nature Hikes.
- 16. Spa Treatments.

Please note that although some of these uses are permitted with a use permit, they may require the necessary facilities and infrastructure that may or may not be located onsite. Any use beyond a single family home and/or crop, orchard farming, non-commercial animal keeping, would require secondary access to be able to qualify for a plot plan or conditional use permit, and based upon the project materials, no secondary access exists (item #12 of application checklist). Also, please note that some of the proposed uses are not permitted within the Rural Residential zone and Rural: Rural Mountainous land use designation, and that the applicant will need to amend their project description to remove these uses, otherwise the project would be deemed incomplete and would have to be brought forward for hearing. Alternatively, the applicant may choose to withdraw their Conditional Use Permit No. 3705 application.

If you have any questions, please contact me at **(951) 955-0972** or via email at **prull@rctlma.org**.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Juan C. Perez, Interim Planning Director

  
\_\_\_\_\_  
Paul Rull, Project Manager

Revised: 07/31/14

Y:\Planning Case Files-Riverside office\CUP03705\Letters and Correspondence\Corrections\prohibited uses 8-1-14.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CC000573

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: CP03705                      DATE SUBMITTED: 6-27-14

### APPLICATION INFORMATION

Applicant's Name: StaRRanch Management                      E-Mail: bobzemel@aol.com

Mailing Address: 5165 Green River Road

Corona                      Street                      92880  
City                      State                      ZIP

Daytime Phone No: (951) 737-0347                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: KWC Engineers (Mike Taing)                      E-Mail: mike.taing@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona                      Street                      92881  
City                      State                      ZIP

Daytime Phone No: (951) 734-2130 ext. 235                      Fax No: (951) 734-9139

Property Owner's Name: StaRRanch Management                      E-Mail: bobzemel@aol.com

Mailing Address: 5165 Green River Road

Corona                      Street                      92880  
City                      State                      ZIP

Daytime Phone No: (951) 737-0347                      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"



**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**Bob Zemel**



PRINTED NAME OF APPLICANT

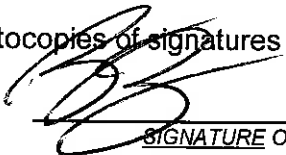
SIGNATURE OF APPLICANT

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

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

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

**Bob Zemel**



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 101-200-004, 005, 006, 007, 008, 009, 010 & 012 and 101-210-011, 014, 017, 019 & 021

Section: 36 Township: 3S Range: 8W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 120.46

General location (nearby or cross streets): North of \_\_\_\_\_, South of  
91 Freeway & Green River Road, East of \_\_\_\_\_, West of Dominguez Ranch Road

Thomas Brothers map, edition year, page number, and coordinates: Page 742, Grids A6, A7, B6 & B7

Project Description: (describe the proposed project in detail)  
**Recreational Guest Ranch/Event Venue**

Related cases filed in conjunction with this application:

**none**

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 3,000 ft.

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 6,000 ft.

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: none

# NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3705 – CEQA Exempt** – Applicant: Star Ranch Management – Representative: KWC Engineering – Second/Second Supervisorial District - Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road – Zoning: Rural Residential - **REQUEST:** To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq. ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq. ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: JANUARY 21, 2015  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Paul Rull, Project Planner at 951-955-0972 or e-mail [prull@rctlma.org](mailto:prull@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on NOVEMBER 4,  
2014            the attached property owners list was prepared by PLANNING  
DEPARTMENT, APN(s) or case numbers CUP03705 for  
Company or Individual's Name PLANNING DEPARTMENT  
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.

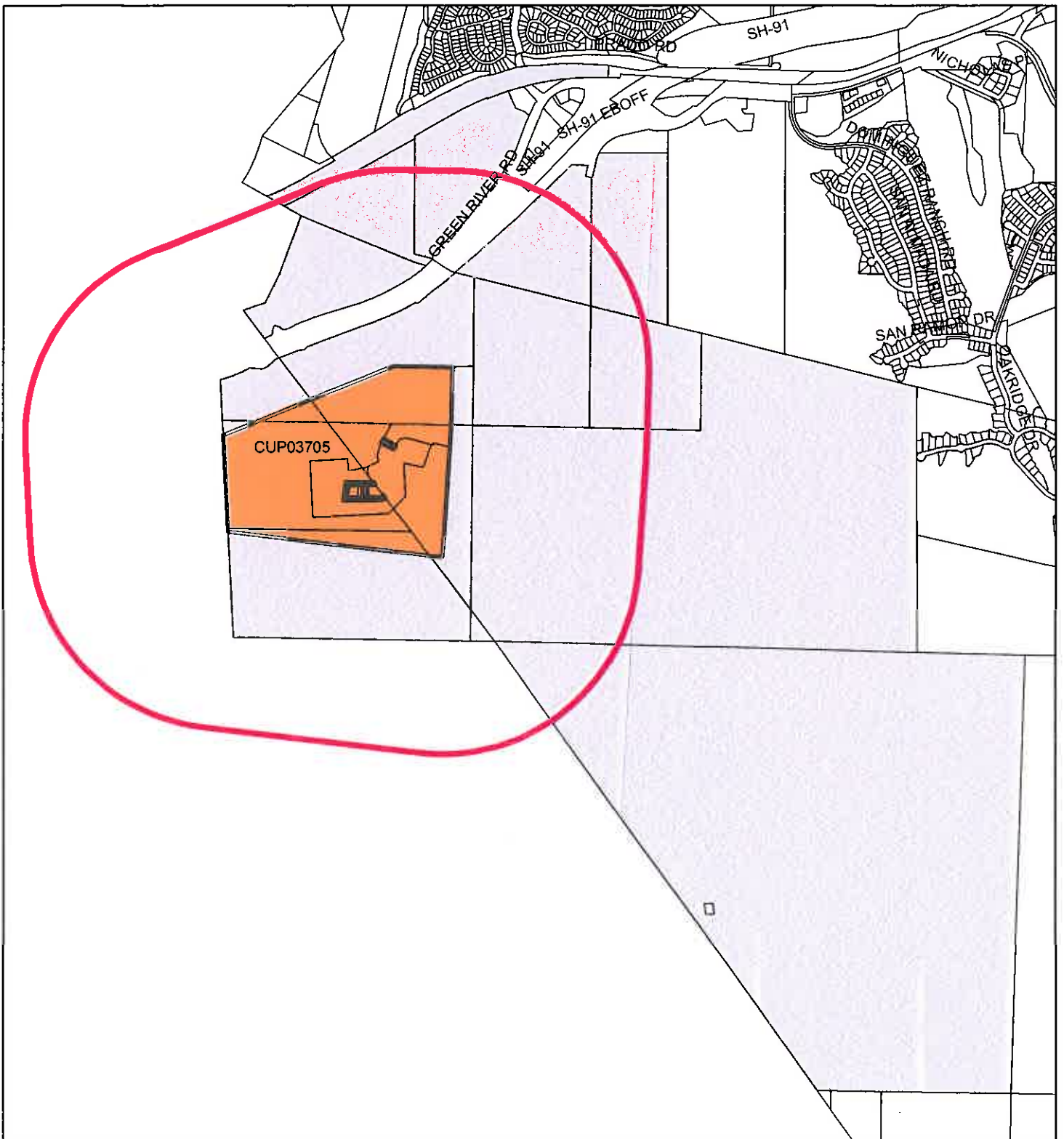
NAME: PAUL RULL

TITLE: PROJECT MANANGER

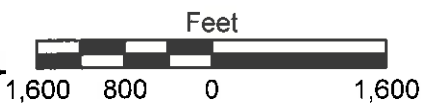
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

# CUP03705 (2,400 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by pull on 11/6/2014

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.

Star Ranch Management  
5165 Green River Road  
Corona CA 92880

KWC Engineers  
1880 Compton Ave, Ste 100  
Corona CA 92881

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Corona CA 92880

KWC Engineers  
1880 Compton Ave, Ste 100  
Corona CA 92881

AT & SF RR  
ATTN ROADMASTER  
740 E CARNEGIE DR  
SAN BERNARDINO, CA. 92408

JANET FRIEDRICH  
3009 HARDING WY  
COSTA MESA, CA. 92626

GREEN RIVER CANYONS  
36 STILLFOREST  
HOUSTON, TX. 77024

HOMETOWN GREEN RIVER VILLAGE  
C/O REAL ESATE NOTICES  
150 N WACKER DR STE 2800  
CHICAGO, IL. 60606

JAMES H KROLL  
C/O JERRY FLOYD  
4875 MARBLEHEAD BAY DR  
OCEANSIDE, CA. 92057

CONNIE NELSON  
P O BOX 27  
SILVERADO, CA. 92676

ORANGE COUNTY FLOOD CONT DIST  
C/O MERRIE WEINSTOCK  
300 N FLOWER ST 7TH FL  
SANTA ANA, CA. 92703

STARRANCH MANAGEMENT  
C/O JIM BROWN  
5165 GREEN RIVER RD  
CORONA, CA. 92880

City of Corona Planning Dept.  
Attn: Planning Director  
400 S. Vicentia Ave  
Corona CA 92882

Riverside County Waste Department  
14310 Frederick Street  
Moreno Valley CA 92553

Orange County Planning Dept.  
Attn: Planning Director  
300 N. Flower Street  
Santa Ana CA 92703-5000

2nd District Planning Commissioner  
Attn:  
Mail Stop: 1070

2nd District Supervisor Office  
Attn: John Fields  
Mail Stop: 1002

Corona-Norco Unified School District  
2820 Clark Ave  
Norco CA 91760

Dept. Alcoholic Beverage Control  
3737 Main Street, Suite 500  
Riverside CA 92501-3348





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  77588 El Duna Ct, Ste H  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92211  
 County of Riverside County Clerk Riverside, CA 92502-1409

**Project Title/Case No.:** Conditional Use Permit No. 3705

**Project Location:** In the unincorporated area of Riverside County, more specifically located northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road

**Project Description:** To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres.

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

**Project Applicant & Address:** Star Ranch Management, 5165 Green River Road, Corona CA 92880

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (\_\_\_\_\_)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (15270)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:** Riverside County Planning Department, the Lead Agency, is rejecting the project and recommending denial due to unresolvable physical site constraints that cannot be resolved and proposed land uses that are not consistent with the property's zoning classification and General Plan land use designation. CEQA does not apply to projects that are disapproved.

Paul Rull 951-955-0972  
*County Contact Person* *Phone Number*

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

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

Revised: 12/09/2014: Y:\Planning Case Files-Riverside office\CUP03705\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42707 ZCFG No. 6092 - County Clerk Posting Fee \$50.00  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1406757

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: STARRANCH MANAGEMENT \$50.00  
paid by: CK 1774  
EA42707  
paid towards: CFG06092 CALIF FISH & GAME: DOC FEE  
at parcel: 5165 GREEN RIVER DR COR  
appl type: CFG3

By \_\_\_\_\_ Jun 27, 2014 11:14  
BNTHOMAR posting date Jun 27, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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

Agenda Item No.: 4.2  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Mark Corcoran  
Planning Commission: January 21, 2015

CONDITIONAL USE PERMIT NO. 3700  
ENVIRONMENTAL ASSESSMENT NO. 42659  
Applicant: Gregory Hann  
Engineer/Representative: Gregory Hann

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CONDITIONAL USE PERMIT NO. 3700** proposes to permit and construct a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail building with an attached drive-through, 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

The proposed project is located westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use(Ex. #5): Community Development: Commercial Retail (CD: CR)
2. Surrounding General Plan Land Use(Ex. #5): Community Development: Commercial Retail (CD: CR) to the north, Community Development: Commercial Retail and Community Development: Business Park (CD: BP) to the east, Community Development: Business Park (CD: BP) to the south, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park (CD: BP) to the west.
3. Current Property Zoning(Ex. #2): Scenic Highway Commercial (C-P-S) and the Dutch Village Specific Plan (SP 106)
4. Surrounding Zoning(Ex. #2): Scenic Highway Commercial (C-P-S) to the north and east, and Industrial Park to the west and south. Property to the north, east, and west is within the Dutch Village Specific Plan (SP 106)
5. Existing Land Use(Ex. #1): Vacant
6. Surrounding Land Use(Ex. #1): Land to the east and south of the proposed project site is currently vacant while the land to the north is used for commercial purposes, and the land to the

ms

south is used for industrial purposes.

7. Project Data: Total Acreage: 1.5
8. Environmental Concerns: See attached Environmental Assessment No. 42659

**RECOMMENDATIONS:**

**ADOPT A MITIGATED NEGATIVE DECLARATION** for ENVIRONMENTAL ASSESSMENT No, 42659 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,

**APPROVE CONDITIONAL USE PERMIT NO. 3700** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The proposed project site is designated Community Development: Commercial Retail (CD: CR) by the Riverside County General Plan and it is located within the Southwest Area Plan and the Highway 79 Policy Area.
2. The proposed use is consistent with Southwest Area Plan and the Highway 79 Policy Area.
3. Existing land uses surrounding the proposed project site include: Community Development: Commercial Retail (CD: CR) to the north, Community Development: Commercial Retail and Community Development: Business Park (CD: BP) to the east, Community Development: Business Park (CD: BP) to the south, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park (CD: BP) to the west.
4. The proposed use is consistent within the Community Development: Commercial Retail (CD: CR) land use designation and all other aspects of the General Plan.
5. The zoning of the proposed project site is Scenic Highway Commercial (C-P-S) and it is within the Dutch Village Specific Plan (SP 106).
6. Zoning for land surrounding the proposed project site includes: Scenic Highway Commercial (C-P-S) to the north and east, and Industrial Park to the west and south. In addition, property to the north, east, and west is within the Dutch Village Specific Plan (SP 106).
7. The proposed use is a conditionally permitted use within the Scenic Highway Commercial zone (C-P-S) per section 19.50 of Riverside County Ordinance No. 348 and it is consistent with the Dutch Village Specific Plan (SP 106).
8. The proposed use is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone and those included in the Dutch Village Specific Plan (SP 106).

9. Land to the east and south of the proposed project site is currently vacant while the land to the north is used for commercial purposes, and the land to the south is used for industrial purposes.
10. The proposed project is located within Criteria Cells 5778 and 5677 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. However, previous Habitat Assessments & Negotiation Strategies (HANS) that have been performed for the site and no conservation is required.
11. This project is located within the Sphere of Influence of the City of Temecula.
12. The City of Temecula commented on the signage of the proposed project on February 26, 2014 and the sign design of the proposed project was revised in response to the comment.
13. The proposed project site is not located within a fire responsibility area and it is not within a High Fire Hazard Area.
14. Fire protection and suppression services will be available for the project site through the Riverside County Fire Department.
15. 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, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. The proposed project site is within Compatibility Zone B1 of the French Valley Airport Influence Area.
17. The proposed project was reviewed by the Riverside County Airport Land Use Commission (ALUC) during a public hearing on July 12, 2014 and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011.
18. Environmental Assessment No. 42657 identified the following impacts that will be less than significant following mitigation:
  - a) Biological Resources
  - b) Noise

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, Highway 78 General Plan Policy Area, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348, and with the Dutch Village Specific Plan (SP 106).
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

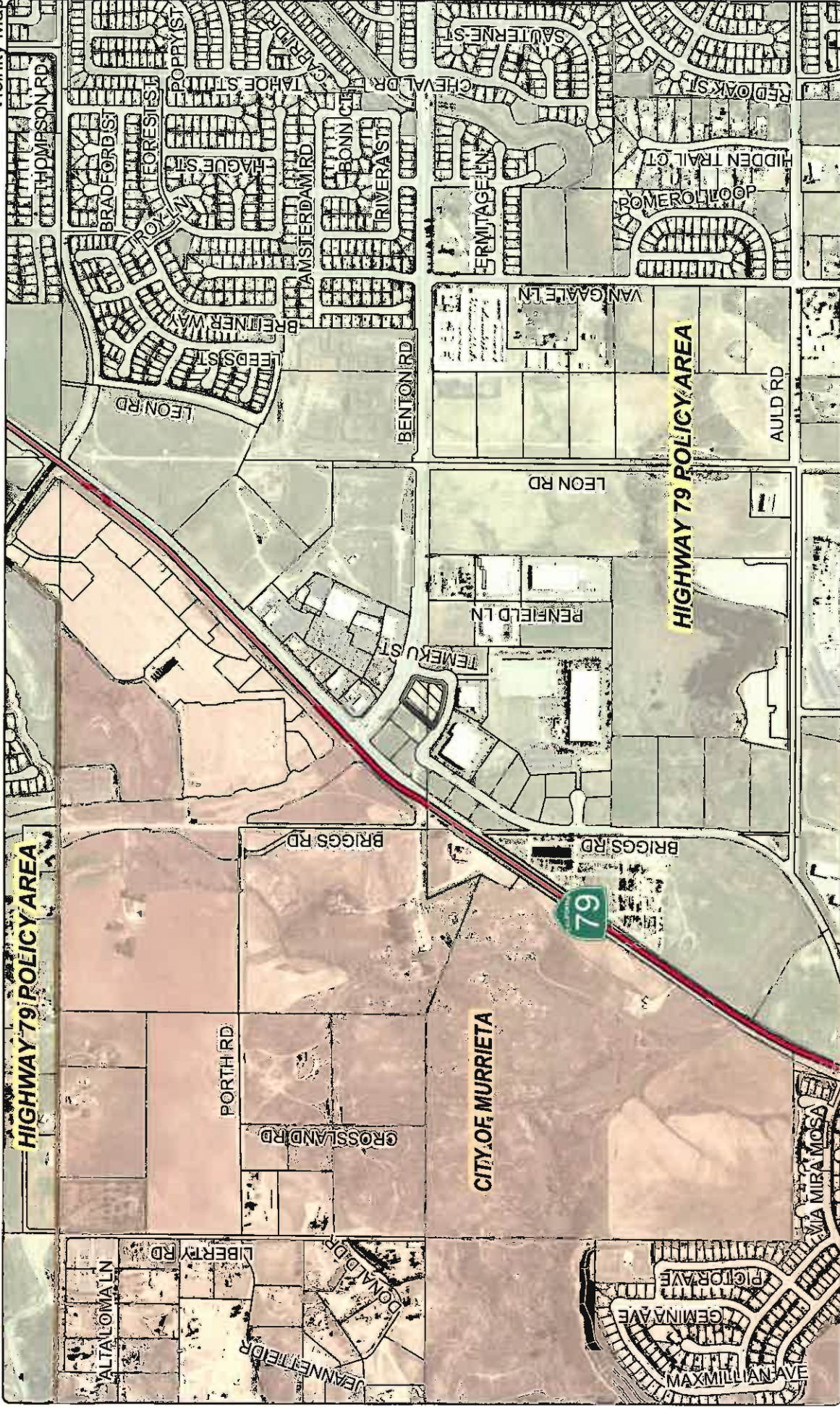
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A potential area for liquefaction; or
  - b. A 100-year flood plain, area drainage plan, or dam inundation area.
3. The project site is located within:
  - a. The sphere of influence of the City of Temecula;
  - b. The Highway 79 General Plan Policy Area;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. The Valley Wide Recreation and Park District;
  - e. County Service Area 152; and
  - f. Zone B1 of the French Valley Airport Compatibility Zone.
4. The subject site is currently designated as Assessor's Parcel Numbers 963-060-073 and 963-060-075.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03700**  
**VICINITY/POLICY AREAS**

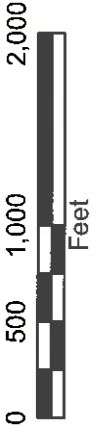
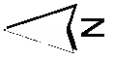
Supervisor Stone  
District 3

Date Drawn: 12/11/2014  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



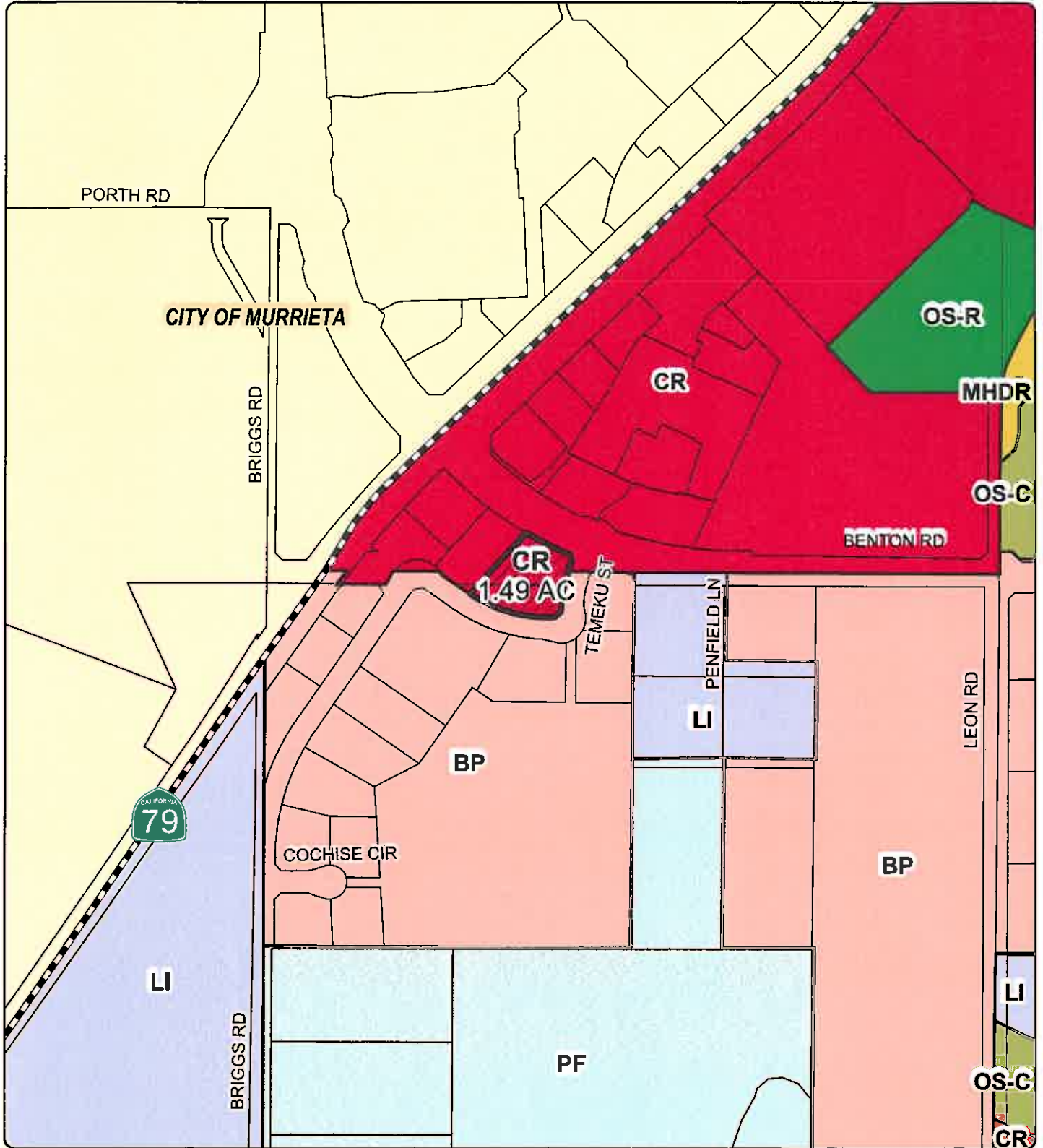
DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan, and the new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 952-1234 or visit our website at <http://www.riversideca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03700

Supervisor Stone  
District: 3

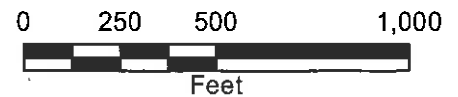
EXISTING GENERAL PLAN

Date Drawn: 12/11/2014  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



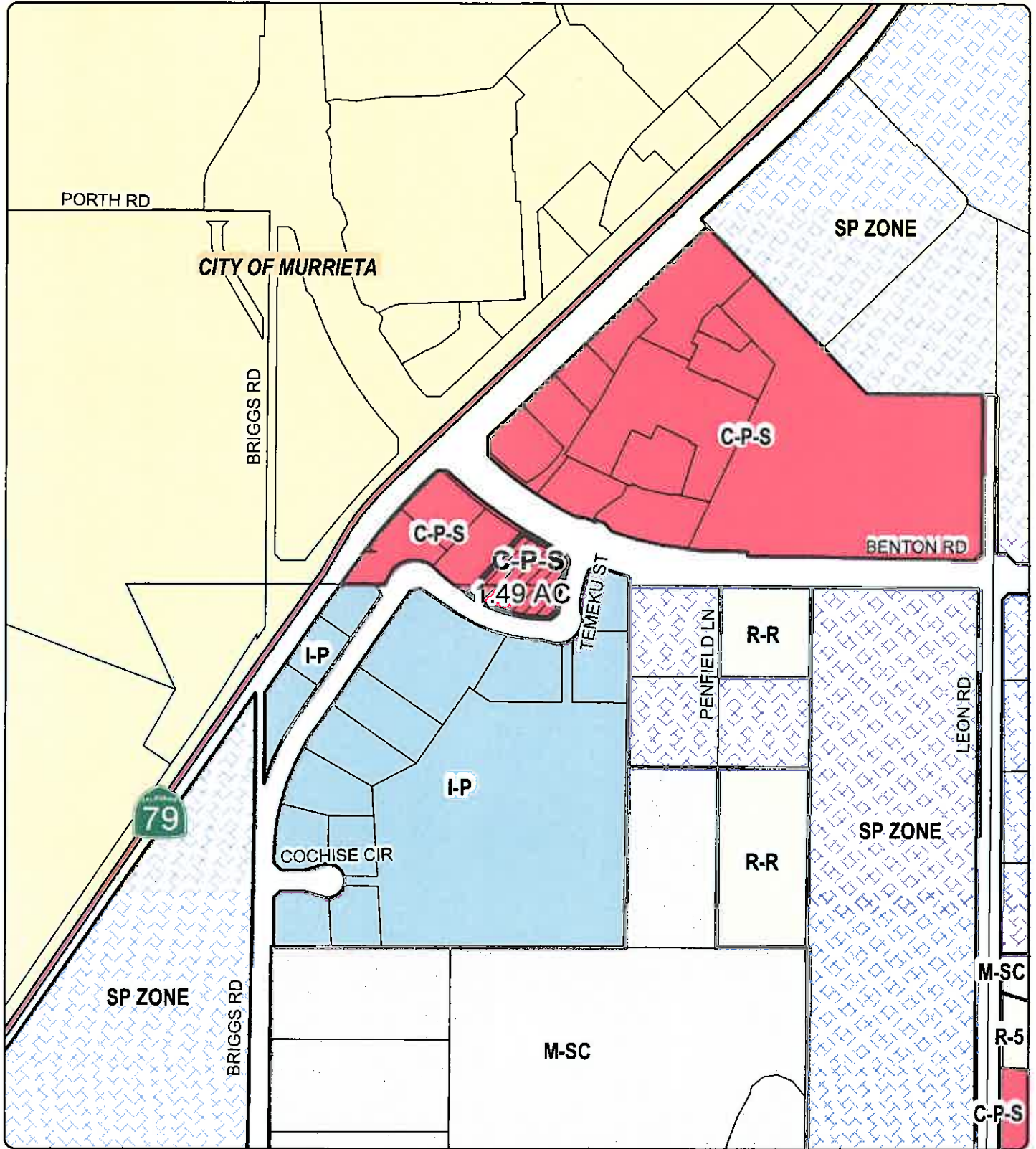
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03700

EXISTING ZONING

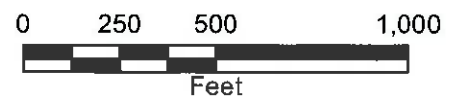
Supervisor Stone  
District 3

Date Drawn: 12/11/2014  
Exhibit 2



Zoning Area: Rancho California

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03700

LAND USE

Supervisor Stone  
District 3

Date Drawn: 12/11/2014

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



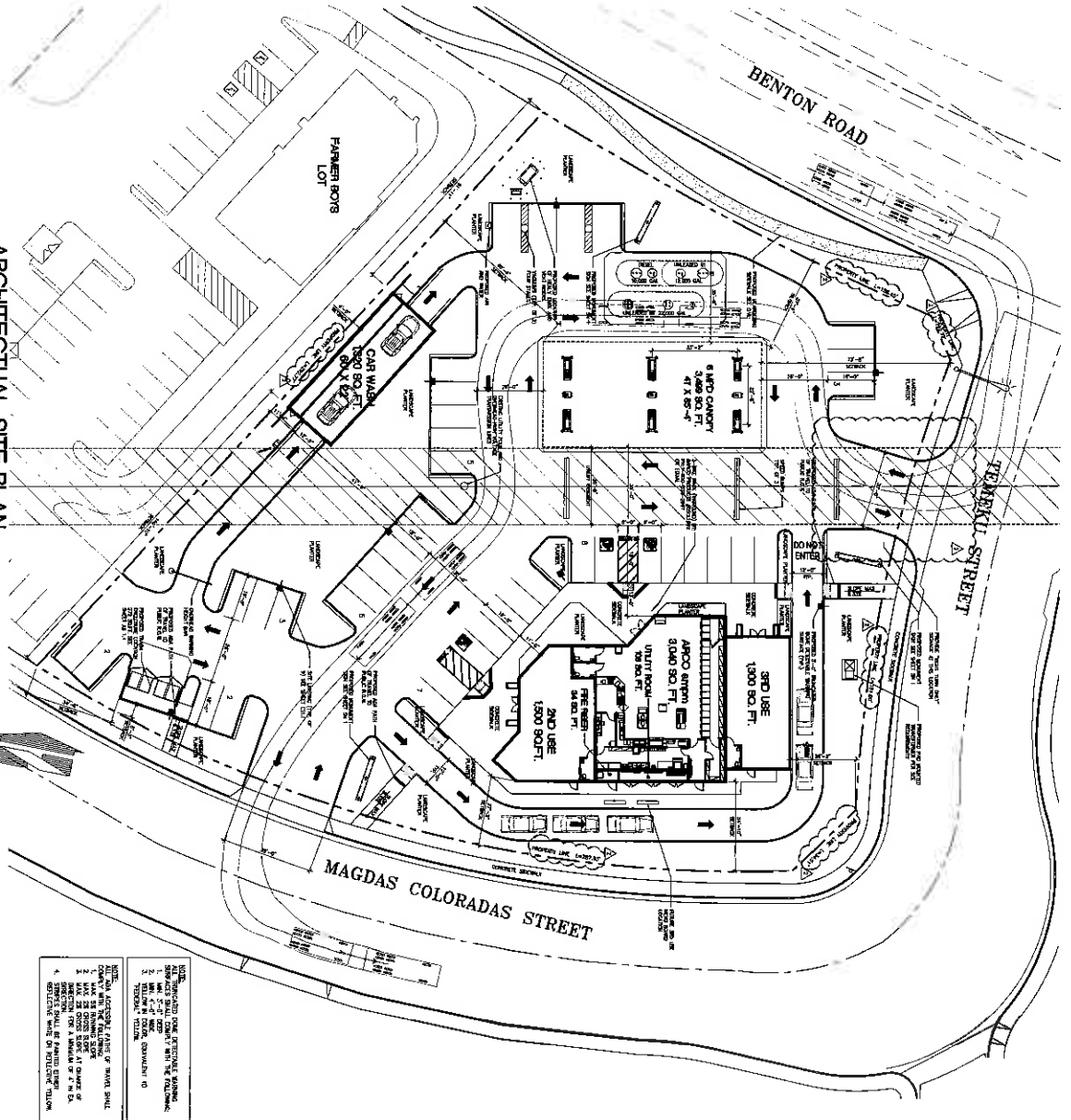
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.cohma.org>

CASE: CUP03700  
 EXHIBIT: A revision 2  
 DATE: 9-2014  
 PLANNER: M. Corcoran



**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"



NOTE: ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

1. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

**SITE DATA**

ADDRESS: 36520 TEMEKU STREET  
 FRENCH VALLEY, CA 92586

**PARCEL DATA:**  
 5-02021-1432-1-1  
 30 ACRES  
 05-01-2005

**OWNER:**  
 BANC OF CALIFORNIA  
 1300 MAIN STREET  
 BOSTON, CA 92604

**APPLICANT:**  
 AMCO  
 12345 MAIN STREET  
 BOSTON, CA 92604

**PROJECT:**  
 1. 2ND FLOOR  
 2. 3RD FLOOR  
 3. 4TH FLOOR

**MCNITY MAP**

**ZONING:** R-1  
**PERMITS:** CEILING, ELEVATION, EXTERIOR, INTERIOR, MECHANICAL, PLUMBING, ELECTRICAL, FIRE, LANDSCAPE, SIGNAGE, TRAFFIC, AND OTHER AS APPLICABLE.

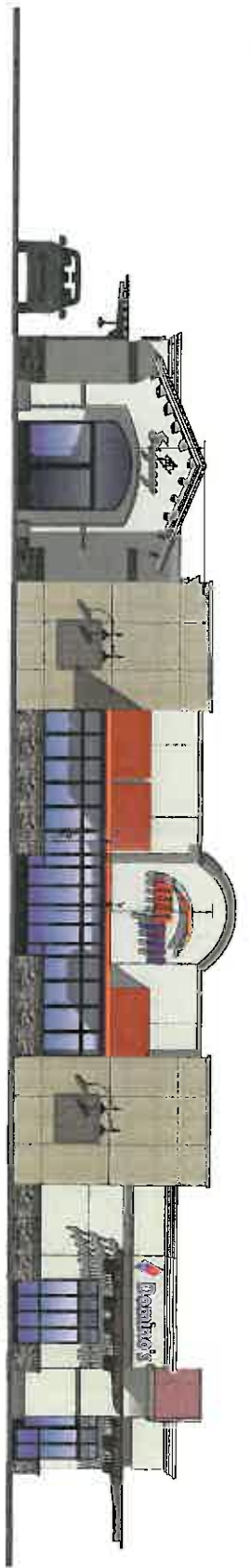


**AS 1**

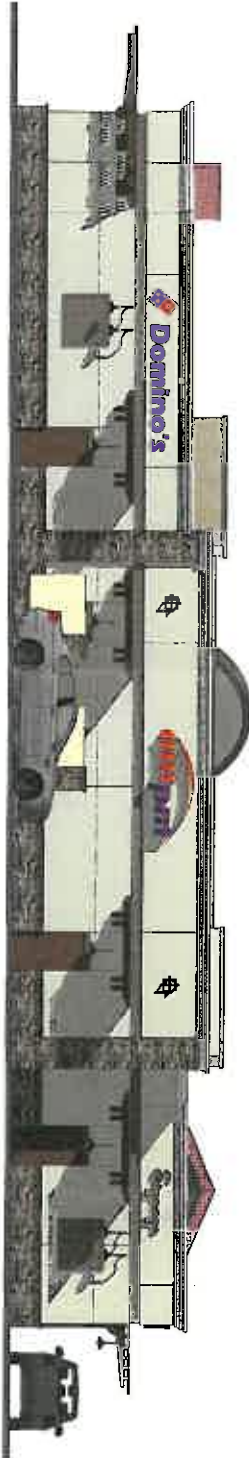
ARCHITECTURAL  
 DESIGN

**ARCO AMPM FAC# 42913**  
 36520 TEMEKU STREET  
 FRENCH VALLEY, CA 92586

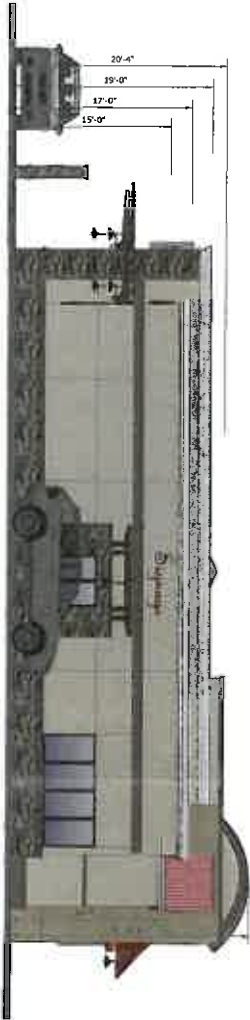
**EMPIRE DESIGN GROUP**



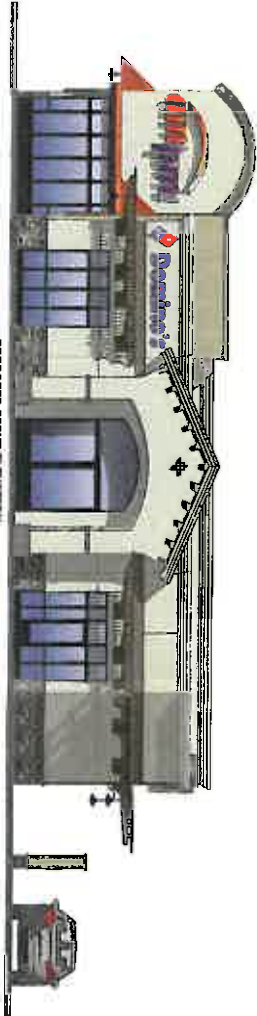
PROPOSED FRONT ELEVATION  
SCALE: 3/16"=1'-0"



PROPOSED BACK ELEVATION  
SCALE: 3/16"=1'-0"



PROPOSED LEFT ELEVATION  
SCALE: 3/16"=1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 3/16"=1'-0"

CASE: CUP03700  
EXHIBIT: B rev. 2 p. 1-3  
DATE: 9-2014  
PLANNER: M. Corcoran



**EMPIRE DESIGN GROUP, Inc.**  
1700 BROADWAY, SUITE 200  
FRENCH VALLEY, CA 92706  
(951) 351-8800  
www.empiredesigngroup.com



ARCO ampm Facility #TBD  
SCE BENTON ROAD/HWY 79  
(WINCHESTER RD.)  
FRENCH VALLEY, CA

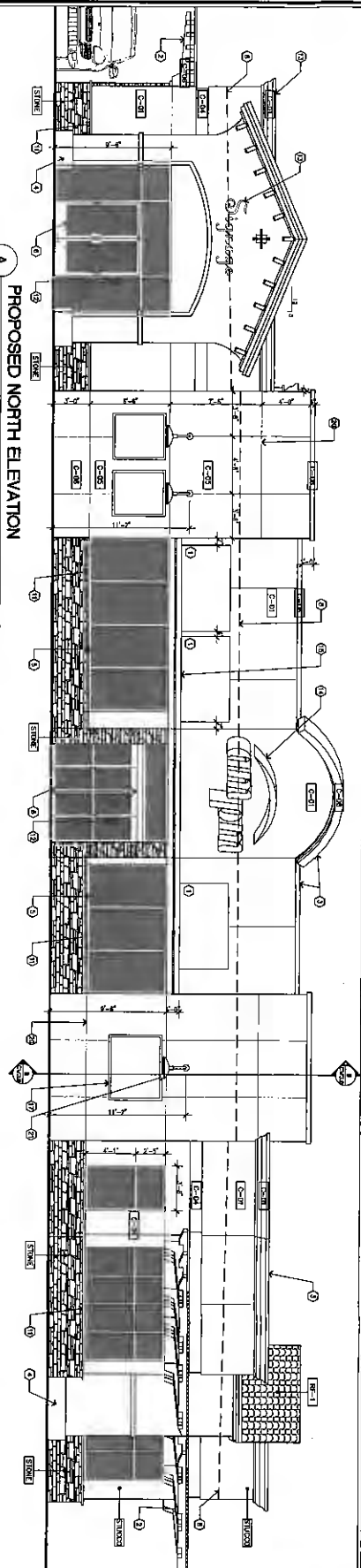
CONTRACT NO. 14-1100-001  
PROJECT NO. 14-1100-001  
DATE: 9-2014  
SCALE: 3/16"=1'-0"

DESIGNED BY: M. Corcoran  
CHECKED BY: M. Corcoran  
DATE: 9-2014

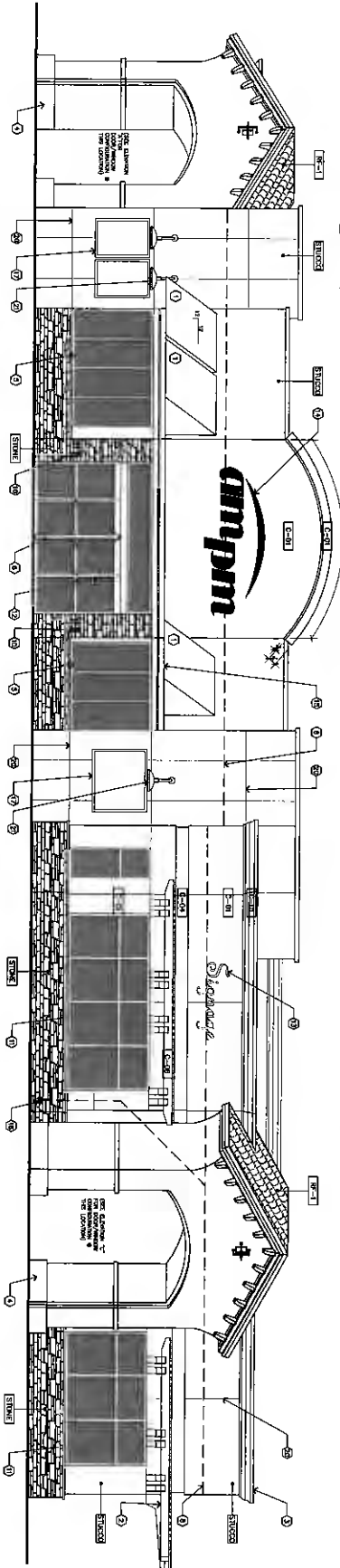
PROJECT LOCATION: 1700 BROADWAY, SUITE 200, FRENCH VALLEY, CA 92706

PROJECT NO.: 14-1100-001

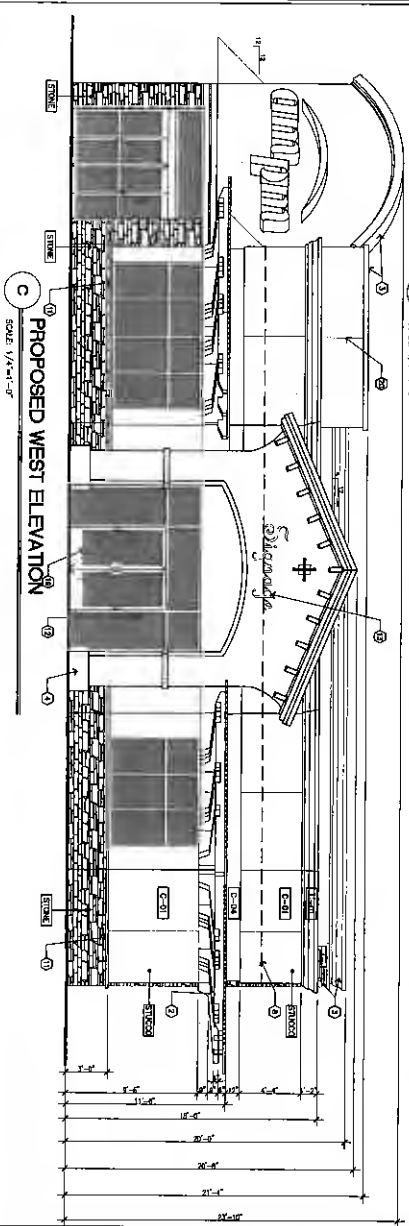
A 2.0



**A**  
PROPOSED NORTH ELEVATION  
SCALE 1/4"=1'-0"



**B**  
PROPOSED NORTH WEST ELEVATION  
SCALE 1/4"=1'-0"



**C**  
PROPOSED WEST ELEVATION  
SCALE 1/4"=1'-0"

**KEYED NOTES:**

- 1) PROPOSED/EXISTING LANDING ABOVE SHEET A 2.4
- 2) COLOR SUBMITTALS QUANTITIES 14000-0000 SHEET A 1.3 AND STRUCTURAL (75) SHEET A 1.3
- 3) FLOOR FINISHES CONCRETE WITH 22 GAUGE FLASHING ABOVE
- 4) SMOOTH FINISHED CONCRETE BASE
- 5) ALUMINUM STOREFRONT WINDOW SEE SHEET A 2.3
- 6) 1/2\"/>

**EXTERIOR FINISHES:**

- E-301 EXTERIOR WALLS - 1/2\"/>

**EXTERIOR PAINTS:**

- E-301 COLOR: SPARKS - 541103
- E-302 COLOR: GEMINI DARK RIBS
- E-303 COLOR: GEMINI LIGHT RIBS
- E-304 COLOR: GEMINI VALLEY
- E-305 COLOR: GEMINI COME
- E-306 COLOR: GEMINI DARK COME
- E-307 COLOR: GEMINI DARK COME
- E-308 COLOR: GEMINI DARK COME
- E-309 COLOR: GEMINI DARK COME
- E-310 COLOR: GEMINI DARK COME
- E-311 COLOR: GEMINI DARK COME
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- E-350 COLOR: GEMINI DARK COME

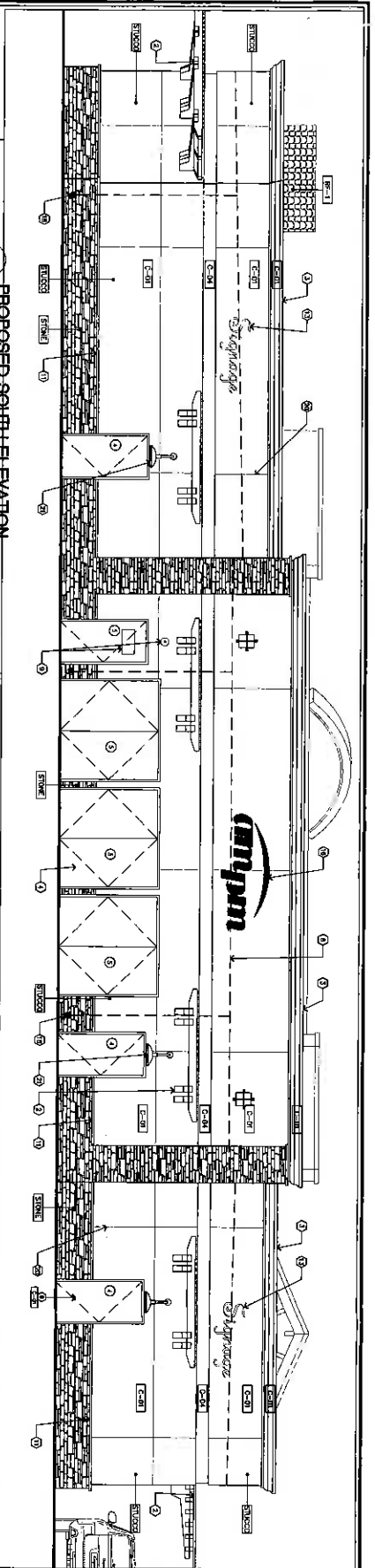
**A 2.0**

ARCO AMPM FAC# 42913  
36520 TEMEKU STREET  
FRENCH VALLEY, CA 92586

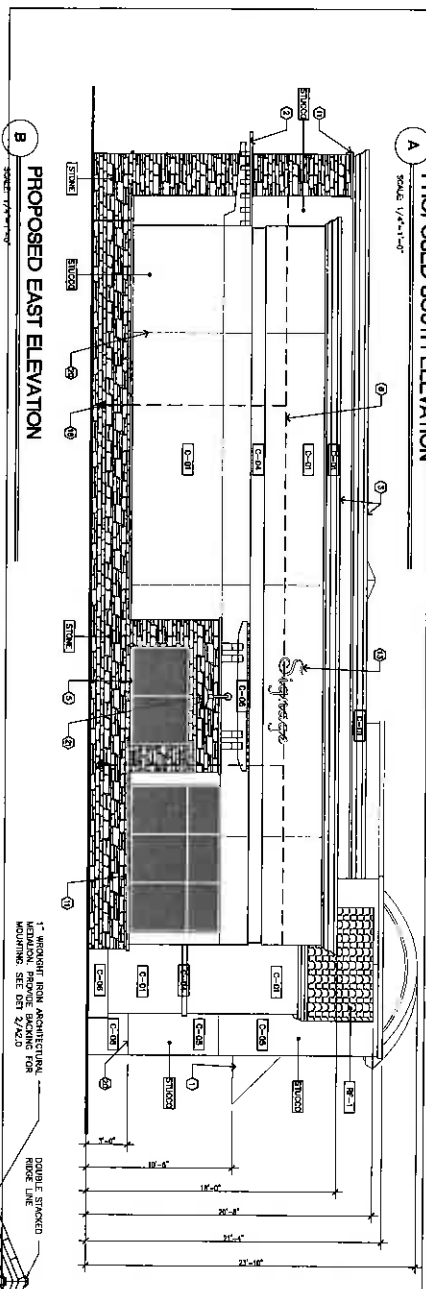


EMPIRE DESIGN GROUP  
11111 FORTY FIFTH AVENUE  
DENVER, CO 80231  
TEL: 303.733.1111  
WWW.EMPDESIGN.COM

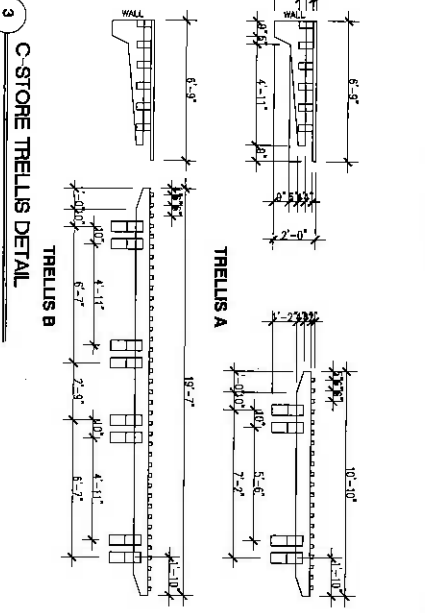




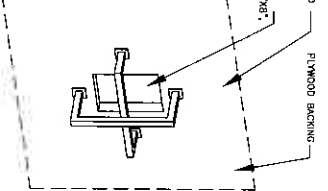
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



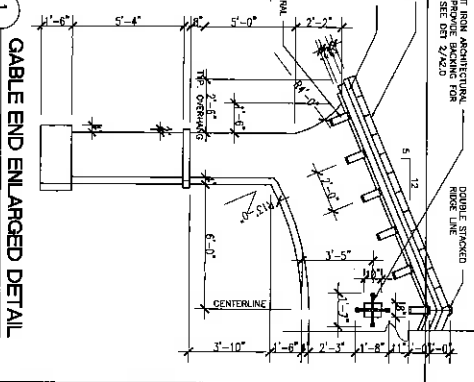
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**C-STORE TRELLIS DETAIL**  
SCALE: 3/8" = 1'-0"



**MEDALLION**  
SCALE: N.T.S.



**GABLE END ENLARGED DETAIL**  
SCALE: 3/8" = 1'-0"

**KEYED NOTES:**

- 1. PROPOSED TRUSS RAYING SEE A.3.3
- 2. PROPOSED TRUSS BRACING SEE A.3.3
- 3. OVERLAP RELATED DOUBLE END BRASS TRELLIS SEE A.3.3 AND SIGNAGE (TYP)
- 4. ELECTRICAL ROOM SEE SIGNAGE
- 5. ELECTRICAL ROOM SEE SIGNAGE
- 6. ALUMINUM STRUCTURE WINDOW SEE SHEET A.3.3
- 7. SIGNAGE SEE SHEET A.3.3
- 8. SIGNAGE SEE SHEET A.3.3
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- 28. SIGNAGE SEE SHEET A.3.3
- 29. SIGNAGE SEE SHEET A.3.3
- 30. SIGNAGE SEE SHEET A.3.3

**EXTERIOR FINISHES:**

- 1. SPEC. FINISHES PER ARCHITECTURAL DRAWING
- 2. SPEC. FINISHES PER ARCHITECTURAL DRAWING
- 3. SPEC. FINISHES PER ARCHITECTURAL DRAWING
- 4. SPEC. FINISHES PER ARCHITECTURAL DRAWING
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- 29. SPEC. FINISHES PER ARCHITECTURAL DRAWING
- 30. SPEC. FINISHES PER ARCHITECTURAL DRAWING

**EXTERIOR PAINTS:**

- 1. COLOR PER ARCH. DRAWING
- 2. COLOR PER ARCH. DRAWING
- 3. COLOR PER ARCH. DRAWING
- 4. COLOR PER ARCH. DRAWING
- 5. COLOR PER ARCH. DRAWING
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- 29. COLOR PER ARCH. DRAWING
- 30. COLOR PER ARCH. DRAWING

**EMPIRE DESIGN GROUP, INC.**  
 2341 FRENCH VALLEY BLVD., SUITE 100  
 FRENCH VALLEY, CA 92536  
 (951) 372-1111  
 www.empiredesigngroup.com

**ARCO**

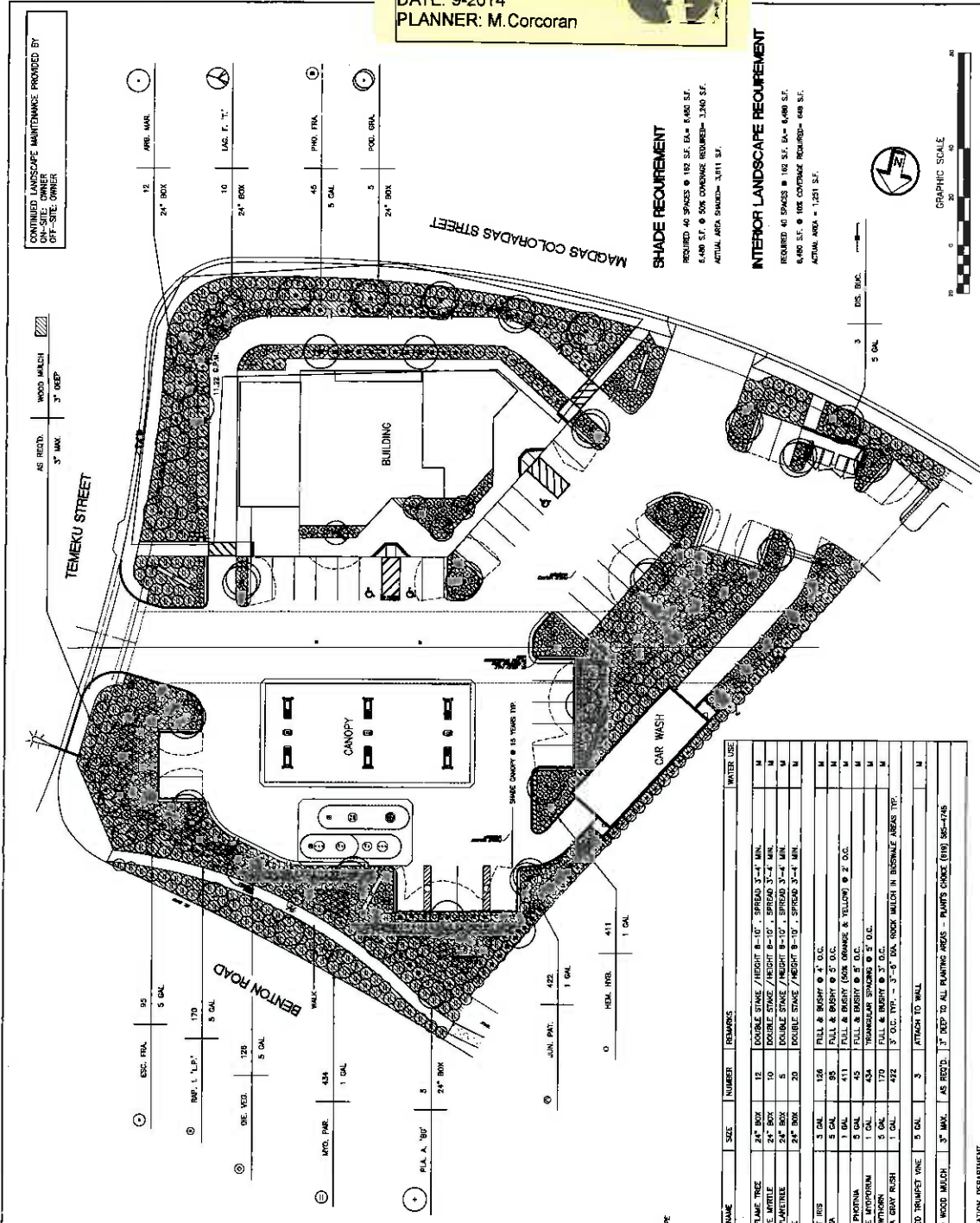
**ARCO AMPM FAC# 42913**  
 36520 TEMEKU STREET  
 FRENCH VALLEY, CA 92586

**ARCHITECT OF RECORD**  
 EMPIRE DESIGN GROUP, INC.  
 2341 FRENCH VALLEY BLVD., SUITE 100  
 FRENCH VALLEY, CA 92536  
 (951) 372-1111  
 www.empiredesigngroup.com

**DATE:** 12/15/17  
**SCALE:** AS SHOWN  
**PROJECT:** ARCO AMPM FAC# 42913  
**LOCATION:** 36520 TEMEKU STREET, FRENCH VALLEY, CA 92586  
**DRAWN BY:** J. HARRIS  
**CHECKED BY:** J. HARRIS  
**DATE:** 12/15/17

**A.2.1**





**SHADE REQUIREMENT**  
 REQUIRED 40 SPACES @ 182 SF EA = 6,400 SF.  
 6,400 SF @ 50% COVERAGE REQUIRED= 3,200 SF.  
 ACTUAL AREA SHADDED= 3,111 SF.

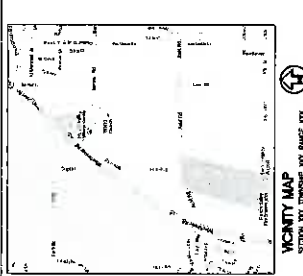
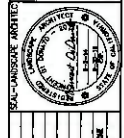
**INTERIOR LANDSCAPE REQUIREMENT**  
 REQUIRED 40 SPACES @ 182 SF EA = 6,400 SF.  
 6,400 SF @ 10% COVERAGE REQUIRED= 640 SF.  
 ACTUAL AREA = 1,281 SF.

1 INCH = 20 FT.  
 GRAPHIC SCALE

CITY OF RIVERSIDE  
 COUNTY OF RIVERSIDE  
 COUNTY CLERK  
 WINDHAM & BENTON ROAD  
 PLANTATION PLAN

PREPARED BY:  
**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 4100 E. UNIVERSITY DRIVE SUITE 200  
 TEMECULA, CA 92590 (951) 248-0660 FAX 248-9643

DATE: 8/2/14  
 CERT NO. 2017, EXP 09/2015



- PLANTING NOTES**
- CONTRACTOR SHALL VERIFY THAT STAFF PRESENTED AT THE SITE ARE LICENSED AND PROVIDE A RECOMMENDATION ONLY ON HIGH-SERVED AREAS.
  - ALL PLANTING SHALL BE DONE TO THE COUNTY OF RIVERSIDE SPECIFICATIONS AND STANDARDS.
  - SEE DETAIL FOR HANDMADE ARTWORKS. CONTRACTOR SHALL PROVIDE A PROFESSIONAL SEAL AND SIGNATURE AND A RECOMMENDATION ONLY ON HIGH-SERVED AREAS.
  - CONTRACTOR SHALL VERIFY THE PRELIMINARY INSTALLATION APPROVALS ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION APPROVAL.
  - THE CONTRACTOR SHALL VERIFY ALL WEEDS, ROCKS, STONES AND OTHER ITEMS ARE REMOVED FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
  - ALL PLANT MATERIALS SHALL BE HANDED ON STAGED SO THAT THEY ARE PROTECTED FROM DRYING OUT FROM THE CONTRACTOR SHALL VERIFY ALL WEEDS, ROCKS, STONES AND OTHER ITEMS ARE REMOVED FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
  - CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.
  - SEE SHEET 6 FOR DETAILS & 7 FOR SPECIFICATIONS.
  - ALL PLANTING SHALL BE DONE WITHIN 6' OF WALKWAYS.
  - ALL PLANTING SHALL BE DONE WITHIN 6' OF WALKWAYS.
  - FOR ADDITIONAL CONTACTS THE COUNTY OF RIVERSIDE SHALL BE CONTACTED AT THE FOLLOWING: (951) 248-0660 FAX 248-9643. THE CONTRACTOR SHALL VERIFY ALL WEEDS, ROCKS, STONES AND OTHER ITEMS ARE REMOVED FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
  - NO CHANGES OF SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVALS TO THE COMPLETION OF THE COUNTY LANDSCAPE PLAN.

SYMBOL	ABBREVIATION	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
(Symbol)	CHRISTIE FLAME TREE	CHRISTIE FLAME TREE	24" BOY	12	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	RED CREEPER BATTLE	RED CREEPER BATTLE	24" BOX	10	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	LEMON PLUM TREE	LEMON PLUM TREE	24" BOX	5	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	FORN PINE	FORN PINE	24" BOX	20	DOUBLE STAKE / HEIGHT 8'-10" / SPREAD 3'-4" MIN.	M
(Symbol)	PORTULACIA	PORTULACIA	3 GAL	126	FALL & BRUSH @ 2" O.C.	M
(Symbol)	ESCALONIA	ESCALONIA	5 GAL	85	FALL & BRUSH @ 2" O.C.	M
(Symbol)	FRASER'S PROTINIA	FRASER'S PROTINIA	5 GAL	411	FALL & BRUSH (GOLD ORANGE & YELLOW) @ 2" O.C.	M
(Symbol)	INDIAN HARTNET	INDIAN HARTNET	5 GAL	454	TRANSPLANT SPACING @ 5' O.C.	M
(Symbol)	COLLEENIA GRAY ROSE	COLLEENIA GRAY ROSE	5 GAL	170	FALL & BRUSH @ 3" O.C.	M
(Symbol)	BLOOD-RED TRUMPET VINE	BLOOD-RED TRUMPET VINE	5 GAL	422	3" O.C. TP. - 3'-5" DIA. ROCK MELD IN BIOWALK AREAS TP.	M
(Symbol)	SHEDDED WOOD MULCH	SHEDDED WOOD MULCH	3" MAX. AS REQD.	3	ATTACH TO WALL	M

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

CONTRACTOR SHALL VERIFY THAT STAFF PRESENTED AT THE SITE ARE LICENSED AND PROVIDE A RECOMMENDATION ONLY ON HIGH-SERVED AREAS.

APPROVED AS TO PERFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).  
 DATE SIGNED: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_ REGISTRATION NUMBER: \_\_\_\_\_  
 PLAN CHECK OVERSIGHT ENGINEER: \_\_\_\_\_ PLAN CHECK OVERSIGHT ENGINEER: \_\_\_\_\_

APPROVED AS TO PERFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).  
 DATE SIGNED: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_  
 REGISTRATION NUMBER: \_\_\_\_\_ REGISTRATION NUMBER: \_\_\_\_\_  
 PLAN CHECK OVERSIGHT ENGINEER: \_\_\_\_\_ PLAN CHECK OVERSIGHT ENGINEER: \_\_\_\_\_





# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA 42659  
**Project Case Type (s) and Number(s):** Conditional Use Permit 03700  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Mark Corcoran  
**Telephone Number:** (951) 955-3025  
**Applicant's Name:** Jack Kofdarali  
**Applicant's Address:** J&T Management P.O. Box 944 Murrieta, CA 92564  
**Engineer's Name:** SDH & Associates, INC  
**Engineer's Address:** 5225 Canyon Crest Dr. Suite 71439 Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** The proposed project includes the construction and operation of a 3,040 square foot gas station and convenience store that will include the sale of beer and wine for off-site consumption, 3,499 square foot fuel island canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail space with an attached drive-through, 1,500 square foot retail space, and parking stalls for 38 vehicles on an approximate 1.5 acre site.

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

**C. Total Project Area:** 1.5 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 1.5	Lots: 2	Sq. Ft. of Bldg. Area: 7,600	Est. No. of Employees: 16
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**D. Assessor's Parcel No(s):** 963-060-073 & 963-060-075

**E. Street References:** Southerly of Benton Road, westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 6 of Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed project site is approximately 66,771 square feet and flat. The site is presently vacant. Unknown underground lines may be present at the site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project has a FAR of 0.20 which meets the requirements of the Commercial Development: Commercial Retail (CD - CR) (0.20 – 0.35 Floor Area Ratio) General Plan land use designation. The proposal meets all other applicable land use policies.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project site will not include any noise sensitive uses and it does not border any noise sensitive land use. The proposed project meets all other applicable policies of the Noise Element of the General Plan.
6. **Housing:** There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all Air Quality element policies.

**B. General Plan Area Plan(s):** Southwest Area

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

**D. Land Use Designation(s):** Commercial Retail (CR)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** All surrounding properties are within the Southwest Area Plan and the Highway 79 General Plan Policy Area. None of the surrounding properties are within a Zoning Overlay. The General Plan Foundation Components and Land Use Designations for the surrounding properties are: Community Development: Commercial Retail (CD: CR) to the northwest, north, and northeast, and Community Development: Business Park to the southwest, south, and southeast.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Dutch Village, Plan Number #106, Adopted Date: 10/14/1986
2. **Specific Plan Planning Area, and Policies, if any:** 5b

**I. Existing Zoning:** Scenic Highway Commercial Zone (C-P-S)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the west and north and Industrial Park to the east and south.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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


#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

  
Signature

December 4, 2014  
Date

Mark Corcoran  
Printed Name

For Juan C. Perez, Interim Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: California Scenic Highway Mapping System (CalTrans), Riverside County General Plan

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, because these features do not exist on the project site. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

a) The project site is located 44.7 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) Compliance with Ordinance No. 461 and submittal of a lighting plan prior to building permit issuance as required by standard condition COA 80.TRANS.16, will ensure that all new lighting is shielded to eliminate the potential for glare. Therefore, this impact is considered less than significant.

b) There are no residential uses near the proposed project, and the project is not expected to create unacceptable light levels as it must conform to Ordinance No. 655. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Local Importance" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur.
- c) The proposed project is surrounded by an industrial park zone (I-P), a specific plan (S-P) zone and a scenic high commercial zone (C-P-S). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. No impact.
- d) The project is surrounded by similar non-agricultural land uses and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. As the proposed project is consistent with the County General Plan it is also therefore consistent with the SCAQMD's AQMP and there is no impact

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the General Plan. The Air Quality Element of the General Plan, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB).

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

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

- d) The project is not considered a substantial point source emitter. Therefore, no impact would occur.
- e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact.
- f) As the surrounding uses are non-residential in nature, the project will not create objectionable odors affecting a substantial number of people. No impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or

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

Source: GIS database, Application Materials, EPD Project and Site Review

Findings of Fact:

a) The proposed project site is within two Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells and it went through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) in 2007. The HANS process determined that no conservation was required on the proposed project site. Any impact would be less than significant.

b - c) While the proposed project site is currently graded and no vegetation exists on the site to maintain a suitable habitat for any endangered, threatened, or special status species, as a standard condition of approval, the proposed project will be required to pay MSHCP and Stephens Kangaroo Rat (SKR) mitigation fees. In addition, Mitigation Measure **BIO 1** will require a burrowing owl survey (COA 60.EPD.1) and mitigation measure **BIO 2** will require a migratory bird survey (COA 60.EPD.2) to be conducted before construction. Following the implementation of Mitigation Measures **BIO 1** and **BIO 2** any impact will be less than significant.

d) The proposed project site is surrounded by urban development so the proposed project would not significantly impact the movement of any native resident or migratory fish or wildlife species within an established native resident migratory wildlife corridor, nor would the proposed project impede the use of native wildlife nursery sites. Any impact would be less than significant.

e - f) No state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitats are present at the proposed project site. No impact will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: **BIO -1** Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA.60.EPD.1)

**BIO – 2** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. (COA.60.EPD.2)

Monitoring: The project monitoring will be administered through the Building and Safety Department plan check process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: County Archeologist Review, Riverside County GIS database

Findings of Fact:

a-b) According the GIS database, the project site is not located on Indian Tribal Lands. There is no potential for archaeological resources on this property are minimal. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

**9. Archaeological Resources**

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

Source: Project Application Materials, Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

a-b) The project area is presently flat and vacant, having been graded as part of previous development. The potential for archaeological resources on this property are minimal. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County GIS database, General Plan

Findings of Fact:

a) According to the Riverside County GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. Compliance with standard condition of approval COA 10.PLANNING.1 will ensure that any inadvertent discovery of resources will be handled appropriately. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County database, Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County GIS Database, Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the GIS database, the project site is located within an area subject to low liquefaction. Compliance with standard condition of approval COA 60.BS GRADE.4 will ensure that the project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Riverside County GIS Database, Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from the nearby active fault lines including the Elsinore Temecula and the Elsinore Glen Ivy. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

a) According to the General Plan the project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Further the site is flat and has no adjacent slopes or hills. The project will have no impact.

Mitigation: No mitigation measures are required.

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

**15. Ground Subsidence**

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", Preliminary Geotechnical Investigation prepared by Empire Design Group on February 21, 2013

Findings of Fact:

a) According to the General Plan, the project site is located in an area susceptible to subsidence. However, the provided Infiltration Report states that no groundwater was encountered on site. Therefore this impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials

Findings of Fact:

a-c) The project will not significantly change the existing topography on the subject site. The site is currently vacant and flat. The project will not cut or fill slopes greater than 2:1 or create a slope higher



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than 10 feet. The project does not result in grading that affects or negates subsurface sewage disposal systems. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. According to the General Plan, existing soils on the site include, "Pleistocene-age, fine-grained unconsolidated to moderately consolidated sediments." Implementation of Best Management Practices (BMPs) required as part of the NPDES inspections (COA 10.BS GRADE.6, 10.BS GRADE.7 and 10.BS GRADE.8) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Implementation of the proposed project will involve various grading and construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. (COA 10.BS GRADE.6, 10.BS GRADE.7 and 10.BS GRADE.8) These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. This impact is less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**                       

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC) and COA 10.BS GRADE 8.. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**                       

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) Construction and operation of project development would generate greenhouse gas (GHG) emissions, with the majority of energy consumption and associated generation of GHG emissions occurring during the project's operation (as opposed to during its construction). During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHG emissions such as carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Operational activities associated with the proposed project will result in emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

Thresholds of significance illustrate the extent of an impact and are a basis from which to apply mitigation measures. On September 28, 2010, the SCAQMD conducted Stakeholder Working Group Meeting #15, which resulted in a recommended threshold of 3,000 metric tons of carbon dioxide equivalents (CO<sub>2</sub>e) as a threshold for all land uses. Therefore, for the purposes of this evaluation and in the absence of any other adopted significance thresholds, a threshold of 3,000 metric tons of CO<sub>2</sub>e per year is used to assess the significance of greenhouse gases. Emissions resulting from implementation of the proposed project have been quantified and the quantified emissions are compared with the SCAQMD greenhouse gas threshold. The anticipated GHG emissions during project construction and operation are shown in **Table 1**. Per this table, GHG emissions projected to result from both construction (amortized over 30 years) and operation of the proposed project would not exceed the SCAQMD greenhouse gas threshold of 3,000 metric tons of CO<sub>2</sub>e per year. The impact is therefore considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 1  
TOTAL PROJECT GREENHOUSE GAS EMISSIONS (ANNUAL) (METRIC TONS PER YEAR)**

Emission Source	Total CO <sub>2</sub> e (metric tons per year)
Annual construction-related emissions amortized over 30 years	2.5
Area	0
Energy	43
Mobile	2,212
Waste	11.5
Water Usage	4
<b>Total</b>	<b>2,273</b>
SCAQMD Threshold	3,000
Significant?	<b>NO</b>

Source: CalEEMod v 2013.2.2. See Appendix 01.

b) The County is subject to compliance with the Global Warming Solutions Act (AB 32), codified at Health and Safety Code Sections 38500, 38501, 28510 (repealed), 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, and 38592–38599. AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem to reach 1990 levels. As identified above, the proposed project would not surpass the SCAQMD’s recommended GHG significance threshold, which was prepared with the purpose of complying with the requirements of AB 32. This threshold was developed based on evidence that such thresholds represent quantitative levels of GHG emissions, compliance with which means that the environmental impact of the GHG emissions will normally not be cumulatively considerable under CEQA. Compliance with such thresholds will be part of the solution to the cumulative GHG emissions problem, rather than hinder the State’s ability to meet its goals of reduced statewide GHG emissions under AB 32. Therefore, the proposed project would not conflict with AB 32. For these reasons, this impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, Riverside County GIS

Findings of Fact:

a-b) The project is proposing to construct an island canopy structure, six (6) fuel dispensers and a commercial one-story building housing a small mini mart and other commercial uses. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

c) No roadway blockades will occur during construction or operation. No impact would occur.

d) The closest school is project is Susan La Vorgna Elementary School, located 1.7 miles from the project site. Therefore, no impact would occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, GIS database, French Valley Airport Land Use Compatibility Plan

a-b) The project site is located in Compatibility Zone B1 for French Valley Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) during a public hearing on June 12, 2014, and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011 following the implementation of recommended standard conditions of approval (COAs 10.PLANNING.41, 10.PLANNING.42, 10.PLANNING.43, 10.PLANNING.44, and 10.PLANNING.45).

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore no impact would occur.

Mitigation: No mitigation measures are required.

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

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. Further, compliance with standard conditions of approval 10.FIRE.1, 10.FIRE.2, 10.FIRE.3, and 10.FIRE.4 will ensure adequate hydrants and fire flow on the project site. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials, Percolation Testing Report prepared by Geo Environ Engineering Consultants on December 17, 2013

Findings of Fact:

a) The site is flat, vacant and has been graded pending future development. There are not drainage resources on the site and the site perimeter has curb and gutter adjacent to the roadways. Compliance with standard condition COA 10.FLOOD RI.1 will ensure that all drainage is accommodated within the site design. Therefore, no impact would occur.

b) Compliance with NPDES as indicated in standard condition COA 60.BS GRADE.1, will ensure that the project will not violate any water quality standards or waste discharge requirements. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project would not use a well and therefore will not have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, no impact would occur.

d) The project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. No impact would occur.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP required by standard condition COA 60.BS GRADE.1 addresses post-development water quality impacts from new development and re-development projects. No impact would occur.

h) The storm drainage improvements associated and required by standard conditions of approval COA 60.BS GRADE.6 through 14 will be consistent with the WQMP, SWPPP and NPDES permits. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

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

Source: GIS database



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

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) Project drainage will be accommodated in the design as required by standard condition COA 10.FLOOD RI.1, this impact is less than significant.
- c) The site is not located in a flood plain. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

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

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

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

**Findings of Fact:**

- a) The proposed project is consistent with the zoning and land use designation. Therefore, no impact would occur.
- b) The proposed project site is within the Sphere of Influence of the City of Temecula and the proposed project was sent to the City for review and comment. All comments provided by the City of Temecula have been addressed and any impact would be less than significant.

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

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

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is consistent with the site's existing zoning. The project will have no impact.
- b) The project site is compatible with existing surrounding zoning. The project will have no impact.
- c) The project site is compatible with existing and planned surrounding land uses. The project will have no impact.
- d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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

a-d) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. No impact would occur.

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

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Acoustical Report. French Valley Airport Draft Land Use Plan, 2011.

Findings of Fact:

a-b) The project site is located in Compatibility Zone B1 of the French Valley Airport Influence Area and as shown on Figure FV5 of the 2011 draft plan, between the 55 and 60 dBA noise contours for ultimate airport operations. This level of noise is not considered excessive therefore no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is not located adjacent a railroad line. No impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Acoustical Report

Findings of Fact: The project site is located approximately 400 feet east of Highway 79 / Winchester Road and adjacent to Benton Road and Temeku Street. The proposed project will construct a car wash, ARCO station, and mini mart that does not create a noise sensitive use. Therefore, the potential for highway noise to impact sensitive uses is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Acoustical Analysis prepared by Richard Colia on August 11, 2014

Findings of Fact:

a) The project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts will be less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant with the incorporation of mitigation measures **MM Noise 1** (COA 10.PLAN.46) and **MM Noise 2** (COA 80.PLAN.42) and (COA 90.PLAN.32) and standard condition COA 10.PLAN.20.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project shall also comply with the Noise Impact Analysis reviewed by the Industrial Hygiene Program and their list of recommendations. Therefore, potential noise impact is considered less than significant.

c) The project is anticipated to cause exposure of persons to or generation of noise levels higher than the allowable daytime criteria of 65 dBa Leq -10 min, as found in the General Plan.) However, the impacts will be less than significant with the incorporation of mitigation measures **MM Noise 1** (COA 10.PLAN.46) and **MM Noise 3** (COA 80.PLAN.42) and (COA 90.PLAN.32) and standard condition COA 10.PLAN.20.

d) Persons are not expected to be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project. Therefore, no impact would occur.

Mitigation: The following measures will be incorporated into the self-serve carwash design to ensure car wash/dryer noise levels will meet the property line criteria of the County of Riverside Noise Standards for Stationary Sources at the western project lines.

**MM Noise 1:** The hours of operation for the self-serve car wash are limited to 7:00 a.m. to 10:00 p.m. (COA 10.PLAN.46)

**MM Noise 2:** The following improvements shall be incorporated into the self-serve car wash design:

- Install and use a Noise Reduction Package (NRP) on the dryer unit; and
- Construct an eight (8) foot high wing wall on the west side of the entrance and exit from the car wash for a distance of ten (10) feet. The installed wing walls will reduce car wash noise impacts for 63 dB Leq-10 min.

Monitoring: Monitoring will be administered through the Building and Safety plan check process

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Google Earth

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The proposed project contains a carwash, gas station, convenience store, and two commercial retail locations. The project will not induce substantial population growth in the area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard development fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Traffic Study prepared by Darnell and Associates on July 10, 2014

Findings of Fact:

a) The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

Winchester Road (NS) at: Max Gillis Blvd/Thompson Road (EW) Benton Road (EW);

Temeku Street (NS) at: Benton Road (EW) Project Access (EW);

Cognac Street/Van Mira Mosa (NS) Auld Road (EW); and

Project Access (NS) at: Magdas Coloradas Street.

As such, the proposed project is consistent with this General Plan policy and any impact would be less than significant.

b) The project will not reduce study area levels of service and therefore will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Any impact would be less than significant.

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

e-i) All roadways necessary to gain access to the proposed project site have been constructed and the proposed project will not alter or improve any existing roadways or circulation facilities. Furthermore, compliance with standard condition COA 10.TRANS.11 will ensure that any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements are consistent with County Transportation standards. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Application Materials

Findings of Fact:

a) The project will receive potable water service from Eastern Municipal Water District. The project will not result in the need to construct new water treatment facilities or expand existing facilities. Therefore, there is no impact.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application Materials

Findings of Fact:

a)

The project will receive sewer service from Eastern Municipal Water District. The project will not result in the need to construct new sewer treatment facilities or expand existing facilities. Therefore, there is no impact.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the standard requirements of the Riverside County Department of Environmental Health. (COA 10.E HEALTH.1)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. No impact.

b) The development will comply with standard conditions required by federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). (COA 80.BS PLNCK.1)

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

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

a-c) Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities. No impact.

d) Storm water drainage will be handled on-site. Design of the improvements will be consistent with the standard conditions of the Riverside County Flood Control District. (COA 60.BS GRADE.6) No impact.

e-f) Street lighting exists for access to the project site. The project will have no impact on the maintenance of public facilities, including roads.

g) The project will have no impact on other governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

Mitigation: No mitigation measures are required.

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The cumulative project impacts are limited to traffic associated with the proposed use. Payment of the Transportation Uniform Mitigation Fee (TUMF) addresses the project impacts on regional transportation facilities. This impact is considered less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not contain environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. This impact is less than significant.

**VI. EARLIER ANALYSES**

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

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

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151

Drafted: 11-26-2014

Revised: 12-22-2014

File: Y:\Planning Case Files-Riverside office\CUP03700\EA42659\Initial Study DRAFT.docx

CONDITIONAL USE PERMIT Case #: CUP03700

Parcel: 963-060-075

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the construction and operation of a 3,040 squarefoot gas station and convenience store that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commerical-retail building with an attached drive-through, 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land. APNs 963-060-073 and 963-060-075.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 03700 shall be henceforth defined as follows:

- APPROVED EXHIBIT A = Site Plan, Amended No. 2, dated September, 2014
- APPROVED EXHIBIT B = Elevations, Amended No. 2, dated September, 2014
- APPROVED EXHIBIT C = Floor Plans, Amended No. 2, dated September, 2014

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 6 USE - HOLD HARMLESS RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or



CONDITIONAL USE PERMIT Case #: CUP03700

Parcel: 963-060-075

10. GENERAL CONDITIONS

10. EVERY. 6 USE - HOLD HARMLESS (cont.) RECOMMND

legislative body concerning the CONDITIONAL USE PERMIT;  
and,

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03700

Parcel: 963-060-075

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

CONDITIONAL USE PERMIT Case #: CUP03700

Parcel: 963-060-075

10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE (cont.)

RECOMMND

the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

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

RECOMMND

The current exhibit includes two (2) separate spaces/suites with no designated occupant at this time. The current conditional approval does NOT include any proposed use or tenat for spaces shown as space two (1,500 sq. ft.) or space three (1,300 sq.ft.) located on each side of the mini-market.

Any use or occupancy for the above listed spaces will require a Tenant Improvement permit from the Building Department prior to any construction, placement of equipment, or use of the space(s).

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

Included within the building plan submittal to the building department, the applicant will include a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.

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10. GENERAL CONDITIONS

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

- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.
6. A designated accessible gas pump operating space.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Conditional Use Permit 3700 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the facility to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. As the sewerage agency, EMWD shall be responsible to ensure that all grease interceptor and/or oil water separator requirements are met including sizing and structural specifications.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 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.

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining underground fuel storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 3700 is a proposal to construct and operate An Arco AM/PM retail store with car wash on a 1.49-acre parcel in the French Valley area. The project site is located southerly of Benton Road, northerly Magdas Colorados Street, easterly of Temeku Street and westerly of Winchester Road (Highway 79).

The proposed project receives minimal offsite runoff from the property to the east. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover 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.

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 3 USE - FEES FOR REVIEW

RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 6 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 8 USE - BASIS FOR PARKING RECOMMND

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

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 17 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NO SECOND FLOOR (cont.) RECOMMND

Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Department of Alcoholic Beverage Control. Should licensing be denied, expire or lapse at any time in the future this permit shall become null and void.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 29 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.
- h. No pay phones are permitted to be installed on the premises.
- i. No video games are permitted to be installed on the premises.

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10. GENERAL CONDITIONS

10.PLANNING. 39                   USE - PREVENT DUST & BLOWSAND                   RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 40                   USE - 90 DAYS TO PROTEST                   RECOMMND

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 the project.

10.PLANNING. 41                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as to prevent either the spillage of lumens pr reflection into the sky.

10.PLANNING. 42                   USE - REQUIRED ALUC NOTICE                   RECOMMND

A Notice of Airport in Vicinity shall be provided to all potential purchasers of the property.

10.PLANNING. 43                   USE - ALUC CONDITIONS                   RECOMMND

The following uses shall be prohibited:

(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,

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - ALUC CONDITIONS (cont.) RECOMMND

including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

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

(e)Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight

10.PLANNING. 44 USE - BASIN VEGETATION RECOMMND

Any new retention basins on the site 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 retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 45 USE - ALUC OCCUPANCY RECOMMND

Total dining/serving area within the building areas labeled 2nd Use and 3rd Use shall be limited to a maximum of 600 square feet and the remaining area shall be for areas with occupancy intensity no greater than one person per 200 square feet (i.e. kitchen and storage). If maximum serving area exceeds 600 square feet, further ALUC review shall be required to determine consistency. [as amended by Airport Land Use Commission on June 12, 2014]

10.PLANNING. 46 USE - HOURS OF OPERATION RECOMMND

Use of the self-serve car wash approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 10:00 p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

USE LANDSCAPE RQMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Winchester Road (NS) at:  
Max Gillis Blvd/Thompson Road (EW)  
Benton Road (EW)

Temeku Street (NS) at:  
Benton Road (EW)  
Project Access (EW)

Cognac Street/Van Mira Mosa (NS)  
Auld Road (EW)

Project Access (NS) at:  
Magdas Coloradas Street

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3 USE - COUNTY WEB SITE

RECOMMND

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



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10. GENERAL CONDITIONS

10.TRANS. 5 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Magdas Coloradas Street since adequate right-of-way exists.

10.TRANS. 9 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 10 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 11 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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. 12 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline station and food mart may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within eight(8)years of the 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 eight(8)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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                   USE - RECORDED ESMT REQ'D                   RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG                  RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE- BMP CONST NPDES PERMIT                  RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                   USE- BMP CONST NPDES PERMIT (cont.)                   RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                   USE - SWPPP REVIEW                   RECOMMND

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

EPD DEPARTMENT

60.EPD. 1                           EPD - 30 DAY BURROWING OWL SUR                   RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                           EPD- MBTA SURVEY                   RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD- MBTA SURVEY (cont.)

RECOMMND

Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4

USE WARM SPRINGS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Spring Valley 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.

CUP 3700 is located within the limits of the Murrieta Creek/Warm Springs Valley 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 1.53 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

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 1.42 acres(gross) 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10                   USE - FEE STATUS                   RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 03700, 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.

60.PLANNING. 16                   USE - GRADING PLANS                   RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

60.PLANNING. 18                   USE - MITIGATION MONITORING                   RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42659 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 19                   USE - BLOWSAND & DUST CONTROL                   RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement obtain the existing street improvement plan and profile No. 957C and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                      USE - REVISE STREET IMP PLAN (cont.)                      RECOMMND

available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html)  
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3                      USE - PRIOR TO ROAD CONSTRUCT                      RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 5                      USE - SUBMIT GRADING PLAN                      RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 6                      USE - SUBMIT WQMP AND PLANS                      RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6                   USE - SUBMIT WQMP AND PLANS (cont.)                   RECOMMND  
                  registered engineer.

60.TRANS. 7                   USE - WQMP MAINT DETERMINATION                   RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                USE - PLNTLGST CERTIFIED (2)                   RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

TRANS DEPARTMENT

70.TRANS. 1                   USE - IMPLEMENT WQMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1                      USE - IMPLEMENT WQMP (cont.)                      RECOMMND

approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

70.TRANS. 2                      USE - EST. MAINT. ENTITY                      RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      USE - NO B/PMT W/O G/PMT                      RECOMMND

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

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL                      RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1                   USE - WASTE MGMT PLAN                   RECOMMND

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

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  2. Determines if materials will be sorted on site or mixed.
  3. Identifies diversion facilities where material collected will be taken.
  4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - FOOD PLANS REQUIRED                   RECOMMND

For any proposed public or semi-public food facility, at least 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. 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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP RECOMMND

The County Board of Supervisors has adopted the Nurrieta Creek/Warm Springs Valley 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.

CUP3700 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP (cont.) RECOMMND

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 1.53 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

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LIGHTING PLANS RECOMMND

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. 26 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No.42659 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 41 USE - FEE BALANCE RECOMMND

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

80.PLANNING. 42 USE - CAR WASH NOISE RDCTN (1) RECOMMND

The following improvements included in the Acoustical Analysis performed for the project and reviewed by Department of Environmental staff shall be incorporated into the self-serve car wash design to ensure that the operational noise levels of the car wash meet the property line criteria of the County of Riverside Noise Standards for Stationary Sources:

Install and use a Noise Reduction Package (NRP) on the dryer unit; and

Construct an eight (8) foot high wing wall on the west side of the entrance and exit from the car wash for a distance of ten (10) feet. The installed wing walls will reduce car wash noise impacts to 63 dB Leq-10 min.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                      USE - LANDSCAPE PLAN SUBMITTAL (cont.)                      RECOMMND

The Transportation Department shall clear this condition.

80.TRANS. 2                      USE - LANDSCAPE SECURITY (LS)                      RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3                      USE - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 4                      USE - TS/GEOMETRICS                      RECOMMND

The intersection of Temeku Street (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one shared through/right-turn lane  
Eastbound: one right-turn lane  
Westbound: N/A

NOTE: This access is restricted to right-in/right-out

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - TS/GEOMETRICS (cont.) RECOMMND

access only. Appropriate channelization and signage shall be provided by the project proponent to enforce this restriction.

The intersection of Project Access (NS) at Magdas Coloradas Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one shared left-turn/right-turn lane  
Eastbound: one through lane  
Westbound: one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 16 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 17 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Benton Road and Magdas Coloradas Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

plans shall be submitted with the street improvement plans.

80.TRANS. 18 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 20 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5                   USE - WQMP ANNUAL INSP FEE                   RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6                   USE - REQ'D GRADING INSP'S                   RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                    USE - REQ'D GRADING INSP'S (cont.)                    RECOMMND

- a. Inspection of Final Paving
- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    USE - PRECISE GRDG APPROVAL                    RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7           USE - PRECISE GRDG APPROVAL (cont.)           RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1           USE - HAZMAT BUS PLAN           RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2           USE - HAZMAT REVIEW           RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3           USE - HAZMAT CONTACT           RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1           USE-#45-FIRE LANES           RECOMMND

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-#12A-SPRINKLER SYSTEM           RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System.



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                      USE-#12A-SPRINKLER SYSTEM (cont.)                      RECOMMND

Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3                      USE-#27-EXTINGUISHERS                      RECOMMND

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

90.FIRE. 4                      USE-#36-HOOD DUCTS                      RECOMMND

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 componets 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.

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)

PLANNING DEPARTMENT

90.PLANNING. 3                      USE - PARKING PAVING MATERIAL                      RECOMMND

A minimum of thirty eight (38) parking spaces shall be provided as shown on APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4                      USE - ACCESSIBLE PARKING                      RECOMMND

A minimum of three (3) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

Two trash enclosures which are adequate to enclose a minimum of four bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.)

RECOMMND

The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. An additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

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 1.49 acres(gross) 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.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.42659. The Planning Director may require inspection or other monitoring to ensure such compliance.

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03700 is calculated to be 1.49 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 03700 has been calculated to be 1.49 net acres.

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

90.PLANNING. 30 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with APPROVED EXHIBIT B.

90.PLANNING. 31 USE - LIGHTING PLAN COMPLY RECOMMND

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. 32 USE - CAR WASH NOISE RDCTN (2) RECOMMND

The following improvements included in the Acoustical Analysis performed for the project and reviewed by Department of Environmental Health staff shall be incorporated into the self-serve car wash design to ensure that the operational noise levels of the car wash meet the property line criteria of the County of Riverside Noise Standards for Stationary Sources:

Install and use a Noise Reduction Package (NRP) on the dryer unit; and

Construct an eight (8) foot high wing wall on the west side of the entrance and exit from the car wash for a distance of ten (10) feet. The installed wing walls will reduce car wash noise impacts to 63 dB Leq - 10 min.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE -LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE-COMPLY WITH LNDSCP/IRRGTN (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 6 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 10 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 14 USE - EXISTING MAINTAINED SL1

RECOMMND

Benton Road along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8" concrete curb and gutter concrete curb and gutter located 55' from the centerline to curb lane, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

90.TRANS. 17 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 20 USE - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Area Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

NOTE: The project gross/net acreage is 1.49 acres.

90.TRANS. 22 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway per Standard No. 207A, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Magdas Coloradas Street and Temeku Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide)

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A \_\_\_\_\_' sidewalk shall be constructed adjacent to the [curb line] [right-of-way] [\_\_\_\_\_' from the
2. A 6' sidewalk shall be constructed adjacent to the curb line.

90.TRANS. 23 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_](http://www.rctlma.org/trans/land_dev_plan_)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23                   USE - IMP PLANS (cont.)                   RECOMMND  
                                  check\_guidelines.html.

90.TRANS. 24                   USE - LANDSCAPING COMM/IND                   RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Benton Road and Magdas Coloradas Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 28                   USE - SIGNING & STRIPING                   RECOMMND

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

90.TRANS. 29                   USE - IMPLEMENT WQMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 30                   USE - BMP MAINT AND INSPECTION                   RECOMMND

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

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13:14

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 30

USE - BMP MAINT AND INSPECTION (cont.)

RECOMMND

approval prior to the issuance of occupancy permits.

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

DATE: January 23, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Transit Agency  
ALUC – John Guerin  
Riv. Co. Waste Management Dept.

3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.  
Southern California Edison  
Southern California Gas Co.

**CONDITIONAL USE PERMIT NO. 3700** – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on February 27, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

 FILE COPY

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.*

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2<sup>nd</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: October 9, 2014

TO:

Riv. Co. Environmental Health Dept.  
Riv. Co. Building & Safety – Grading

P.D. Geology Section  
P.D. Landscaping Section

**CONDITIONAL USE PERMIT NO. 3700** – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Edwards**, Project Planner, at (951) 955-1888 or email at [ledwards@rctlma.org](mailto:ledwards@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

**FILE COPY**

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.*

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2<sup>nd</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: July 22, 2014

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
P.D. Geology Section

P.D. Landscaping Section

**CONDITIONAL USE PERMIT NO. 3700** – CEQA Exempt – Applicant: Jim Forgey. – Third/Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados St and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Conditional Use Permit** proposes to construct and operate 3,250 Arco AMPM including off-site sale of alcoholic beverages with 3,499 square foot canopy for 12 fuel pumps, 800 square foot car wash, 1,665 square foot retail, 1,560 square foot retail and 52 parking spaces with 3 handicap parking stall on approximately 1.5 acres of land.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting agenda on August 14, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

**FILE COPY**

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

CHAIR June 23, 2014

Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

STAFF

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

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

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

Ms. Lisa Edwards, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
VIA HAND DELIVERY

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1057FV14  
Related File No.: CUP03700 (Conditional Use Permit),  
APN: 963-060-073, 963-060-075

Dear Ms. Edwards:

On June 12, 2014, the Riverside County Airport Land Use Commission (ALUC) found County Case No. CUP03700, a proposal to develop, construct, and operate a gasoline service station with 12 gas pumps, a 6,182 square foot retail/food service building with drive-through including a 3,040 square foot convenience store and two tenant suites at 1,300 and 1,500 square feet, respectively, and an 830 square foot automated car wash on 2.32 gross acres located southerly of Benton Road, westerly of Temeku Street, northerly of Magdas Coloradas Street, and easterly of Winchester Road/State Highway 79 in the unincorporated community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions as amended at the ALUC hearing:

## CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight
3. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed buildings.
  4. Any new retention basins on the site 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 retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Total dining/serving area within the building areas labeled 2<sup>nd</sup> Use and 3<sup>rd</sup> Use shall be limited to a maximum of **600** square feet and the remaining area shall be for areas with occupancy intensity no greater than one person per 200 square feet (i.e. kitchen and storage). If maximum serving area exceeds **600** square feet, further ALUC review shall be required to determine consistency. **[as amended by Airport Land Use Commission on June 12, 2014]**

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

---

Edward C. Cooper, Director

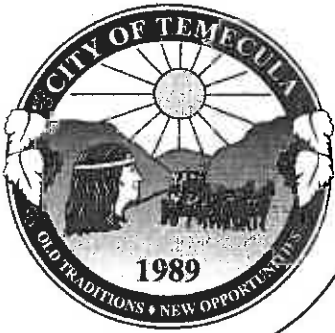
RB:bks

Attachments: Notice of Airport in Vicinity

cc: Jack Kofdarali/J&T Business Management, Inc. (applicant/payee)  
Greg Hann, Empire Design Group (representative)  
French Valley 35 Ltd.  
Stephen Goldsmith  
Benton Road Co-Tenancy, c/o Hennie Monteleone  
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division  
ALUC Staff

Y:\AIRPORT CASE FILES\French Valley\ZAP1057FV14\ZAP1057FV14.LTR.doc





# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

February 26, 2014

SENT VIA EMAIL

**RECEIVED**  
MAR 03 2014

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

H.P Kang, Project Planner  
County of Riverside  
Transportation & Land Management Agency  
P.O. Box 1409  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

**SUBJECT: Response to Conditional Use Permit No. 3700.**

Dear H.P Kang:

Thank you for the opportunity to comment on the above referenced project. The proposed project is located within the City's Sphere of Influence, as such; the City of Temecula Community Development Department has the following comments:

The Conceptual Site Plan indicates a 25-foot Goal Post Sign is to be located on the project site at the corner of Benton Road and Temeku Street. This type of sign does not fit the character of the surrounding area and is out of context to existing adjacent commercial development.

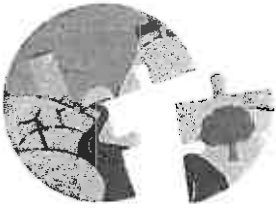
Additionally, the potential aesthetic impacts regarding of the height and type of proposed sign should be adequately evaluated pursuant to CEQA guidelines.

The City of Temecula, respectfully requests that a more appropriate sign height and type be considered for the project site.

If you have any questions or comments, please contact me at 951-694-6400 or e-mail me at [dale.west@cityoftemecula.org](mailto:dale.west@cityoftemecula.org).

Sincerely,

Dale West  
Associate Planner



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: New ARCO ampm facility (c-store, fueling area canopy, car wash) C-store bldg to include (2) Retail spaces. (See attached for details)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: C-P-S Zoning allows proposed use w/CUP approval

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

CASE NUMBER: CUP03700                      DATE SUBMITTED: 1-7-14

### APPLICATION INFORMATION

Applicant's Name: Jim Forgey                      E-Mail: jimforgey@roadrunner.com

Mailing Address: 1131 Stratford Ln  
Street  
San Dimas, CA. 91773  
City                      State                      ZIP

Daytime Phone No: (909) 336-8187                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: (Architect) Gregory Hann                      E-Mail: ghann@empregr.biz

Mailing Address: P.O. Box 944  
Street  
Murrieta, CA. 92564  
City                      State                      ZIP

Daytime Phone No: (951) 696-1490                      Fax No: (951) 696-1443

Property Owner's Name: Hennie Montekone                      E-Mail: www.monteleoneacres.com

Mailing Address: 35245 Briggs Rd.  
Street  
Murrieta, CA. 92563  
City                      State                      ZIP

Daytime Phone No: (951) 677-6403                      Fax No: ( ) \_\_\_\_\_

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

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

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

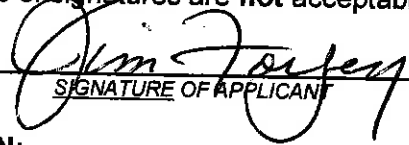
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Jim Forgey

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

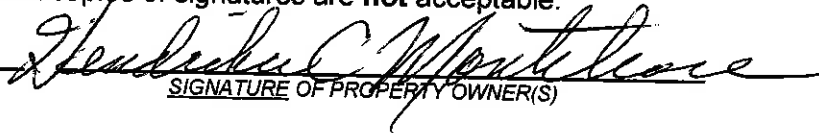
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Hendrika C. Monteleone

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 963-060-073 & 963-060-075

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.53 acre (66,771 sf)

General location (nearby or cross streets): North of Magdas Coloradas St., South of Benton Rd., East of Winchester Rd. West of Temeku St.

Thomas Brothers map, edition year, page number, and coordinates: Murrieta-Temecula Area AAA map F/25

Project Description: (describe the proposed project in detail)

Development of a new ARCO ampm facility consisting of a 3050 s.f. c-store (24 hr operation /beer and wine sales for off-site consumption) a gasoline area canopy of 3,499 s.f. w/ 6-fueling dispensers and a 800 s.f. car wash. The c-store bldg. includes (2) retail spaces of 1,665 & 1,560 s.f.. Parking, Landscaping, and T.E. provided as req'd. ALSO INCLUDED SIGNAGE PROGRAM FOR SITE.

Related cases filed in conjunction with this application:

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

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: geotechnical report for building permit as req'd.

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 5,000 cy

**PROPERTY OWNERS CERTIFICATION FORM**  
**CUP03700**

I, Stella Spadafora, certify that on  
(Print Name)

11/24/2014 the attached property owners list  
(Date)

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

Distance Buffered: 2000 Feet

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

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

NAME: Stella Spadafora

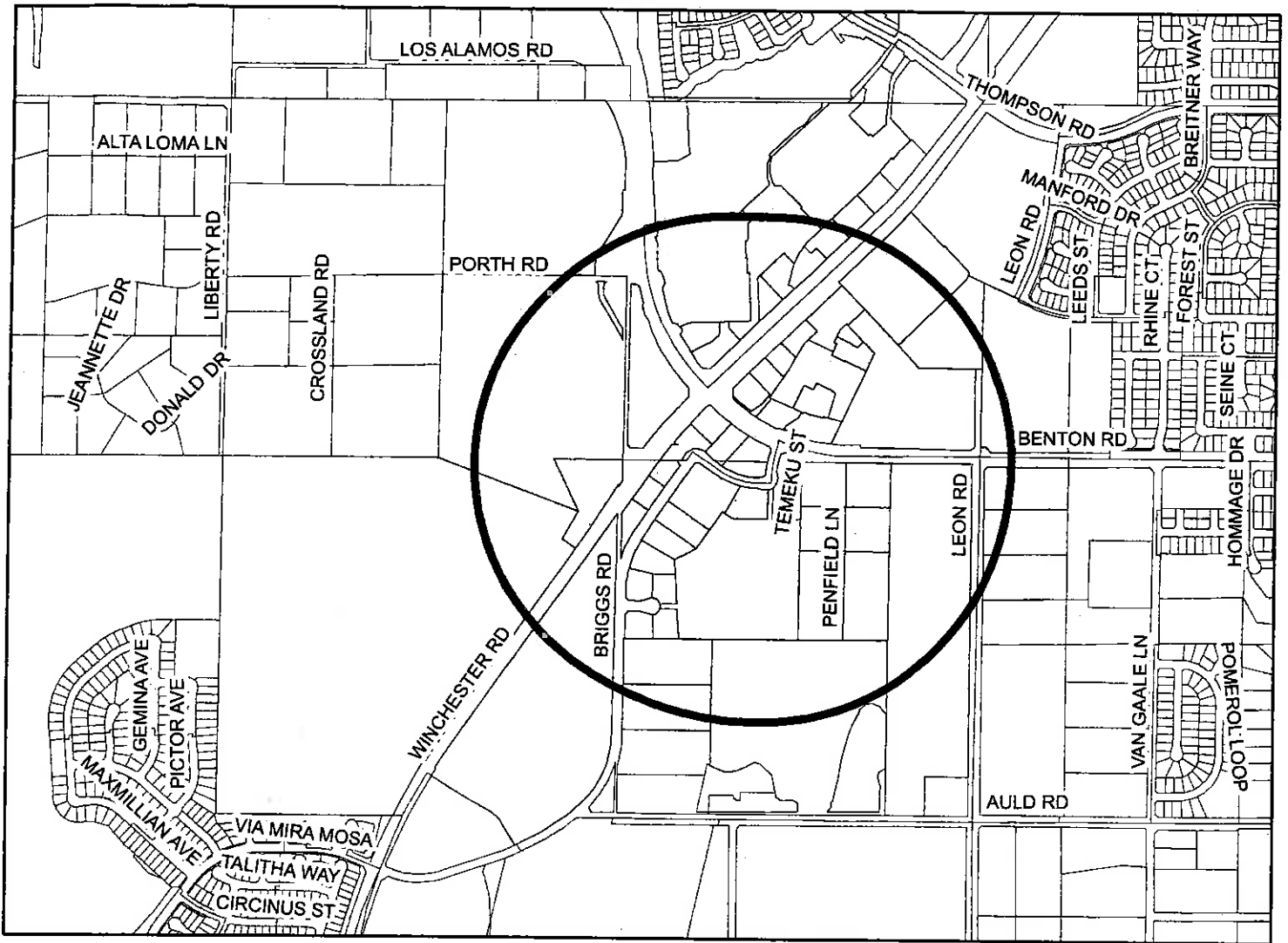
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

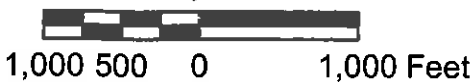
*checked by Matt S.  
EPP May 24, 2015*

**CUP03700**  
**(2000 Feet Radius)**



**Selected Parcels**

963-070-017	963-070-033	963-060-073	963-060-075	963-060-076	963-070-049	963-070-022	963-070-029	963-070-030	963-070-035
963-060-021	963-100-004	963-440-008	963-060-070	963-060-071	963-060-052	963-060-066	963-450-002	963-450-003	963-450-004
963-450-005	963-450-006	963-450-008	963-450-009	963-450-013	963-450-019	963-060-072	963-060-074	963-070-018	963-070-021
963-060-069	963-070-051	963-010-001	963-010-002	963-010-003	963-070-020	963-440-001	963-440-002	963-440-003	963-440-004
963-440-005	963-440-007	963-440-009	963-440-010	963-440-011	963-070-002	963-070-003	963-070-004	963-070-005	963-070-006
963-070-007	963-070-008	963-070-009	963-070-010	963-070-011	963-070-012	963-070-013	963-070-014	963-070-015	963-070-023
963-070-024	963-450-001	963-440-006	963-060-032	963-060-053	963-070-019				



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

ASMT: 963010003, APN: 963010003  
FRENCH VALLEY TOWNE CENTER, ETAL  
C/O JIRIES S EL QURA  
31401 CAM CAPISTRANO NO 1  
SAN JUAN CAPO CA 92675

ASMT: 963060075, APN: 963060075  
BENTON ROAD CO TENANCY  
2340 S EL CAMINO REAL 15  
SAN CLEMENTE CA 92672

ASMT: 963060032, APN: 963060032  
W DEV PARTNERS OF TEMECULA  
C/O ROBERT MANN JR  
505 SANSOME ST STE 1575  
SAN FRANCISCO CA 94111

ASMT: 963070015, APN: 963070015  
REISUNG ENTERPRISES INC  
9675 LA JOLLA FARMS RD  
LA JOLLA CA 92037

ASMT: 963060052, APN: 963060052  
FRENCH VALLEY TOWNE CENTER  
C/O JIRIES ELQURA  
P O BOX 1175  
SAN JUAN CAPO CA 92693

ASMT: 963070017, APN: 963070017  
ADVANCED CARDIOVASCULAR SYSTEM INC  
C/O TAX DIVISION D367 AP6D  
100 ABBOTT PARK RD  
ABBOTT PARK IL 60064

ASMT: 963060053, APN: 963060053  
WINCHESTER CK  
41623 MARGARITA RD NO 100  
TEMECULA CA 92591

ASMT: 963070018, APN: 963070018  
HELP HOSPITALIZED VETERANS INC  
36585 PENFIELD LN  
WINCHESTER CA 92596

ASMT: 963060069, APN: 963060069  
MARTIN RINDAHL  
2303 W LOMA LINDA AVE  
FRESNO CA 93711

ASMT: 963070019, APN: 963070019  
ZUIDER ZEE  
C/O MASTER FUNDING CO  
P O BOX 2467  
TEMECULA CA 92593

ASMT: 963060071, APN: 963060071  
DMSD PROP  
41856 IVY ST STE 201  
MURRIETA CA 92562

ASMT: 963070020, APN: 963070020  
SYLVIA TIVADAR, ETAL  
36580 PENFIELD LN  
MURRIETA, CA. 92563

ASMT: 963060074, APN: 963060074  
HAVADJIA HOLDINGS INC  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

ASMT: 963070021, APN: 963070021  
HELP HOSPITALIZED VETERANS  
36585 PENFIELD RD  
WINCHESTER, CA. 92596

ASMT: 963070022, APN: 963070022  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3410 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963070023, APN: 963070023  
ROLLING FRITO LAY SALES INC  
C/O TAX DEPT GMA  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014

ASMT: 963070024, APN: 963070024  
SCRIPPS WILSHIRE GREENEWAY  
C/O SCRIPPS INV & LOANS INC  
484 PROSPECT ST  
LA JOLLA CA 92037

ASMT: 963070035, APN: 963070035  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963070049, APN: 963070049  
DAVID BOREL, ETAL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963070051, APN: 963070051  
MURRIETA KLC HOLDINGS 130  
888 PROSPECT STE 330  
LA JOLLA CA 92307

ASMT: 963100004, APN: 963100004  
CV COMMUNITIES  
C/O R MARK BUCKLAND  
1900 QUAIL ST  
NEWPORT BEACH CA 92660

ASMT: 963440006, APN: 963440006  
VINTNERS DISTRIBUTORS INC  
C/O NICK GOYAL  
41805 ALBRAE ST 2ND FL  
FREMONT CA 94538

ASMT: 963440008, APN: 963440008  
TLS HOLDINGS, ETAL  
C/O TLS HOLDINGS  
705 N CRESCENT DR  
BEVERLY HILLS CA 90210

ASMT: 963450001, APN: 963450001  
TARGET CORP  
RE EXISTING PURCHASE AGREEMENT CALIF  
1000 NICOLLET MALL TPN 12  
MINNEAPOLIS MN 55403

ASMT: 963450013, APN: 963450013  
FV COMMONS  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279

ASMT: 963450019, APN: 963450019  
FV COMMONS  
C/O REGENCY REALTY GROUP INC  
PO BOX 790830  
SAN ANTONIO TX 78279





Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley United School District  
31350 Rancho Vista Road  
Temecula, CA 92592-6200

Southern California Gas Transmission  
Attn: Tim Pearce  
251 East 1<sup>st</sup> Street  
Beaumont, CA 92223-2903

City of Temecula  
ATTN: Patrick Richardson  
41000 Main Street  
Temecula, CA 92590

Jim Forgey  
1131 Stratford Lane  
San Dimas, CA 91773

Gregory Hann  
P.O. Box 944  
Murrieta, CA 92564

Hennie Monteleone  
35245 Briggs Road  
Murrieta, CA 92563



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42659 / CUP 3700

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: January 21, 2015

Applicant/Project Sponsor: Gregory Hann Date Submitted: January 7, 2014

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

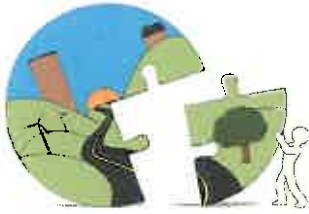
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Mark Corcoran at 951-955-3025.

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\CUP03700\CEQA\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42659 ZCFG6038

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA42659 / CUP 3700  
*Project Title/Case Numbers*

Mark Corcoran  
*County Contact Person*

951-955-3025  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Gregory Hann  
*Project Applicant*

P.O. Box 944, Murrieta, CA 92564  
*Address*

Southerly of Benton Road, westerly of Highway 79, northerly of Magdas Coloradas Street, and easterly of Temeku Street  
*Project Location*

The proposed project includes the construction and operation of a 3,040 square foot gas station and convenience store that will include the sale of beer and wine for off-site consumption, 3,499 square foot fuel island canopy that will shelter six (6) fuel pumps, 1,760 square foot automated car wash, 1,300 square foot commercial-retail space with an attached drive-through, 1,500 square foot retail space, and parking stalls for 38 vehicles on an approximate 1.5 acre site.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 21, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

Contract Planner  
*Title*

January 21, 2015  
*Date*

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

DM/dm Revised 1/09/2015  
Y:\Planning Case Files-Riverside office\CUP03700\CEQA\NOD Form.docx

Please charge deposit fee case#: ZEA32659 ZCFG6038

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1400129

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: JIM FORGEY \$50.00  
paid by: CK 2620  
EA42659  
paid towards: CFG06038 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 07, 2014 13:44  
BNTHOMAR posting date Jan 07, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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

Agenda Item No.: 4.3  
Area Plan: Harvest Valley/Winchester  
Zoning District: Hemet-San Jacinto  
Supervisory District: Third  
Project Planner: Larry Ross  
Planning Commission: January 21, 2015

General Plan Amendment No. 973  
Change of Zone No. 7855  
Environmental Assessment No. 41802  
Applicant: Betty and Leo Wesslink  
Engineer/Representative: David Jeffers Consulting, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008.

Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

The project is located south of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue.

### BACKGROUND:

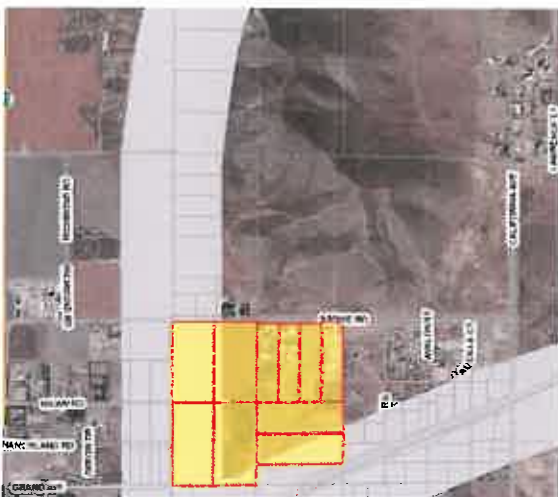
The project is requesting a Foundation Level change. The application was submitted February 14, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on April 20, 2010 as part of the General Plan Initiation process (GPIP). The project was initiated by the Board. Staff recommended approval of the initiation.

### POTENTIAL ISSUES OF CONCERN:

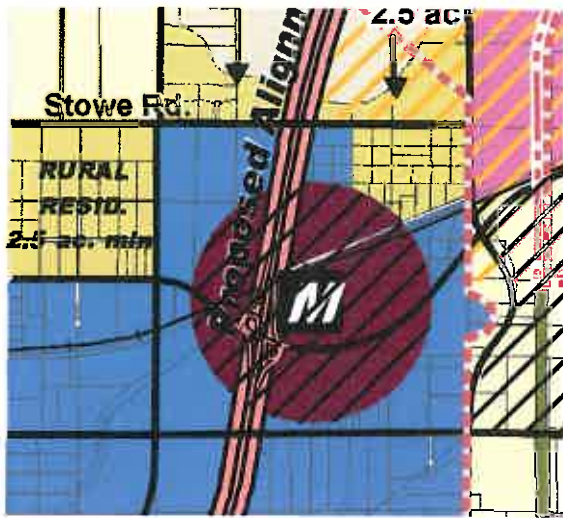
*Highway 79 realignment*

*Figure 1*



The applicant's justification for the change from Rural Community: Estate Density Residential designation to Community Development: Business Park is that it makes sense as a result of the proposed Highway 79 realignment. The favored alignment has changed over the years and may still change further after the decision on this project. Figure 1 is the current CETAP proposal for the realignment in the County's GIS system. This is not "official", it simply is for reference to warn owners about the possibility of the change in realignment, and it shows an alignment that borders the project site to the west. Figure 2 is from the City of Hemet's adopted Land Use Plan, last revised

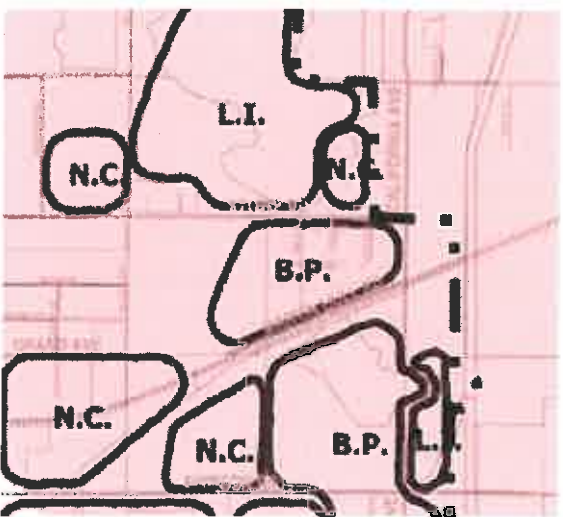
Figure 2



6/10/14, it shows the alignment going through the project site and the placement of a metro station near or in the project site and designating the project site as Business Park. Figure 3 is from a document called "Community of Winchester Land Use Study, August 2012", it does not show the change in the alignment, but it shows a land use designation of Business Park for the eastern portion of the project site.

Regardless of the final footprint of the realignment, it is clear that the project site will have some frontage on Highway 79 and as a result has some justification for the proposed change. As that the realignment was not contemplated in the adopted 2003 General Plan, it constitutes a change in circumstances that can be

Figure 3



considered for a Foundation Element change. When considered in isolation, the proposed Business Park designation in the middle of large area of large lot residential designations does not have the appearance of sequential planning, but when taken in context of planning for a major highway corridor it does. It is further supported by the vision for both the City of Hemet and the Community of Winchester for the project site to be changed to Community Development: Business Park.

*Airport Compatibility*

The Airport Land Use Commission has found that while industrial uses are more compatible with the airport than residential uses, that this change is not inherently less compatible than the existing condition. The Commission found the project consistent as proposed, but reserves its authority to review when an actual ground disturbing project is submitted.

*SB-18 Tribal Consultation*

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

*Highway 79 Policy Area*

The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation

due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Business Park, thus the policy does not apply.

*General Plan Findings*

In order to support a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 explain that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 973 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify a Foundation Component- Regular amendment. Further, the Administrative Element of the General Plan explains that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. As the proposed project is changing from one foundation to another, and from one designation to another both sets of findings must be made. The five required findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision.
  - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.
- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

**The first required finding per the General Plan Administrative Element** explains that proposed change does not involve a change in or conflict with either the Riverside County Vision or any General Plan principal as set forth in General Plan Appendix B.

The General Plan envisioned the area as Estate Density Residential. However, this was prior to considering the realignment of Highway 79 and urbanization of the surrounding areas. This urbanization can be seen in the forward planning documents produced by the City of Hemet and the Town of Winchester mentioned earlier. The County General Plan vision discusses many concepts; they are broken into categories including housing, population growth, community, transportation, etc. The project has been reviewed against these visions and staff has determined that they are consistent with them. More specifically, to select a few key concepts, the Livable Centers portion of the Riverside County

Vision states that there be a mix of uses in an area. The Business Park designation breaks up the homogeneity of Estate Density Residential surrounding the project site. The Employment portion of the Riverside County Vision states that gainful employment is one of the most basic individual needs, and Business Park designated property provides for potential wide variety of employment opportunities for the future. Therefore, there is no conflict with the Riverside County Vision.

Principals in General Plan Appendix B consist of seven categories of principals; these categories of principals include Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project has been reviewed against these categories and the principals within them and staff has determined that the project is consistent with those principals. There are three principals that are of special note and they specifically apply to this project.

The first principal of note is within the Community Development category, the principal is regional issues:

We must cooperate regionally to deal with the issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management and habitat linkages. The County should coordinate with the cities, other local and regional agencies, and Indian nations to the maximum extent practicable to provide a comprehensive guide to economic and physical development, transportation and multipurpose open space in the entire County.

This project is consistent with both the General Plans for the City of Hemet and the Community Plan for the town of Winchester and shows regional cooperation between these two entities.

The second principal of note is within the Community Design category, the principal is Community Variety, Choice and Balance:

Balanced growth is achieved in more than one way by:

Ensuring a balance of jobs, housing and services within communities.

The immediate area surround the project site is primarily rural residential in nature, with a variety of lot sizes. Going out two to three miles there are a few opportunities for commercial and industrial, but they are of small acreage and as a result any projects going in will be of a small scale and small impact. The proposed project will bring more balance between jobs, housing, and services within this community by increasing both the number of jobs and potentially the amount of services depending on what types of uses ultimately go into the project site.

The third principal of note is within the Economic Development category, the principal is Land and Development Activity:

Establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.

151 acres is sufficient acreage to have a viable business park site, and this site, when projects come in under the proposed general plan designation, will provide jobs to the local community.



Therefore, based upon the above there is no conflict with General Plan principal.

**The second required finding per the General Plan Administrative Element** states that the proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.

Upon changing the Foundation from Rural Community to Community Development, the designation change from Estate Density Residential to Business Park is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed and therefore there will not be any conflict with any Foundation Component Designation in the General Plan.

**The third required finding per the General Plan Administrative Element** states that the proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

One of the main purposes of the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Land Use Concept for the Harvest Valley/Winchester Area Plan:

The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

Therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

**The fourth required finding per the General Plan Administrative Element** is that the change would not create an internal inconsistency among the elements of the General Plan.

The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Land Use Concept of the Harvest Valley/Winchester Area Plan anticipated this type of change; it just was not anticipated at the project site because the realignment was not considered at the time of adoption of the General Plan in 2003. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.

**The fifth required finding per the General Plan Administrative Element** is that there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of Highway 79 and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will create a corridor where one did not exist before, and would create an opportunity of residents of this area to have local jobs since an insufficient number business

park acres exist in the area as reflected in both the City of Hemet General Plan and the Community of Winchester Community Plan. This change justifies modifying the General Plan.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Estate Density Residential  |
| 2. Proposed General Plan Land Use (Ex. #5):    | Community Development: Business Park (CD:BP)   |
| 3. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west.  |
| 4. Existing Zoning (Ex. #2):                   | Heavy Agriculture 10 acre minimum (A-2-10)   |
| 5. Proposed Zoning (Ex. #2):                   | Industrial Park (IP)   |
| 6. Surrounding Zoning (Ex. #2):                | Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10 acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west. |
| 7. Existing Land Use (Ex. #1):                 | Large lot single family homes, agriculture, and vacant land.   |
| 8. Surrounding Land Use (Ex. #1):              | Large lot single family homes, agriculture, and vacant land.   |
| 9. Project Data:                               | Total Acreage: 151.47  |
| 10. Environmental Concerns:                    | See attached environmental assessment  |

**RECOMMENDATIONS:**

**APPROVAL** of the **PLANNING COMMISSION RESOLUTION NO. 2015-001** recommending adoption of General Plan Amendment No. 973 to the Riverside County Board of Supervisors;

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41802**, 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,

**APPROVE GENERAL PLAN AMENDMENT NO. 973**, amending the Land Use Designation for the subject property from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**APPROVE CHANGE OF ZONE NO. 7855**, amending the zoning classification for the subject property from Heavy Agriculture 10 acre minimum (A-2-10) to Industrial Park (IP) in accordance with the Zoning

Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) on the Harvest Valley/Winchester Area Plan.
2. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west.
3. As that the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348 that the project is consistent with both the General Plan and Ordinance No. 348.
4. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Livable Centers by breaking the residential homogeneity of the area and thus providing a variety of uses. The project also furthers the Riverside County Vision for Employment by providing the potential for a variety of employment opportunities for the project site.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for regional issues by cooperating regionally with the visions of both the City of Hemet and the Town of Winchester for the project site. The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by changing the designation to Business Park thus creating the potential for more jobs which would increase the job to home ratio and improve the community. The final principal that furthers general plan principals is the principal of Land and Development Activity principal. The Land and Development Activity principal is to “establish sufficient acreage of well distributed industrial sites and business park uses, so that workers and employers have more locational options in the County and, because of convenience, allow a choice of making shorter commutes.” The proposed project is 151 acres, which is sufficient acreage for a viable business park use. Also, there are no other business park designations within several miles of the site, and the few that are 5 to 10 miles away are not of sufficient size to be viable. And because of this, the project would be fulfilling the principal by giving more locational options to workers and employers. Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.
6. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural Community to Community Development, the designation change from Estate Density Residential to Business Park is consistent with Community Development Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.
7. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. One of the main purposes of

the General Plan is for the logical development of the County. And it was anticipated that this type of change, like the proposed project, would be coming to the area as reflected in the Land Use Concept for the Harvest Valley/Winchester Area Plan:

The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

Therefore based upon the above, the proposed project contributes to the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and it causes no internal inconsistency among the elements. As mentioned above, the Land Use Concept of the Harvest Valley/Winchester Area Plan anticipated this type of change; it just was not anticipated at the project site because the realignment was not considered at the time of adoption of the General Plan in 2003. Further, there are no specific policies or overlays that would prohibit the proposed change, and therefore no inconsistencies would be created.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The new condition that occurred that was unanticipated during the preparation of the General Plan is the realignment of Highway 79 and the impacts that would occur as a result of that realignment. The special circumstance is that the realignment will create a corridor where one did not exist before, and would create an opportunity of residents of this area to have local jobs since an insufficient number business park acres exist in the area as reflected in both the City of Hemet General Plan and the Community of Winchester Community Plan. This change justifies modifying the General Plan.
10. The zoning for the subject site is Heavy Agriculture 10 acre minimum (A-2-10).
11. The project site is surrounded by properties which are zoned Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10 acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. Environmental Assessment No. 41802 did not identify any potentially significant impacts.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Business Park (CD:BP) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Industrial Park (IP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support have been received. Three letters of opposition to the project were received during the Airport Land Use Commission hearings and all are dated January of 2011.
2. The project site is not located within:
  - a. The city of Hemet sphere of influence;
  - b. An area drainage plan, or dam inundation area;
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or
  - d. High fire area.
3. The project site is located within:
  - a. The Valley Wide Recreation and Parks District;
  - b. The southern portion of the project is within a mapped 100-year flood plain;
  - c. The Stephens Kangaroo Rat Fee Area; and
  - d. Both high and moderate areas of liquefaction.

The subject site is currently designated as Assessor's Parcel Numbers: 465260004, 465260002, 465260005, 465270001, 465270002, 465270003, 465270004, 465260001, 465260006, and 465260003.

2  
3 **RESOLUTION**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 2015-001**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 January 21, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and  
11 Riverside County CEQA implementing procedures have been met and the environmental document  
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on  
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated  
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on January 21, 2015, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:  
21

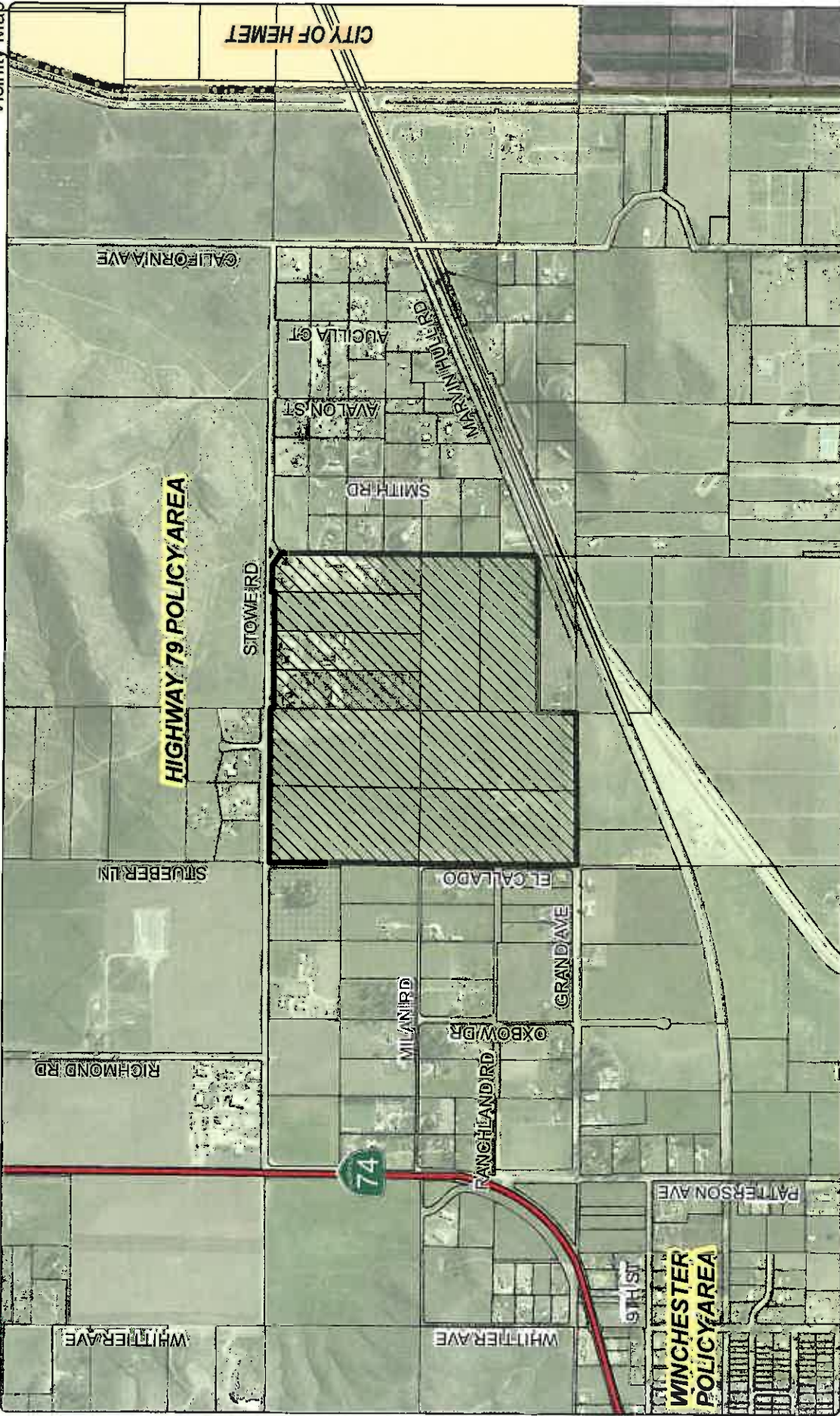
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment  
23 No. 41802; and  
24

25 **ADOPTION** of General Plan Amendment No. 973  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07855 GPA00973**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 12/02/2014  
 Vicinity Map



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new Official General Plan. The new General Plan may contain different types of land use data. It is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951)833-8277 (Riverside County) or Wacke@riversidecounty.com.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07855 GPA00973

Supervisor Stone  
District 3

Date Drawn: 12/02/2014

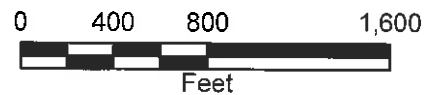
LAND USE

Exhibit 1



Zoning District: Hemet-San Jacinto

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)855-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.ctdms.org>



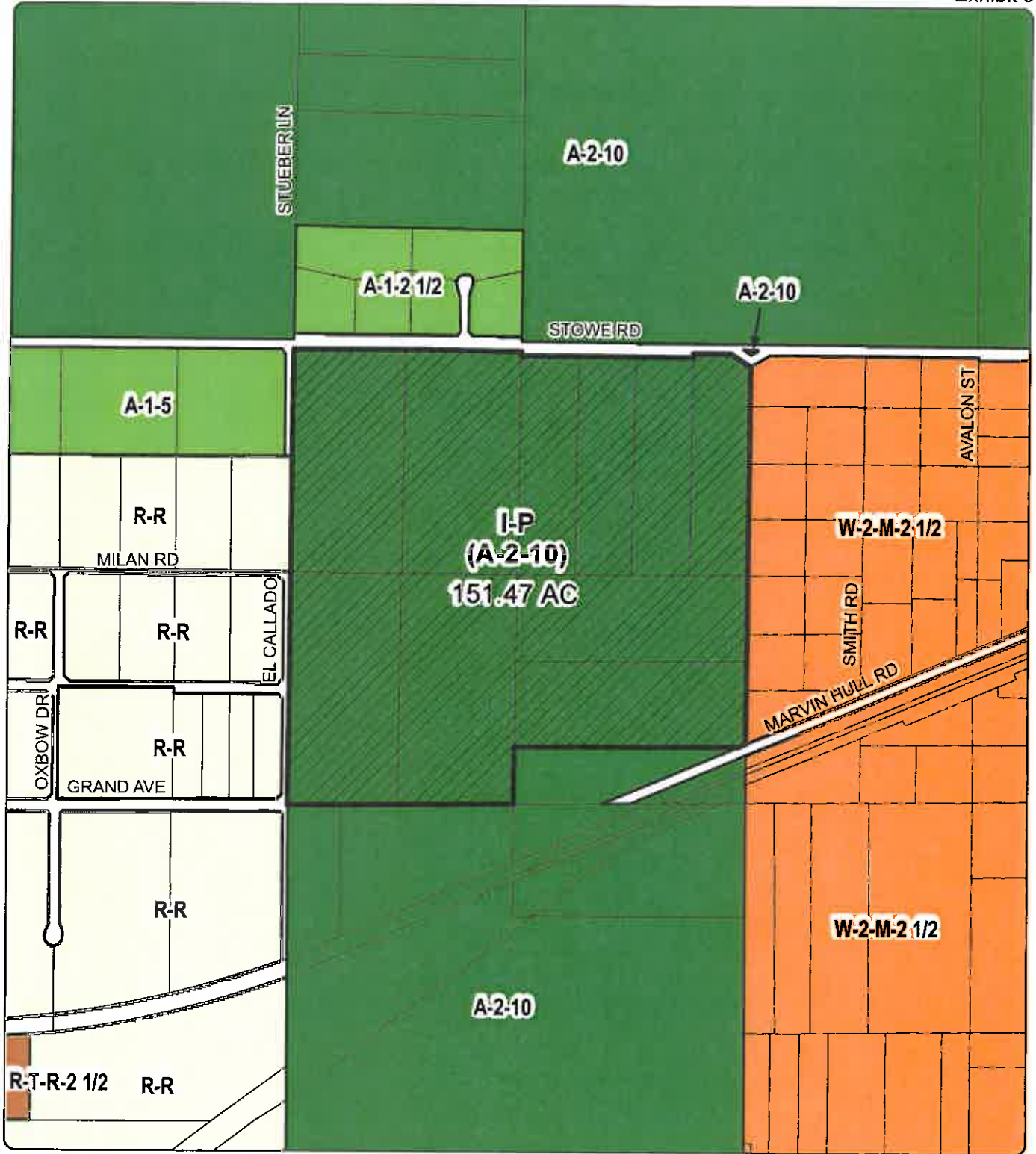
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07855 GPA00973

PROPOSED ZONING

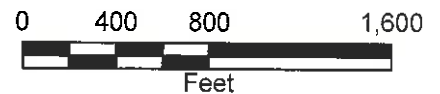
Supervisor Stone  
District 3

Date Drawn: 12/02/2014  
Exhibit 3



Zoning District: Hemet-San Jacinto

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.rcdmis.org>

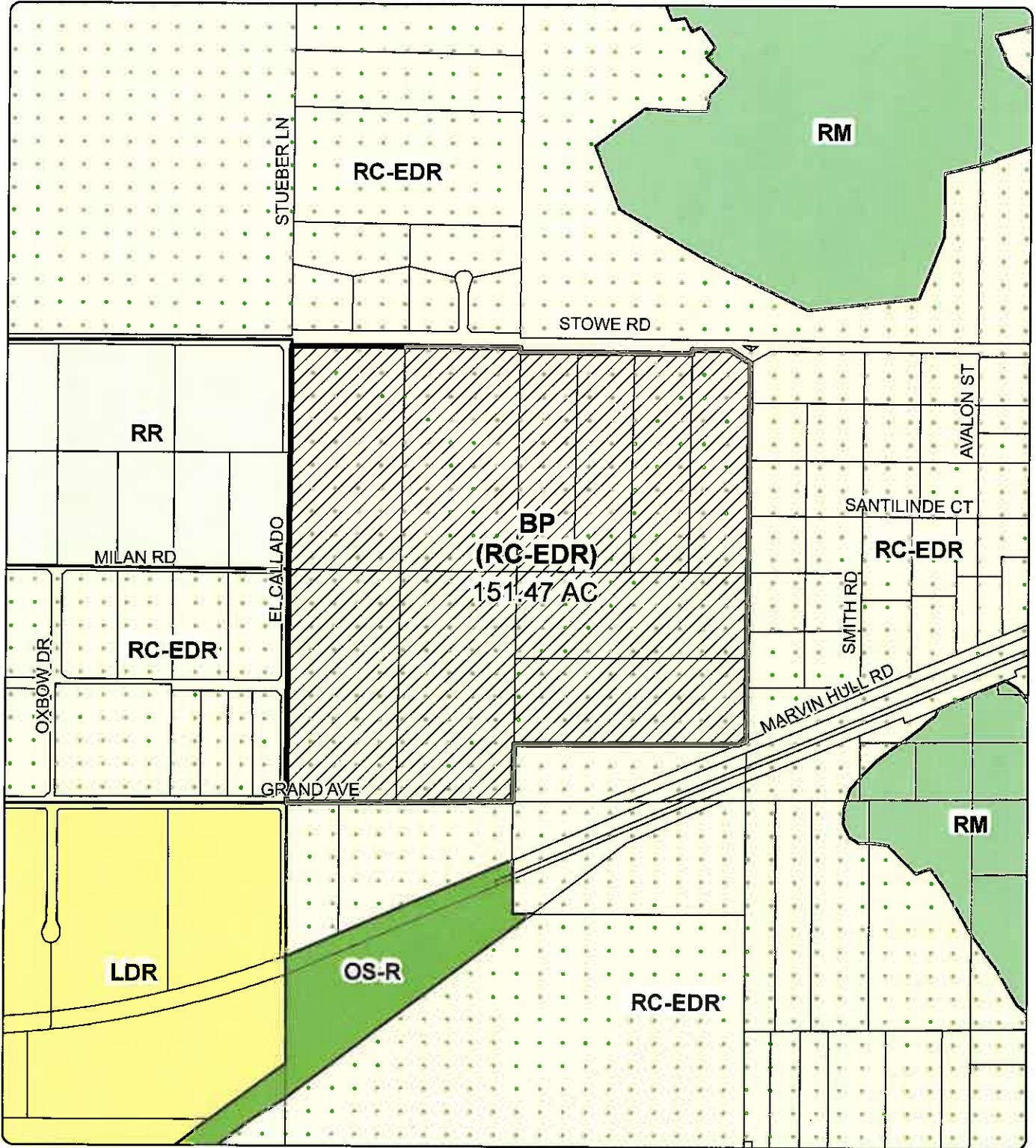
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07855 GPA00973

PROPOSED GENERAL PLAN

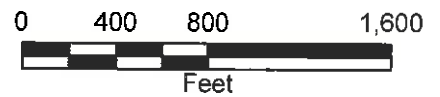
Supervisor Stone  
District: 3

Date Drawn: 12/02/2014  
Exhibit 6



Zoning District: Hemet-San Jacinto

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.rcfno.org>

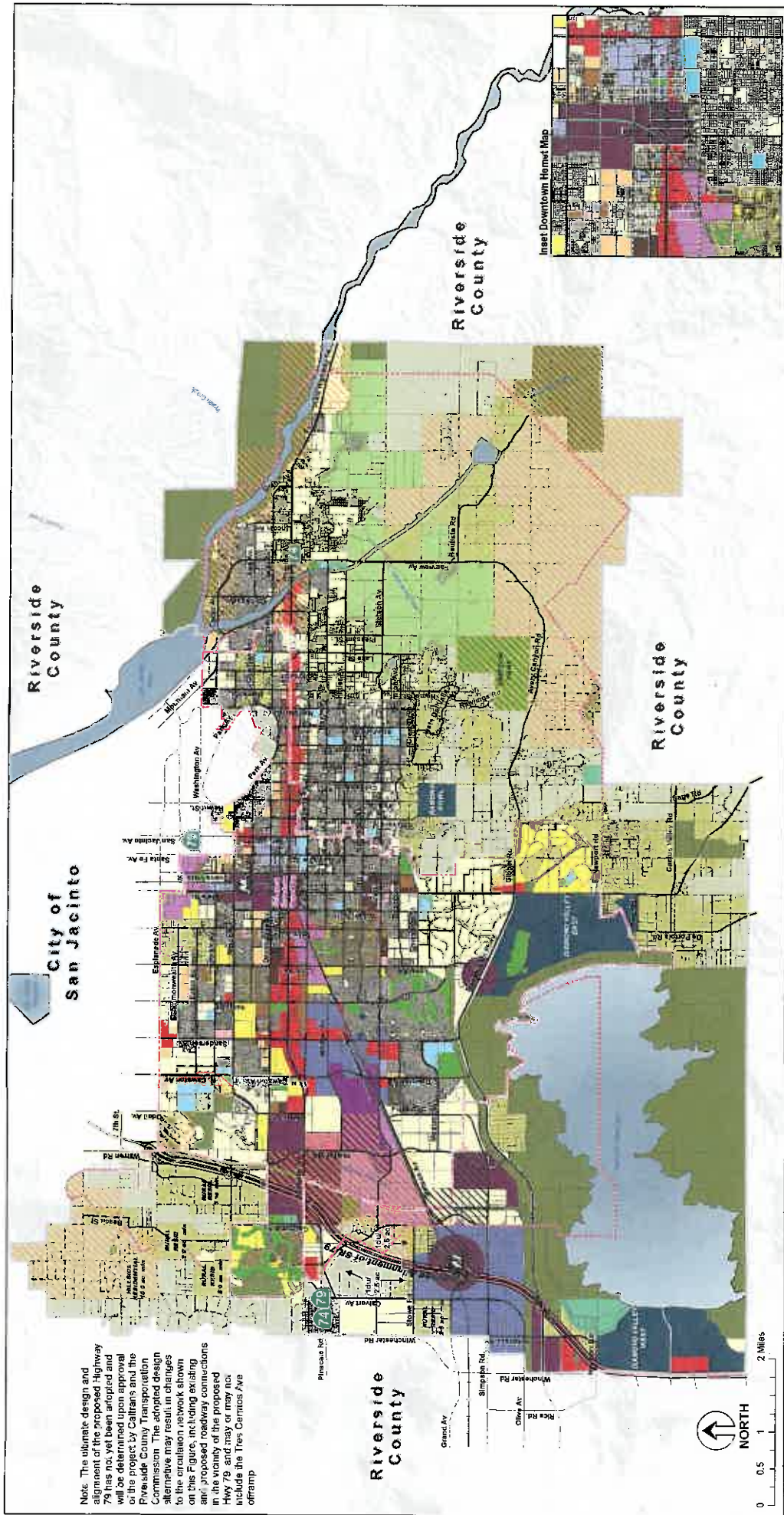
**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN**

**Justification for Amendment: (attachment to page 5 of 8)**

**APNs: 465-260-001 & All**

The subject site is an assemblage of 10 parcels totaling approximately 152 acres of land located just east of a major arterial highway (Winchester Road) and bounded by Stowe Road on the north, El Callado on the west and Grand Avenue on the south. The consensus owners of the assemblage feel that, over the next several years, the area should slowly grow and change slightly in life-style as the properties to the southwest have. The properties to the southwest area currently designated "LDR" in the Community Development Foundation of the General Plan. As those LDR properties develop they will bring Schedule "A" type improvements to the area that will spread to the subject site. The roadway network around the assemblage has dedications in place allowing for Schedule "A" improvements without additional dedications for "backbone" infrastructure.

Simply stated the owners of the assemblage feel the area is changing and that their 152 acres should be granted a foundation change as was granted to their neighbors to the southwest.



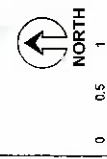
Note: The ultimate design and alignment of the proposed Highway 79 has not yet been approved and will be determined upon approval of the project by Caltrans and the Riverside County Transportation Commission. The adopted design alternative may result in changes to the circulation network shown on this figure, including existing and proposed roadway connections in the vicinity of the proposed Highway 79 and may or may not include the Tri's Corridor Ave on-ramp.

SOURCES: Census Tiger Line Data 2005  
Urban Outcasts 2011



Figure 2.1  
LAND USE PLAN  
Hemet General Plan

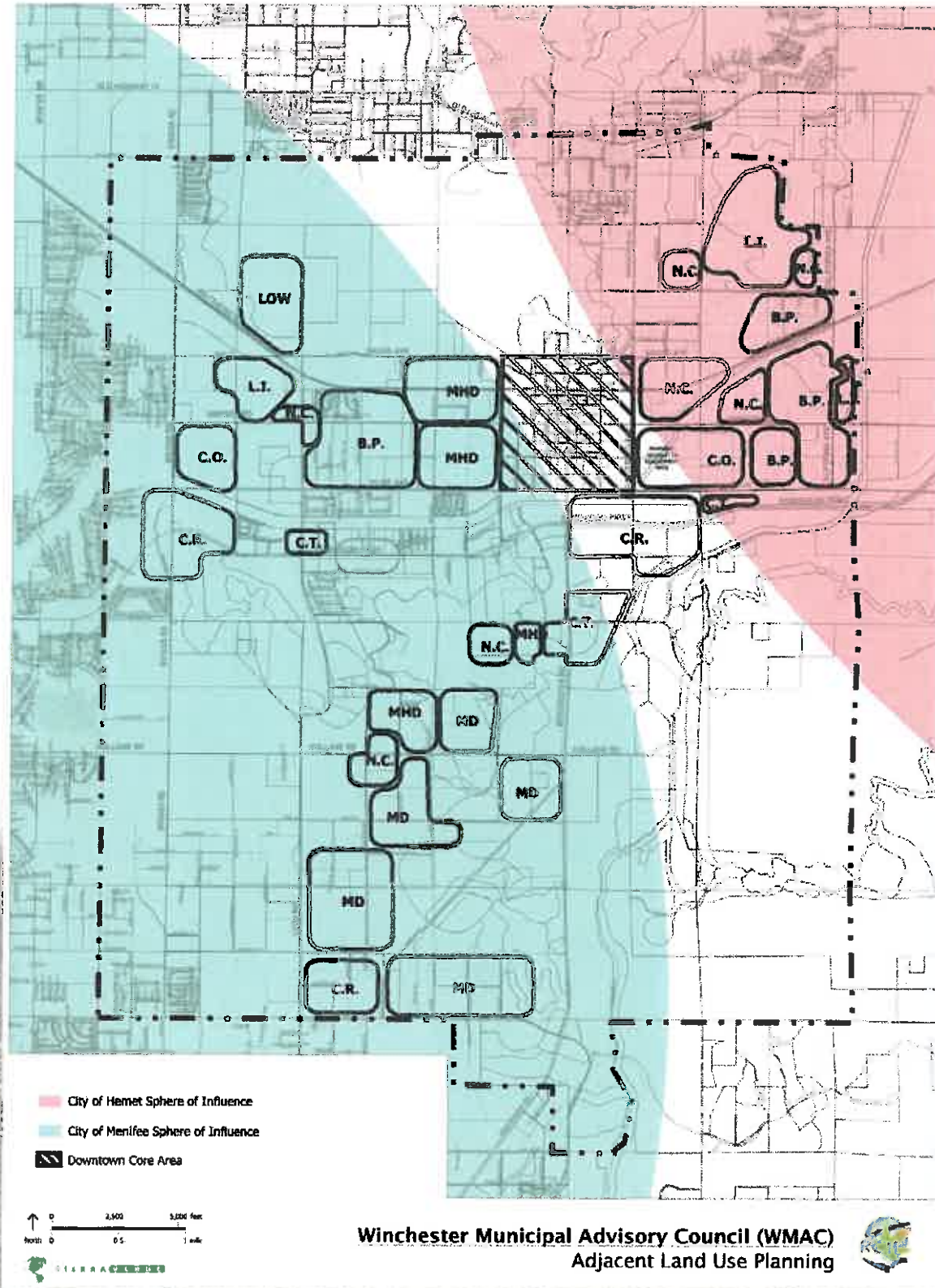
- LEGEND**
- Hemet City Boundary
  - Planning Area
  - Sphere of Influence
  - River/Lake
  - Creek/Canal
  - Railroad
  - Metrolink (General Location)
- Land Use Designations**
- RR - Rural Residential (0.0 - 2.0 du/ac)
  - HR - Hillside Residential (0.0 - 0.5 du/ac)
  - LDR - Low Density Residential (2.1 - 5.0 du/ac)
  - LMDR - Low Medium Density Residential (5.1 - 8.0 du/ac)
  - MDR - Medium Density Residential (8.1 - 18.0 du/ac)
  - HMDR - High Density Residential (18.1 - 30.0 du/ac)
  - VMDR - Very High Density Residential (30.1 - 45.0 du/ac)
  - NC - Neighborhood Commercial (FAR 0.35)
  - CCG - Community Commercial (FAR 0.40)
  - RC - Regional Commercial (FAR 0.50)
  - M - Mixed Use (Varies)
  - ARP - Airport
  - Office Professional (FAR 2.0)
  - Business Park (FAR 0.60)
  - Industrial (FAR 0.45)
  - QP - Quasi-Public/Cultural
  - PF - Public Facilities
  - S - School
  - PR - Park/Recreation
  - OS - Open Space
  - A - Agriculture
- Environmental Management Area**
- Areas subject to MSHCP criteria
  - Interm Airport Overlay Zone



Last updated 6/10/2014 - Reso 4577

# Community of Winchester

Figure 4 - Adjacent Land Use Planning



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41802  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 973 and Change of Zone No. 7855  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Larry Ross  
**Telephone Number:** 951-955-9294  
**Applicant's Name:** Betty and Leo Wesslink  
**Applicant's Address:** 9590 Nacimiento Lake Drive, Paso Robles, CA 93446

### I. PROJECT INFORMATION

**A. Project Description:** The General Plan Amendment proposes to amend the General Plan Foundation Component and Land use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

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

**C. Total Project Area:** 151.47 acres

<b>Residential Acres:</b> n/a	<b>Lots:</b> n/a	<b>Units:</b> n/a	<b>Projected No. of Residents:</b> n/a
<b>Commercial Acres:</b> n/a	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a
<b>Industrial Acres:</b> 151.47	<b>Lots:</b> n/a	<b>Sq. Ft. of Bldg. Area:</b> n/a	<b>Est. No. of Employees:</b> n/a

**D. Assessor's Parcel No(s):** 465260004, 465260002, 465260005, 465270001, 465270002, 465270003, 465270004, 465260001, 465260006, and 465260003.

**E. Street References:** South of Stowe Road, North of Marvin Hull Road, east of El Callado, and west of California Avenue.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Large lot single family homes, agriculture, and vacant land.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** Once the project is approved, the project is consistent with the provisions of the Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 policy area provisions, and all other policies of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

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

**C. Foundation Component(s):** Rural Community

**D. Land Use Designation(s):** Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size)

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Harvest Valley/Winchester to the north, south, east and west
2. **Foundation Component(s):** Rural Community to the north, west, east and south.
3. **Land Use Designation(s):** Rural Community: Estate Density Residential to the north, east and south. Rural Community: Estate Density Residential and Rural: Rural Residential to the west.
4. **Overlay(s), if any:** None.
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Heavy Agriculture 10 Acre Minimum (A-2-10).

**J. Proposed Zoning, if any:** Industrial Park (IP).

**K. Adjacent and Surrounding Zoning:** zoned Light Agriculture 2 ½ acre minimum (A-1-2 ½) and Heavy Agriculture 10 acre minimum (A-2-10) to the north, Heavy Agriculture 10 acre minimum (A-2-10) to the south, Controlled Development Area Mobile homes (W-2-M 2 ½) to the east, and Light Agriculture 5 acre minimum (A-1-5) and Rural Residential (R-R) to the west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

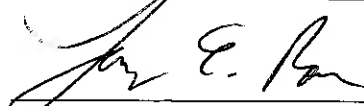
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR



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



Signature

December 1, 2014

Date

Larry Ross, project planner  
Printed Name

For Juan C Perez, Interim Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Harvest Valley/Winchester Area plan. The two closest Scenic Highway Corridors are Interstate 215 and Highway 74. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

Findings of Fact:

a) The proposed project is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" and "other lands" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site. The zoning on the property is zoned Heavy Agricultural 10 Acre Minimum which is intended for intense agricultural uses and the General Plan has a Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) designation which is intended primarily for large lot single family residential with possible limited agriculture and animal keeping. As a result, the current zoning is inconsistent with the General Plan. However, the proposed general plan designation and proposed zoning will be consistent with each other. Therefore, with the change to the general plan and zoning there will be no conflicts with agricultural zoning. There are no substantial impacts.

c-d) The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to neighboring agriculturally zoned properties. There are no substantial impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning				

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

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

**Findings of Fact:**

a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a-f) The proposed land use change would result in an intensification of the use on the site, in terms of building and traffic trips. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assumptions that could be used to estimate floor to area ratio, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. The proposed change will eliminate residential and create industrial, thus decreasing the population for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP

Findings of Fact:

a) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

b) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

c) The proposed project does not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

d) The proposed project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

e) The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

f) The proposed project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project does not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to biological resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on aerial maps, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential ground disturbing cultural impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. The Pechanga Tribe also wanted to go on record that they consider the project site a "Traditional Cultural Property(TCP)." They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the General Plan the project is in an area of high sensitivity (high B) and small portions are low sensitivity on the eastern side of the site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Without ground disturbance the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GEOLOGY AND SOILS** Would the project

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

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

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

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

a) According to the General Plan, the majority of project site is mapped as areas of high liquefaction potential, with the north west portion of the site mapped as moderate liquefaction potential. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

**Findings of Fact:**

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. Therefore the project's impacts are less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**14. Landslide Risk**

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

**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

a) The project site is generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to the General Plan, Figure S-7, the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no substantial impacts based on the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**16. Other Geologic Hazards**

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

Source: Project Application Materials, Update Geotechnical/Geologic Site Review in Support of General Plan Amendment, ±4.5-Acre Site, APN 964-050-006, Located Southeast of the Intersection of Auld Road and Dickson Path, Winchester Area, Riverside County, California prepared by GeoSoils, Inc. dated January 24, 2014.

Findings of Fact:

a) Diamond Valley Lake is located about 1.9 miles to the east of the project site. The project site is not located within a Dam Inundation zone for Diamond Valley Lake. Based on the above, the potential for seiche or inundation is considered low. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts. As that no human occupation or ground disturbance is proposed with this project the impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. The project proposes to increase the intensity of the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**19. Erosion**

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Application Materials

Findings of Fact:

a.-b.) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential intensity of the site, which would have an increase in potential impacts because there could be more traffic trips in the area (traffic trips are the largest generator of greenhouse gasses in this area). However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the size of the proposed development (implementing project) is not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in intensity may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. Therefore, the project has no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is located within the Hemet Ryan Airport Influence area, and a portion of the site is the Transition Area(the outer 330 feet of Area II). The project was reviewed by the Airport Land Use Commission on February 10, 2011 and was found consistent with the plan. Therefore the project is consistent with Airport Master Plans. The project would not result in a safety for people working or residing in the area as that the project is consistent with the Airport Land Use Plan. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. The project is not within a high fire area, and the project is not located within a state fire responsibility area. As that the project proposes no physical changes to the property, therefore it will not expose people or structures to any risk. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Review, GIS database .

Findings of Fact:

a-h) The southeast corner of project is located within a mapped flood zone. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts which will include a hydrology analysis. Therefore the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood letter dated September 22, 2010, GIS database

Findings of Fact:

a, b, d) The southeast corner of the project is located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore the project has no impact.

c) The project is not within a dam inundation area, and the project does not propose any structures and would not expose people injury or death involving flooding as a result of a failure of a levee or dam. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project has a less than significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Hemet General Plan Land Use Plan

Findings of Fact:

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for residential uses with a 2 acre minimum lot size. The General Plan when it was adopted in 2003 did not anticipate the realignment of Highway 79 through or adjacent to the proposed project site.

The City of Hemet in anticipation of expanding its borders in the future has planned the project site in its General Plan adopted January 24, 2012 and surrounding area as Business Park as a result of the proposed highway 79 realignment. They also anticipate a Metrolink station to be placed in the project site or somewhere near the project site.

The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project includes a Change of Zone to insure the General Plan and zoning are consistent. The project is consistent with the City of Hemet's General Plan. The proposed Land Use change is consistent with all policies of the General Plan and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this Environmental Assessment are being evaluated for the Land Use only. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is in MRZ-3a, which means that the project site is located in an area known to have mineral resources, but the significance of the deposit is undetermined. However, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is located within an airport influence area. As that the project site is currently vacant land and large lot residential and that the project proposes no physical changes to the property, therefore it will not expose people to excessive noise levels. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project has no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

The south-east portion of the project is located near a railroad, however the proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts from railroad noise. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**32. Highway Noise**

NA  A  B  C  D

Source: Project Application Materials

Findings of Fact:

The project site is currently approximately 2,500 feet from Highway 79 and directly adjacent to Marvin Hull Road. The proposed highway 79 re-alignment would either bisect the site or run along the western edge of the site and bring substantially more noise than the current levels. However, it is unknown at this time what type of use will go in at this project site, it may or may not have sensitive receptors that would be impacted by highway noise. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, there is no significant impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional noise analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



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

a-f) The project site is not in a redevelopment area. There are currently few residential structures on the subject site, so no or little displacement will occur. The proposed project will change the Land Use to Business Park, thus potentially adding a demand for additional housing through the creation of jobs. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the project will not cause significant impacts.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

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

**36. Fire Services**

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:**

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

**37. Sheriff Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

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

Monitoring: No monitoring is required

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The project would not result in an increased need for schools. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**39. Libraries**

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

Findings of Fact:

The project would not result in an increased need for books and materials for libraries. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**40. Health Services**

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

Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project site is located within the Valley Wide Recreation and Park District. There are no trails or parks proposed or required near the site. Quimby fees are not required on industrial development. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>TRANSPORTATION/TRAFFIC</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The proposed project is changing away from residential to Business Park, thus the policy does not apply. The details of the implementing will drive the consistency with any other circulation plans, the Land Use change, by itself, is consistent with the circulation plans.

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will create a need to evaluate the impacts to the existing street design; however, the potential impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Materials

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase intensity will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the project's impacts are less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**46. Sewer**

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

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

Source: Project Materials

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. The homes near project site are currently using septic systems. Specific permitting is required prior to the use of any septic system or sewer system. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**48. Utilities**

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher intensity of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 973 and Change of Zone No. 7855 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

<b>52.</b> Does the project have environmental effects that will	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------



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

cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

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

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

**VII. AUTHORITIES CITED**

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

Revised: 12/2/2014 2:42 PM  
EA for GPA00945D1

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

DATE: August 25, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Eastern Information Center (UCR)

**GENERAL PLAN AMENDMENT NO. 973 – EA41802 – Applicant:** Leo Wesselink – Engineer/Representative: David Jeffers Consulting, Inc. - Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Easterly of El Callado, westerly of Smith Road, southerly of Stowe Road and northerly of Grand Avenue - 151.47 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community to Community Development and to amend the general plan land use designation from Estate Density Residential (RC:EDR) (2 ac. min.) to Business Park (BP) (0.25-0.60 FAR) - APN: 465-260-001, 465-260-002, 465-260-003, 465-260-004, 465-260-005, 465-260-006, 465-270-001, 465-270-002, 465-270-003, and 465-270-004 - Related Cases: n/a - Concurrent Cases: n/a

NOTE: This project is a stand-alone General Plan Land Use amendment, no implementing project is proposed. Please provide a comment letter from your department.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 30, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
133376

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

September 22, 2010

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attention: Jeff Horn, Project Planner

Dear Mr. Horn:

Re: General Plan Amendment 00973  
Area: Winchester

We have reviewed this case and have the following comments:

Our review indicates that the topography of the site is relatively flat with a mild slope that directs runoff southerly. The site is subject to sheet flow runoff from the hills to the north. These flows eventually reach Salt Creek Channel. A majority of the properties are shown within the Zone X shaded floodplain limits as delineated on Panel No. 06065C – 2080G and 2085G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Some flood control facilities will be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "MeKBIB DEGAGA".

MEKBIB DEGAGA  
Engineering Project Manager

EWR:blj

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

DATE: August 25, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand

**GENERAL PLAN AMENDMENT NO. 973** – EA41802 – Applicant: Leo Wesselink – Engineer/Representative: David Jeffers Consulting, Inc. - Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Easterly of El Callado, westerly of Smith Road, southerly of Stowe Road and northerly of Grand Avenue - 151.47 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - REQUEST: The General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community to Community Development and to amend the general plan land use designation from Estate Density Residential (RC:EDR) (2 ac. min.) to Business Park (BP) (0.25-0.60 FAR) - APN: 465-260-001, 465-260-002, 465-260-003, 465-260-004, 465-260-005, 465-260-006, 465-270-001, 465-270-002, 465-270-003, and 465-270-004 - Related Cases: n/a - Concurrent Cases: n/a

NOTE: This project is a stand-alone General Plan Land Use amendment, no implementing project is proposed. Please provide a comment letter from your department.

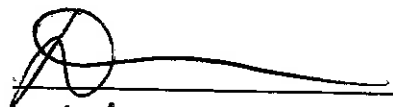
Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 30, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite** ~~Jeff Horn~~, Project Planner, at (951) 955-4641 or email at [JHORN@rctlma.org](mailto:JHORN@rctlma.org) / MAILSTOP# 1070.

COMMENTS: *GED and Aerial Studies may be required*

DATE: 9/27/10

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: DL Pugh / Chief Eng. GED

TELEPHONE: x 56863

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

CHAIR February 10, 2011

Simon Housman  
Rancho Mirage

Tamara Harrison, Urban Regional Planner IV

VICE CHAIRMAN  
Rod Ballance  
Riverside

Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside CA 92501

HAND DELIVERY

COMMISSIONERS

Arthur Butler  
Riverside

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

File No.: ZAP1021HR10

John Lyon  
Riverside

Related File No.: GPA00973 (General Plan Amendment)

APN: 465-260-001 through 465-260-006 and 465-270-001 through  
465-270-004

Glen Holmes  
Hemet

Dear Ms. Harrison:

Greg Pettis  
Cathedral City

On February 10, 2011, the Riverside County Airport Land Use Commission (ALUC), by a 5-1 vote, found the above-referenced general plan amendment **CONSISTENT** with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP).

Richard Stewart  
Moreno Valley

The general plan amendment is described as follows: A proposal to amend the Harvest Valley/Winchester Area Plan's land use designation on a 151.5-acre site located southerly of Stowe Road, easterly of El Callado, and northerly of Grand Avenue (within the unincorporated community of Winchester) from Rural Community: Estate Density Residential (RC:EDR) to Business Park (BP).

STAFF

Director  
Ed Cooper

The finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of a proposed project. In this situation, both the existing designation and the proposed designation are consistent with the HRACALUP.

Russell Brady  
John Guerin  
Barbara Santos

A copy of the "Notice of Airport in Vicinity" is enclosed, for your information.

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

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
David Jeffers Consulting (Representative)  
Leo and Betty Wesselink (Stowe Road address) (Owner)

**Airport Land Use Commission**  
**Page 2**

Sharon Haagsma (Owner)  
Larry and Jannette Curti (Redlands) (Owner)  
Marianne and Brooke Atkins, c/o Sharon Haagsma (Owner)  
Unified Aircraft Service (Owner)  
John and Karla Brewer (Owner)  
Terry and Carolyn Dean (Neighboring Property Owner)  
Joann Houk (Neighboring Property Owner)  
Scott and Sandra Smith (Neighboring Property Owner)  
Riverside County Economic Development Agency – Aviation (Attn.: Chad Davies)

Y:\ALUC\Hemet-Ryan\ZAP1021HR10.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)

January 12, 2011

Ms. Tamara Harrison  
County of Riverside Planning Department  
4080 Lemon Street  
Riverside, CA 92501

Re: General Plan Amendment No. 00973

Dear Ms. Harrison:

I would like to go on record as opposing the above action for the following reasons:

I am a homeowner located directly across El Collado Road (4.19 acres on the Southwest corner of El Collado and Milan Roads).

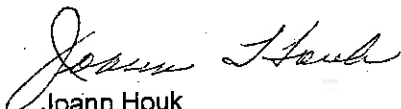
I am very concerned about this type of business operation coming into this quiet neighborhood. I cannot imagine that a Business Park would be the best use of their beautiful property, given the remote location in among homes on all sides.

Some of the issues from my perspective would be the added traffic and resultant noise and dust that would be generated. This would also affect the air quality, which is already not the best. Many of the neighbors also have animals which would be affected by this.

One of the things that I have enjoyed most is the beautiful view of the San Jacinto Mountains from both my kitchen and living room windows. I cannot imagine looking out at a mass of concrete block buildings instead. I had expected that some type of residential development would go in there at some point.

Last, but certainly not least, is the effect all of this would most likely have on our property values, which we had hoped were already at the bottom. But, in all honesty, I don't know who would want to buy there if this project is completed.

Respectfully submitted,



Joann Houk  
33895 Milan Road  
Winchester, CA 92596  
(951-764-8284)

ZAPINZIRIO



January 10, 2011

Scott & Sandra Smith  
34240 Stowe Road  
Winchester, CA 92596

Riverside County Airport Land Use Commission  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, California 92501  
Attn: Tamara Harrison

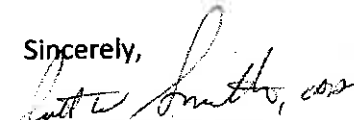
Dear Ms. Harrison,

My wife and I are writing to you regarding the proposed re-zoning per County Case Nos. GPA 00973 (General Plan Amendment). The proposal to amend the Harvest Valley/Winchester Area Plan's Land use designation on the 151.5-acre site, located southerly of Stowe Road, easterly of El Callado, and northerly of Grand Avenue within the unincorporated community of Winchester from Rural Community (EDR-RC) to Business Park (BP) is a BAD idea. My wife and I run a small horse ranch directly north of the proposed re-zoning site (literally across the street) and the proposed re-zoning would cause an increase in the local traffic, danger to our animals and further devalue our existing home values which have already taken a severe decrease in value from the recession.

We moved out here in 2005 specifically because of the rural area which was a nice area for us and our animals. The proposed re-zoning would inevitably change the nature of our area in a negative way. If in the event the proposed business park were to have nicer businesses, they would be opposed to having a horse ranch directly opposite them and would complain and try to get us to move or re-zone our area forcing us out. In another event, the business could be industrial in nature and would de-value our property – and probably still not want to be opposite a horse ranch. So in either case, there is not a situation where the proposed land use re-zoning would not be harmful to us.

We respectfully strongly urge you and those who make the decisions regarding land use to NOT change the proposed zoning in our area. Thank you,

Sincerely,

  
Scott W. Smith, CPA

Terry and Carolyn Dean  
34150 Stowe Rd.  
P.O. Box 520  
Winchester, Ca. 92596

January 12, 2011

Riverside County Airport Land Use Commission  
C/O: Russell Brady and or John Guerin  
4080 Lemon St. 14th. Floor  
Riverside, Ca. 92501

In regards to: Riverside County Case Nos. GPA 00973  
Subject: Proposed General Plan amendment for 151.5 acre site

Dear Sirs,

We are writing this letter to say that we are impelled to oppose the proposal to rezone the above noted property from Estate Density Residential with 2 acre minimum lot sizes to Business Park zoning.

The entire area under the General Plan is zoned Estate Density Residential, this zone change would be placed in the middle of a residential area. This would be spot zoning and would appear to have a potential negative impact on the residences in the area. We believe this action is normally considered illegal unless as in some occasions the exception was made in the best interest of the community. This would be where a park or community center would be proposed. It would not normally be for the benefit of individual investors or self serving an individual, but for the community good.

In addition to the above, our concerns would be at least if not more as follows:

1. The potential traffic impact on the residential area. The added commercial traffic could be substantial. No traffic studies have been presented that we are aware of.
2. The increased density upon the area in question, especially in consideration of the future airport runway adjustments.
3. The impact on the air quality of the area.
4. The potential negative impact on the residences in regards to property values, quality of life issues, effects upon animal life at residences.
5. No developmental plans and or environmental impact studies have been presented.

We do request that careful consideration be given this zone change request as at this juncture, it would appear to not be in the best interest of the community and it would have a negative impact. It clearly goes against the General Plan for this area, it was this General Plan that encouraged many of the owner to invest into their homes and land.

Respectfully,  
  
Terry and Carolyn Dean

Cc. Tamara Harrison, Riverside County Planning Department fax: 951-955-1811

ZAPIORARIO



June 14, 2011

**RECEIVED**  
JUN 20 2011

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Ms. Halimah Shenghur  
County of Riverside  
4080 Lemon St. – 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: Change in "Applicant" for General Plan Amendment Applications

Dear Ms. Shenghur,

Per your request today at the County offices, we are sending this to initiate changes to the "Applicants" for the General Plan Amendment applications for GPAs 00925, 00926, 00928, 00973, 00974, 00975, 00977, 00978 and 00983.

David Jeffers Consulting, Inc. is currently listed as applicant for the above cases and we now would like each "Applicant" to be changed as follows:

<u>Case #</u>	<u>New Applicant Name and Address</u>
GPA 00925	Mr. Paul Attyah / Lubec Properties, LLC 908 South Granville Avenue #5 Los Angeles, CA 90049 Phone: 310.562.5153
GPA 00926	Andy and Cindy Domenigoni 31851 Winchester Road Winchester, CA 92596 Phone: 951.926.6924
GPA 00928	Michael and Hennie Monteleone 35245 Briggs Road Murrieta 92563 Phone: 951.538.6543



Ms. Halimah Shenghur  
June 14, 2011  
Page 2 of 3

<u>Case #</u>	<u>New Applicant Name and Address</u>
GPA 00973 and 00983	Leo and Betty Wesselink 9590 Nacimiento Lake Dr. Paso Robles, CA 93446 Phone: 805.238.5222
GPA 00974	Neal Smith 33121 Christine Lane Winchester, CA 92596 Phone: 949.285.5973
GPA 00975	Mary Etta Bollman 32573 Auld Road Winchester, CA 92596 Phone: 951.283.2222
GPA 00977	Norm Gritton 27245 Highway 74 Perris, CA 92570 Phone: 951.315.5130
GPA 00978	J. Foster Collins 30100 Los Alamos Murrieta, CA 92563 Phone: 951.202.5509



Ms. Halimah Shenghur  
June 14, 2011  
Page 3 of 3

Thank you for transferring the Applicant's name and address to those listed above. All future requests for additional County fees should be sent to the new applicant with a copy to David Jeffers Consulting, Inc. who is now only the "Representative" of the new applicants.

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

Sincerely,

DAVID JEFFERS CONSULTING, INC.

David T. Jeffers, AICP

cc: Mr. Paul Attyah  
Andy and Cindy Domenigoni  
Michael and Hennie Monteleone  
Leo and Betty Wesselink  
Neal Smith  
Mary Etta Bollman  
Norm Gritton  
J. Foster Collins

DTJ/tw

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00973 DATE SUBMITTED: revised 10/8/08

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Leo Wesselink E-Mail: none

Mailing Address: 0600 Nacimiento Lake Dr. 34475 Stone Road  
Paso Robles, CA 93446 Winchester, CA 92396  
City State ZIP

Daytime Phone No: ( 805 ) 238-5222 Fax No: ( 805 ) 238-9222

~~Engineer~~ Representative's Name: David Jeffers Consulting, Inc. E-Mail: dtj@attglobal.net

Mailing Address: 19 Spectrum Point Dr., Ste 609  
Lake Forest, CA 92630  
Street City State ZIP

Daytime Phone No: ( 949 ) 586-5778 Fax No: ( 949 ) 586-5527

Property Owner's Name: (see attached list) E-Mail: \_\_\_\_\_

Mailing Address: (see attached list)  
\_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Leo Wesselink

\_\_\_\_\_  
*PRINTED NAME OF APPLICANT*

*Leo Wesselink*  
\_\_\_\_\_  
*SIGNATURE OF APPLICANT*

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

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

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

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: \_\_\_\_\_

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_

\_\_\_\_\_, East of \_\_\_\_\_, West of \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

~~David Jeffers Consulting, Inc~~

~~PRINTED NAME OF APPLICANT~~

~~*Shawn L. Reynolds*~~

~~SIGNATURE OF APPLICANT~~

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

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

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

(See attached signature pages)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-260-001 & -002

Section: N1/2, SW1/4 23 Township: 5S Range: 2W

Approximate Gross Acreage: 42.1

General location (nearby or cross streets): North of Grand Avenue, South of Stowe Rd., East of El Callado, West of Marvin Hull Road.



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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**

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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

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(See attached signature pages)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-270-001 & -002

Section: S1/2, SW1/4 23 Township: 5S Range: 2W

Approximate Gross Acreage: 40

General location (nearby or cross streets): North of Grand Avenue, South of Stowe Rd., East of El Callado, West of Marvin Hull Road

County of Riverside  
Transportation and Land Management Agency  
Planning Department

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**  
Supplement to the Application for Amendment to the County of Riverside  
General Plan Amendment – Foundation Component Amendment

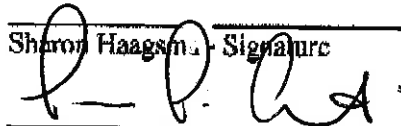
We certify that we are the record owners or authorized agent of the parcels listed below  
and that the information filed is true and correct to the best of our knowledge.

APNs: 465-260-001, & -002; 465-270-001 & -002;



Larry L. Curti - Signature

Marianne Tadesia AKA Marianne Atkins - Signature



Sharon Haagsma - Signature

Louis A. Curti - Signature

Richard N. Haagsma - Signature

Ruth-Ann Mow - Signature

Brooke Atkins - Signature

Chad Atkins - Signature

This document is being signed in counterpart

County of Riverside  
Transportation and Land Management Agency  
Planning Department

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General Plan Amendment - Foundation Component Amendment

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**APNs: 465-260-001, & -002; 465-270-001 & -002;**

\_\_\_\_\_  
Larry L. Curti - Signature

*Marianne C. Tadema - Marianne C. Atkins*  
\_\_\_\_\_  
Marianne Tadema AKA Marianne Atkins - Signature

\_\_\_\_\_  
Sharon Haagsma - Signature

\_\_\_\_\_  
Louis A. Curti - Signature

\_\_\_\_\_  
Richard N. Haagsma - Signature

\_\_\_\_\_  
Ruth-Ann Mouw - Signature

*Brooke Atkins*  
\_\_\_\_\_  
Brooke Atkins - Signature

*Chad Atkins*  
\_\_\_\_\_  
Chad Atkins - Signature

County of Riverside  
Transportation and Land Management Agency  
Planning Department

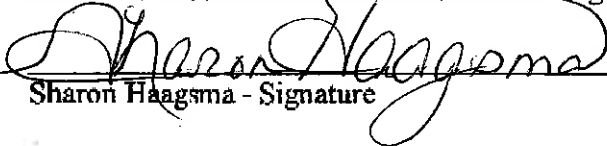
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General Plan Amendment – Foundation Component Amendment

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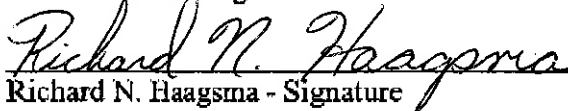
**APNs: 465-260-001, & -002; 465-270-001 & -002;**

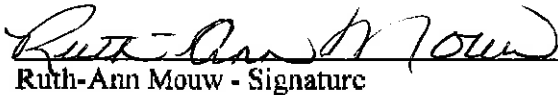
\_\_\_\_\_  
Larry L. Curti - Signature

\_\_\_\_\_  
Marianne Tadema AKA Marianne Atkins - Signature

  
\_\_\_\_\_  
Sharon Haagsma - Signature

\_\_\_\_\_  
Louis A. Curti - Signature

  
\_\_\_\_\_  
Richard N. Haagsma - Signature

  
\_\_\_\_\_  
Ruth-Ann Mouw - Signature

\_\_\_\_\_  
Brooke Atkins – Signature

\_\_\_\_\_  
Chad Atkins – Signature

This document is being signed in counterpart

3 of 3

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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**

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

*Thomas L. Albanats*  
SIGNATURE OF APPLICANT

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

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Unified Aircraft Service INC

PRINTED NAME OF PROPERTY OWNER(S)

X *[Signature]*  
SIGNATURE OF PROPERTY OWNER(S) : PRESIDENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-260-003

Section: N1/2, SW1/4, 23 Township: 5S Range: 2W

Approximate Gross Acreage: 9.73

General location (nearby or cross streets): North of Grand Avenue South of Stowe Rd.  
East of El Cerrado West of Marvin Hull Road

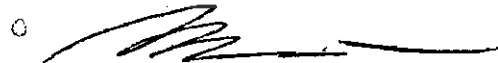
CORPORATE RESOLUTION


RE: ZONING CHANGE FOR "STOWE ROAD"

I certify that:

I am the fully qualified and acting President/CEO of Unified Aircraft Services, Inc. a California Corporation. A corporation duly organized and existing under the laws of California, and authorized to transact business in the State of California, having its principal place of business located at: 1571 South Lilac, Bloomington, California. The following is a true and correct copy of the resolution duly adopted by the Board of Directors of the Corporation at the special meeting duly held on February 8, 2008 and entered in the minutes of such meeting in the minute book of the corporation:

"RESOLVED: That the corporation is authorized to obtain "DJC", DAVID JEFFERS CONSULTING, INC. services for zoning changes pertinent to the subject property on Stowe Road, in Hemet, California and that Benjamin C. Warren, the President/CEO, of Unified Aircraft Services, Inc. is hereby authorized to execute any and all documents on behalf of the Corporation."

By:   
President BEN C. WARREN

By:   
Secretary VENEDA L. WARREN

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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Karla J. Brewer

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

John L. Brewer

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-260-004

Section: N1/2, SW1/4, 23

Township: 5S

Range: 2W

Approximate Gross Acreage: 9.71

General location (nearby or cross streets): North of Grand Avenue, South of Stowe Rd., East of El Callado, West of Marvin Hull Road.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT  
*Thomas L. Alkanits*

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Betty Wesselink

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)  
*Betty Wesselink*

Leo F. Wesselink

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)  
*Leo F. Wesselink*

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-260-005

Section: N1/2, SW1/4, 23

Township: 5S

Range: 2W

Approximate Gross Acreage: 9.69

General location (nearby or cross streets): North of Grand Avenue, South of

Stowe Rd., East of El Cerrado, West of Marvin Hull Road



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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Betty R. Wesselink

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

LEO F WESSELINK

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 485-280-006

Section: N1/2, SW1/4, 23

Township: 5S

Range: 2W

Approximate Gross Acreage: 9.7

General location (nearby or cross streets): North of Grand Avenue, South of

Stowe Rd.

East of El Callado

West of Marvin Hull Road

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David Jeffers Consulting, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

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Curti Family Trust - Larr. L. Curti

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Curti Family Trust - Jannette M. Curti

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 466-270-003 & -004

Section: S1/2, SW1/4 23 Township: 5S Range: 2W

Approximate Gross Acreage: 30.54

General location (nearby or cross streets): North of Grand Avenue, South of Stowe Rd., East of El Callado, West of Marvin Hull Road

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 2006 pg. 839 H&J - 4 & 5

Existing Zoning Classification(s): A-2-10

Existing Land Use Designation(s): Rural Community - EDR

Proposal (describe the details of the proposed general plan amendment):

To change the General Plan from Rural Community - (EDR-RC) to Community Development Foundation - Low Density Residential (LDR).

Related cases filed in conjunction with this request:

None

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	none	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	local provider	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 1 mile

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1 mile

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Yverson L. Alkhateb* Date 2/13/08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Harvest Valley/Winchester

EXISTING DESIGNATION(S): EDR-RC

PROPOSED DESIGNATION(S): LDR - Community Development Foundation

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 973, CHANGE OF ZONE NO. 7855** – Intent to a Adopt Negative Declarartion – Applicant: Betty and Leo Wesslink – Engineer/Representative: David Jeffers Consulting, Inc. – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) and Highway 79 Policy Area – Location: South of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue – 151.47 Acres – Zoning: Heavy Agriculture 10 acre minimum (A-2-10) – **REQUEST:** This General Plan Amendment is to amend the General Plan Foundation Component and Land Use designations of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. The application was submitted during the permitted time period to request foundation changes in 2008. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP). (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**JANUARY 21, 2014**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Larry Ross, at 951-955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If 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 hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 2, 2014,

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

APN (s) or case numbers CZ07855 / GPA00973 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

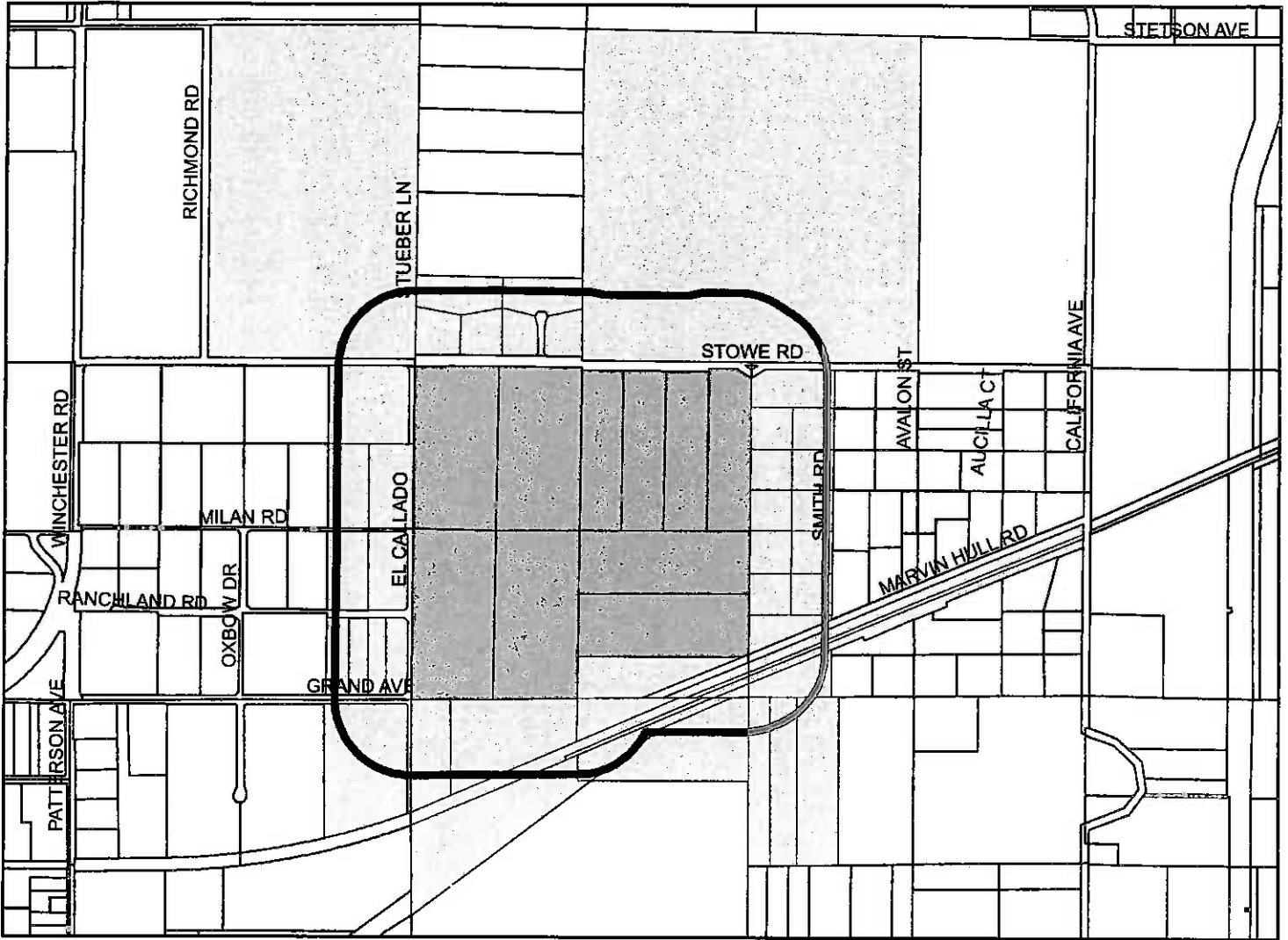
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked by  
CROSS  
valid until  
5-2-11*

**CZ07855/GPA00973 (600 feet buffer)**



**Selected Parcels**

- 465-280-014 465-250-002 465-290-016 465-320-017 465-280-016 465-320-016 465-150-009 465-320-018 465-250-012 465-250-013  
 465-080-012 465-150-013 465-270-008 465-250-011 465-250-010 465-280-001 465-280-023 465-320-013 465-150-002 465-260-004  
 465-270-003 465-270-004 465-260-001 465-260-002 465-270-001 465-270-002 465-260-005 465-260-006 465-280-015 465-260-007  
 465-150-007 465-080-018 465-080-013 465-250-001 465-080-007 465-250-020 465-150-008 465-150-018 465-150-019 465-150-020  
 465-250-037 465-250-038 465-270-007 465-270-009 465-150-017 465-250-036 465-270-006 465-080-019 465-270-005 465-280-013  
 465-150-015 465-150-014 465-060-005 465-080-020 465-320-012 463-040-020 465-320-015 465-290-008 465-290-009 465-260-003  
 465-250-014 465-080-014



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

ASMT: 465060005, APN: 465060005  
STONE STAR RIVERSIDE  
12671 HIGH BLUFF DR NO 150  
SAN DIEGO CA 92130

ASMT: 465080020, APN: 465080020  
CAROLYN DEAN, ETAL  
P O BOX 520  
WINCHESTER CA 92596

ASMT: 465080007, APN: 465080007  
6241 SOFWIND PL  
ALTA LOMA CA 91737

ASMT: 465150002, APN: 465150002  
JOANN RICHARDS  
9762 PACI AVE  
TUJUNGA CA 91042

ASMT: 465080012, APN: 465080012  
MICAELA LOPEZ, ETAL  
6321 FRANK AVE  
MIRA LOMA CA 91752

ASMT: 465150007, APN: 465150007  
NOREEN MEZA, ETAL  
34524 SIMPSON RD  
HEMET, CA. 92545

ASMT: 465080013, APN: 465080013  
SANDRA FISH, ETAL  
34090 STOWE RD  
HEMET, CA. 92545

ASMT: 465150008, APN: 465150008  
RIETKERK FAMILY PROP  
C/O ROBERT J RIETKERK  
5232 IVYWOOD DR  
LA PALMA CA 90623

ASMT: 465080014, APN: 465080014  
ZAHUR AHMAD  
17898 CAJALCO RD  
PERRIS CA 92570

ASMT: 465150009, APN: 465150009  
C MATTESON, ETAL  
C/O PATRICIA A MATTESON  
1740 ALMOND TREE ST  
HEMET CA 92545

ASMT: 465080018, APN: 465080018  
MARIA ANGULO  
9400 DEARBORN AVE  
SOUTH GATE CA 90280

ASMT: 465150015, APN: 465150015  
STEVEN YU  
17508 MARENGO DR  
ROWLAND HEIGHTS CA 91748

ASMT: 465080019, APN: 465080019  
SANDRA SMITH, ETAL  
34240 STOWE RD  
HEMET, CA. 92545

ASMT: 465250001, APN: 465250001  
DIANA WILCOX, ETAL  
27700 AVALON RD  
HEMET, CA. 92545



ASMT: 465250002, APN: 465250002  
MARRIETTA KEYS, ETAL  
42325 STETSON AVE  
HEMET CA 92544

ASMT: 465260004, APN: 465260004  
KARLA BREWER, ETAL  
PMB NO 232  
3507 W STETSON AVE STE F  
HEMET CA 92545

ASMT: 465250010, APN: 465250010  
I KAY  
648 BYNNER DR  
SAN PEDRO CA 90732

ASMT: 465260005, APN: 465260005  
BETTY WESSELINK, ETAL  
9590 NAIMIENTO LAKE DR  
PASO ROBLES CA 93446

ASMT: 465250011, APN: 465250011  
BETH EISENBARTH, ETAL  
P O BOX 2220  
SUN CITY CA 92586

ASMT: 465260006, APN: 465260006  
BETTY WESSELINK, ETAL  
9590 NACIMIENTO LAKE DR  
PASO ROBLES CA 93446

ASMT: 465250013, APN: 465250013  
IRMA FELIX, ETAL  
2773 POPLAR ST  
RIALTO CA 92376

ASMT: 465260007, APN: 465260007  
AVALON SCHADEGG, ETAL  
9792 CATHERINE AVE  
GARDEN GROVE CA 92841

ASMT: 465250014, APN: 465250014  
ERIKA HILL, ETAL  
34510 MARVIN HULL RD  
WINCHESTER, CA. 92596

ASMT: 465270002, APN: 465270002  
SHARON HAAGSMA, ETAL  
C/O SHARON HAAGSMA  
74637 PEPPERTREE DR  
PALM DESERT CA 92260

ASMT: 465250020, APN: 465250020  
WILLIAM KERR, ETAL  
P O BOX 1060  
WINCHESTER CA 92596

ASMT: 465270004, APN: 465270004  
JANNETTE CURTI, ETAL  
1718 SMILEY RIDGE  
REDLANDS CA 92373

ASMT: 465260003, APN: 465260003  
UNIFIED AIRCRAFT SERV  
P O BOX 728  
RIALTO CA 92377

ASMT: 465270005, APN: 465270005  
SMITH CHARLES E LIVING TRUST  
C/O CHARLES E SMITH  
40475 VIA FRANCISCO  
MURRIETA CA 92562



ASMT: 465270006, APN: 465270006  
RIVERSIDE COUNTY TRANSPORTATION COMM  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 465280023, APN: 465280023  
JENNIFER LEW  
15 HAGGERSTON AISLE  
IRVINE CA 92603

ASMT: 465270008, APN: 465270008  
GOLDEN DIAMOND  
3761 SERENITY ST  
HEMET CA 92545

ASMT: 465290009, APN: 465290009  
DOROTHY TODD, ETAL  
732 CORRIDA DR  
COVINA CA 91724

ASMT: 465270009, APN: 465270009  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 465290016, APN: 465290016  
ESTHER MITCHELL, ETAL  
33955 STOWE RD  
WINCHESTER CA 92596

ASMT: 465280013, APN: 465280013  
STEVEN WAGNER  
27591 SMITH RD  
HEMET, CA. 92545

ASMT: 465320012, APN: 465320012  
LIEN NGUYEN, ETAL  
33875 MILAN RD  
WINCHESTER CA 92596

ASMT: 465280014, APN: 465280014  
BARBARA BABY, ETAL  
P O BOX 845  
WINCHESTER CA 92596

ASMT: 465320013, APN: 465320013  
JOANN HOUK  
489 GREENWOOD DR  
MEADOW VISTA CA 95722

ASMT: 465280015, APN: 465280015  
DANA VUJICIC, ETAL  
27660 AVALON ST  
WINCHESTER CA 92596

ASMT: 465320015, APN: 465320015  
MARY COSTELLO, ETAL  
P O BOX 752  
WINCHESTER CA 92596

ASMT: 465280016, APN: 465280016  
GEMA VIERSTRA, ETAL  
P O BOX 219  
MURRIETA CA 92564

ASMT: 465320016, APN: 465320016  
DIRK MEREDITH, ETAL  
P O BOX 247  
WINCHESTER CA 92596



ASMT: 465320017, APN: 465320017  
CHRISTINE LEWIS  
8111 SAN HILARIO CIR  
BUENA PARK CA 90620

ASMT: 465320018, APN: 465320018  
ENRIQUETA WATSON  
33970 GRAND AVE  
WINCHESTER CA 92596



Brooke Atkins  
1351 San Elijo Ave.  
Cardiff By The Sea, CA 92007

Chad Atkins  
625 Marine St.  
La Jolla, CA 92037

Larry Curti  
P.O. Box 2030  
Redlands, CA 92373

Marianne Tadema  
AKA Marianne Atkins  
8176 Grapewin St.  
Corona, CA 91720

Sharon Haagsma  
74637 Peppertree  
Palm Desert, CA 92660

Richard Haagsma  
8643 Eucalyptus Ave.  
Ontario, CA 91761

Louis Curti  
309 E. Mariposa  
Redlands, CA 92373

Ruth-Ann Mouw  
7585 Noon Rd.  
Lynden, WA 98264

Leo and Betty Wesselink  
9590 Nacimiento Lake Dr.  
Paso Robles, CA 93446

Benjamin C. Warren  
United Aircraft Service  
P.O. Box 728  
Rialto, CA 92377

John and Karla Brewer  
3507 West Stetson Ave.  
Ste. F PMB#232  
Hemet, CA 92545

Larry and Janette Curti  
P.O. Box 2030  
Redlands, CA 92373

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545

Pechanga Cultural Resource Dept  
P.O. Box 1583  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Eastern Municipal Water District  
ATTN: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Winchester Town Association  
P.O. Box 122  
Winchester, CA 92596

Joann Houk  
33895 Milan Road  
Winchester, CA 92596

Scott & Sandra Smith  
34240 Stowe Road  
Winchester, CA 92596

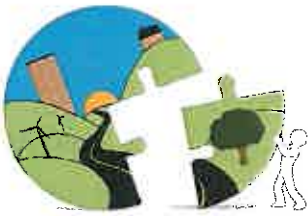
Applicant  
Betty and Leo Wesslink  
9590 Nacimiento Lake Drive  
Paso Robles, CA 93446

Engineer:  
Dave Jeffers  
19 Spectrum Pointe  
Lake Forest, CA 92545

Terry and Carolyn Dean  
34150 Stowe Rd.  
PO Box 520  
Winchester, CA 92596

Applicant  
Betty and Leo Wesslink  
9590 Nacimiento Lake Drive  
Paso Robles, CA 93446

Engineer:  
Dave Jeffers  
19 Spectrum Pointe  
Lake Forest, CA 92545



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA41802, General Plan Amendment No. 973, and Change of Zone No. 7855

*Project Title/Case Numbers*

Larry Ross, Principal Planner

*County Contact Person*

951-955-9294

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Betty and Leo Wesslink

*Project Applicant*

9590 Nacimiento Lake Drive, Paso Robles, CA 93446

*Address*

The project is located south of Stowe Road, north of Marvin Hull Road, east of El Callado, and west of California Avenue.

*Project Location*

The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Business Park (CD:BP) on approximately 151.47 acres. Change of Zone No. 7855 proposes to change the zoning on the 151.47 acre site from Heavy Agriculture 10 Acre Minimum (A-2-10) to Industrial Park (IP).

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

DM/dm Revised 12/03/2014

Y:\Planning Case Files-Riverside office\GPA00973\DH-PC-BOS Hearings\DH-PC\NOD Form for GPA00973.docx

Please charge deposit fee case#: ZEA41802 ZCFG05149

**FOR COUNTY CLERK'S USE ONLY**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Juan C. Perez*  
*Interim Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: GPA No. 973, CZ No. 7855 and EA No. 41802

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Larry Ross Title: Principal Planner Date: December 1, 2014

Applicant/Project Sponsor: Betty and Leo Wesslink Date Submitted: February 14, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Larry Ross at (951) 955-9294.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00973\DH-PC-BOS Hearings\DH-PC\Negative Declaration for GPA00973.docx

Please charge deposit fee case#: ZEA41802 ZCFG05149

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R0801610

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: WESSELINK LEO AND BETTY \$64.00  
paid by: CK 3355  
CALIFORNIA FISH AND GAME FOR EA41802  
paid towards: CFG05149 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 15, 2008 09:03  
MBRASWEL posting date Feb 15, 2008

\*\*\*\*\*  
\*\*\*\*\*

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

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



Agenda Item No.: 4.6  
Area Plan: REMAP  
Zoning Area: San Jacinto Mountain Area  
Supervisory District: Third  
Project Planner: Mark Corcoran  
Planning Commission: January 21, 2015

PUBLIC USE PERMIT NO. 922  
CEQA Exempt  
Applicant: Chapel in the Pines  
Engineer/Representative: Jim Marsh

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PUBLIC USE PERMIT NO. 922** proposes to change the use of an existing boarding school into a church. All thirteen existing structures will remain onsite and no improvements to either the site or the existing buildings are proposed. The existing onsite structures will be used for office space, classrooms (capacity of 15 students per classroom), a counseling center, parsonage, dining room with a kitchen, library, and maintenance storage structures. In addition, building no. 8 will be used as a permanent residence for the caretaker of the facility and areas within building no. 3 and 4 will be used for temporary residents.

Building size of the existing onsite structures range from minimum of 768 square feet (building no. 13) to a maximum of 4,198 square feet (building no. 5). Building No. 1, 2, 3, 4, 5, and 9 are intended for multiple uses per structure and range in size from 680 to 4,198 square feet. The existing maintenance and storage sheds within the project area range from a total of 204 to 486 square feet (building 6, 10, 11, and 12). In addition, the onsite care taker residence located in building no. 8 is a total of 680 square feet in size.

The proposed project is located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

### PROJECT HISTORY:

Under Public Use Permit (PUP) No. 436, the project site was initially used as a school for handicapped children. The name of the school was Morning Sky Residential School and it was intended for students between the ages of nine to eighteen years of age. Maximum capacity of the school was fifteen students. The school was proposed to the County of Riverside on May 28, 1981 by the Speech and Development Center.

A Cultural Study submitted for the project in June, 1981, identified that the proposed site was partially developed with two residential buildings, one garage, one horse stall, a watershed, and a maintenance shop. The applicant submitted Floor Plans on June 2, 1981 which identified the intended uses for the existing buildings. The main residential building would be utilized as a kitchen, a dining, and a recreation room, classroom, and of the three existing bedrooms would be used by two students each. The second residential building would be for a bedroom for two students, a larger bedroom for three students, and a communal bathroom for the two bedrooms. The designated office/garage space would be used as an administrative office and a storage area. The garage/barn area would be intended for a garage workshop, utility room, bathroom, and three stalls to house animals.

The proposed project (PUP436) was approved by the Riverside County Board of Supervisors on September 15, 1981.

Since project approval by the Board of Supervisors, the project site has expanded through the incorporation of modular buildings. In 1982 (PUP 436-W), a proposal was submitted that expanded the existing residential buildings and constructed two additional buildings. The expansion of the project site improved services to the existing students and increased permitted enrollment rates. The proposed additions consisted of a new classroom, two bedrooms, a bathroom, and an administration building. Overall, the proposed additions to the project site (PUP 436-W) were approved in 1982.

The proposed project site is developed with the existing structures from the former Morning Sky Residential School, but is currently inactive.

**ISSUES OF POTENTIAL CONCERN:**

As this project is the repurposing of existing structures, and does not involve any site improvements, staff finds no issues of potential concern at this time.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use(Ex. #5): Rural-Rural Residential (R-RR) and Community Development: Commercial Retail (CD-CR)
2. Surrounding General Plan Land Use(Ex. #5): Agriculture-Agriculture (AG-AG) to the north, Rural-Rural Residential (R-RR) to the west, Rural-Rural Residential (R-RR) and Community Development-Commercial Retail (CD-CR) to the east, and Agriculture-Agriculture (AG-AG) to the south.
3. Current Property Zoning(Ex. #2): Residential Agriculture-5 acre minimum (R-A-5)
4. Surrounding Zoning(Ex. #2): Residential Agriculture-20 acre minimum (R-A-20) to the south, Residential Agriculture-5 acre minimum (R-A-5) to the west, Commercial Retail (C-R) and Residential Agriculture-5 acre minimum (R-A-5) to the east, and Residential Agriculture-20 acre minimum (R-A-20) to the north.
5. Existing Land Use(Ex. #1): The proposed project site is developed with the existing structures from the former Morning Sky Residential School, but is currently inactive.
6. Surrounding Land Use(Ex. #1): Vacant property and scattered single family residential to the west, east, and north, and vacant property to the south.

7. Project Data: Total Acreage: 18.9
8. Environmental Concerns: CEQA Exempt per Sections 15301 and 15303 of the CEQA Guidelines.

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of PUP00922, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Rural Residential (R-R) on the REMAP Area Plan.
2. The proposed use is consistent within the Rural-Rural Residential (R-RR) Land Use Designation.
3. The zoning for the subject site is Residential Agriculture-5 acre minimum (R-A-5).
4. Existing land uses within project vicinity consist of Agriculture-Agriculture (AG-AG) to the north, Rural-Rural Residential (R-RR) to the west, Rural-Rural Residential (R-RR) and Community Development-Commercial Retail (CD-CR) to the east, and Agriculture-Agriculture (AG-AG) to the south.
5. The proposed use is a permitted use, subject to approval of a Public Use Permit in the Residential Agriculture-5 acre minimum (R-A-5) zone.
6. The proposed use is consistent with the development standards set forth in the Residential Agriculture-5 acre minimum (R-A-5) zone.
7. The proposed use is permitted in the R-A-5 zone(s) based on County Ordinance No. 348, Section 6.50.d, which states that churches, temples, and other places of religious worship may be permitted in any zoning classification provided a public use permit is granted.
8. Within project vicinity, there is vacant property and scattered single family residential to the west, east, and north, and vacant property to the south.
9. This project is not located within a Criteria Area of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and as such, is not targeted for long term conservation by the MSHCP.
10. This project is not located within the City Sphere of Influence of any adjacent cities.

11. The proposed project site is located within a Cal State Fire Responsibility and High Fire Area.
12. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
13. 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, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. By not altering the existing project site or structures, the proposed project is categorically exempt from CEQA pursuant to section 15301 of the state guidelines. Listed below is a brief overview of how the project site will remain unchanged.
  - The proposed project is converting existing buildings from being used as a school to being used as a church;
  - No new buildings will be added to the proposed project site;
  - The existing buildings onsite will not be removed;
  - All drainage patterns will remain as they are, as approved by PUP No. 436;
  - The amount of onsite parking spaces will remain unaltered;
  - There will be no additional grading on the project site;
  - No alterations to the existing landscaping or fencing;
  - Asphalt Drive, which circulates through the project area, has already been paved and will not be altered; and
  - The project site already has a paved road that circulates through the project area.

**CONCLUSIONS:**

1. The proposed project is in conformance with the REMAP: Rural Residential (R-RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture-5 acre minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project may preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. An adjacent city of sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. County Service Area;
  - d. A potential area for liquefaction; and
  - e. A Parks and Recreation District.
3. The project site is located within:
  - a. A high fire area; and
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
4. The subject site is currently designated as Assessor's Parcel Number 557-100-016.

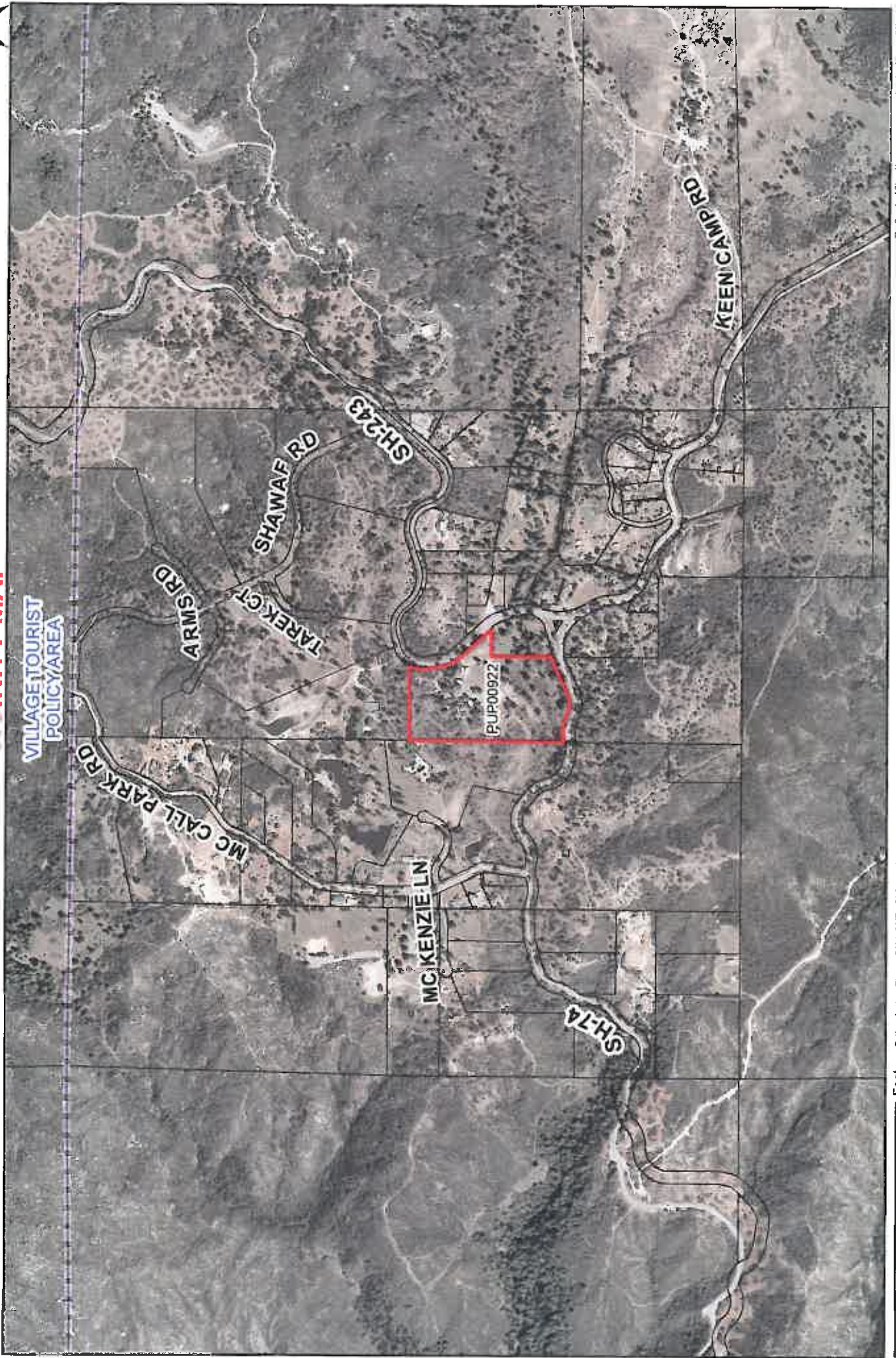
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PUP00922

### VICINITY MAP



Supervisor Stone  
District 3



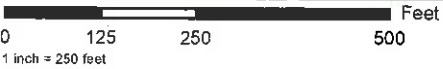
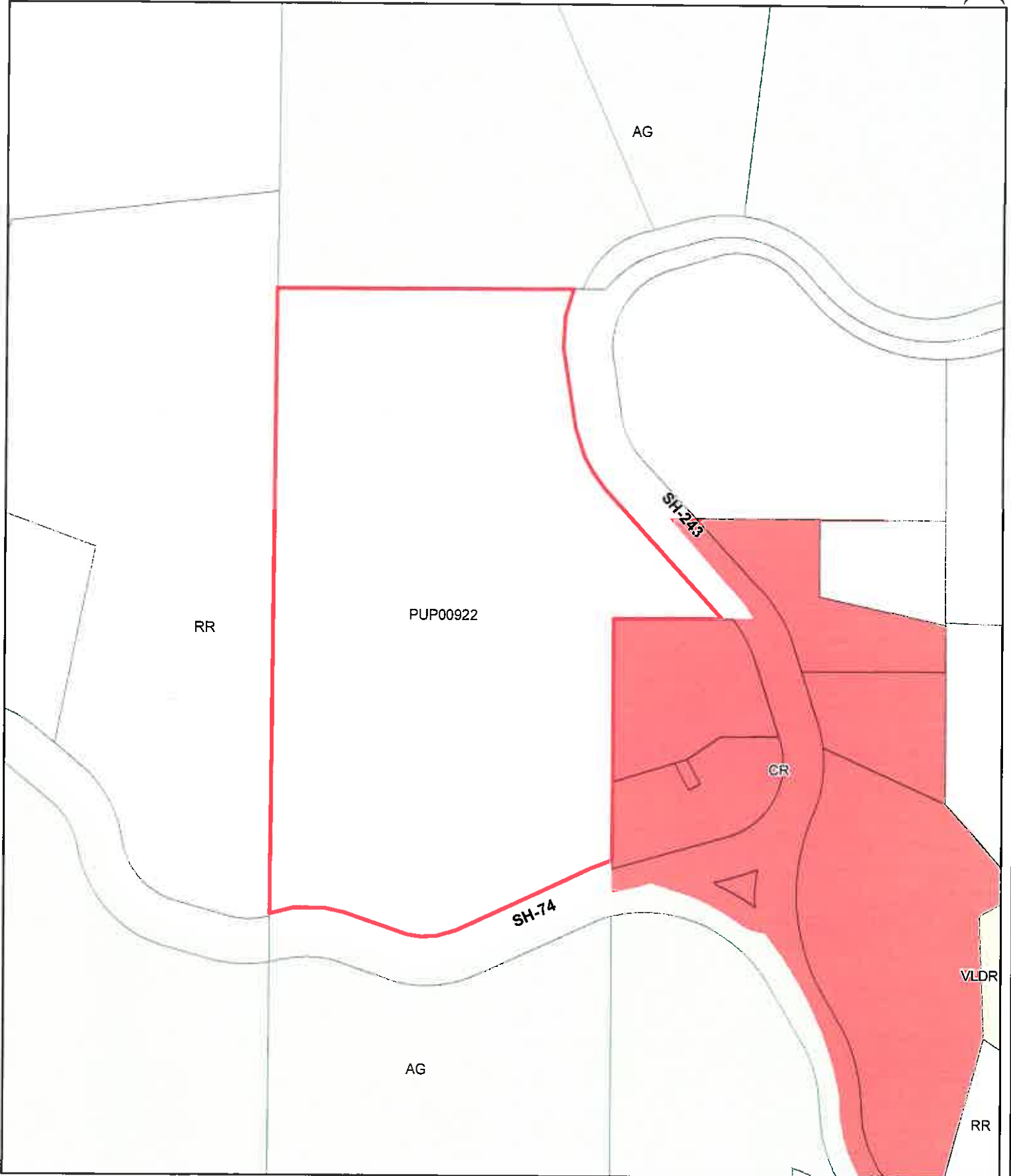
Orthophotos Flown 211' (WR, CV) or 407' (REMAP, Blythe)  
Printed by mstratte on 9/24/2014



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Supervisor Stone  
District 3



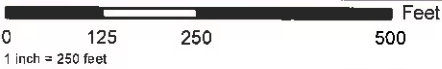
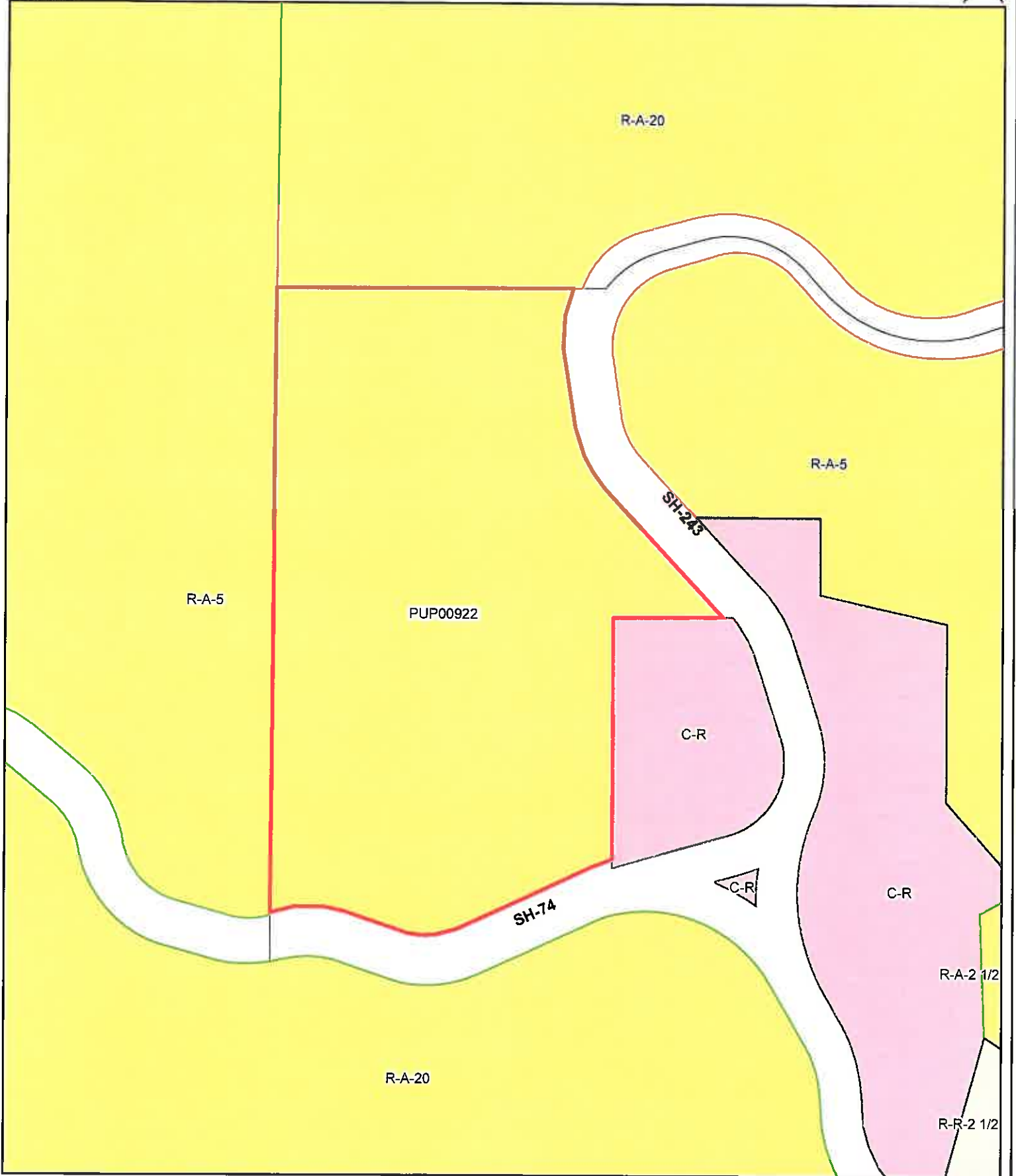
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstralte on 9/30/2014



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Supervisor Stone  
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
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0 125 250 500 Feet  
1 inch = 250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraita on 9/30/2014



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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.1  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 1**  
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B 2  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 2**  
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.3  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 3**  
CHAPEL IN THE PINES



**FRONT ELEVATION**

**REAR ELEVATION**



**RIGHT ELEVATION**

**LEFT ELEVATION**

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE PUP00922  
EXHIBIT: B.4  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 4**  
**CHAPEL IN THE PINES**



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.5  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 5**  
CHAPEL IN THE PINES



**FRONT ELEVATION**



**LEFT ELEVATION**

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B 6  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 6**  
CHAPEL IN THE PINES





**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.7  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 7**  
**CHAPEL IN THE PINES**



**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.8  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 8**  
CHAPEL IN THE PINES



FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.9  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 9**  
CHAPEL IN THE PINES



FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE:PUP00922  
EXHIBIT: B.10  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 10**  
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.11  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 11**  
CHAPEL IN THE PINES



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.12  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 12**  
CHAPEL IN THE PINES



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

**OWNER / APPLICANT**

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**EXHIBIT PREPARER / REPRESENTATIVE**

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

**ASSESSORS PARCEL NUMBER**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922  
EXHIBIT: B.13  
DATE: January 7, 2015  
PLANNER: M. Corcoran



**BUILDING 13**  
CHAPEL IN THE PINES

# EXHIBIT C

---

## BUILDING FLOOR PLANS

ALL BUILDINGS ARE EXISTING WITH NO ADDITIONS OR ALTERATIONS

### OWNER / APPLICANT

Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

### EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733  
27431 Dartmouth St  
Hemet, CA 92544

### ASSESSORS PARCEL NUMBER

557-100-016

### ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

**FILE COPY**

CASE: PUP00922  
EXHIBIT: C  
DATE: January 7, 2015  
PLANNER: M. Corcoran



1-6-2014  
CHAPEL IN THE PINES



$13 \times 16.5 = 215$   
 $13.5 \times 12 = 162$   
 $13.5 \times 10 = 135$   
 $4 \times 8 = 32$   


---

 $625$

$28 \times 16.5 = 462$   
 $14 \times 9 = 126$   
 $13.5 \times 13 = 176$   

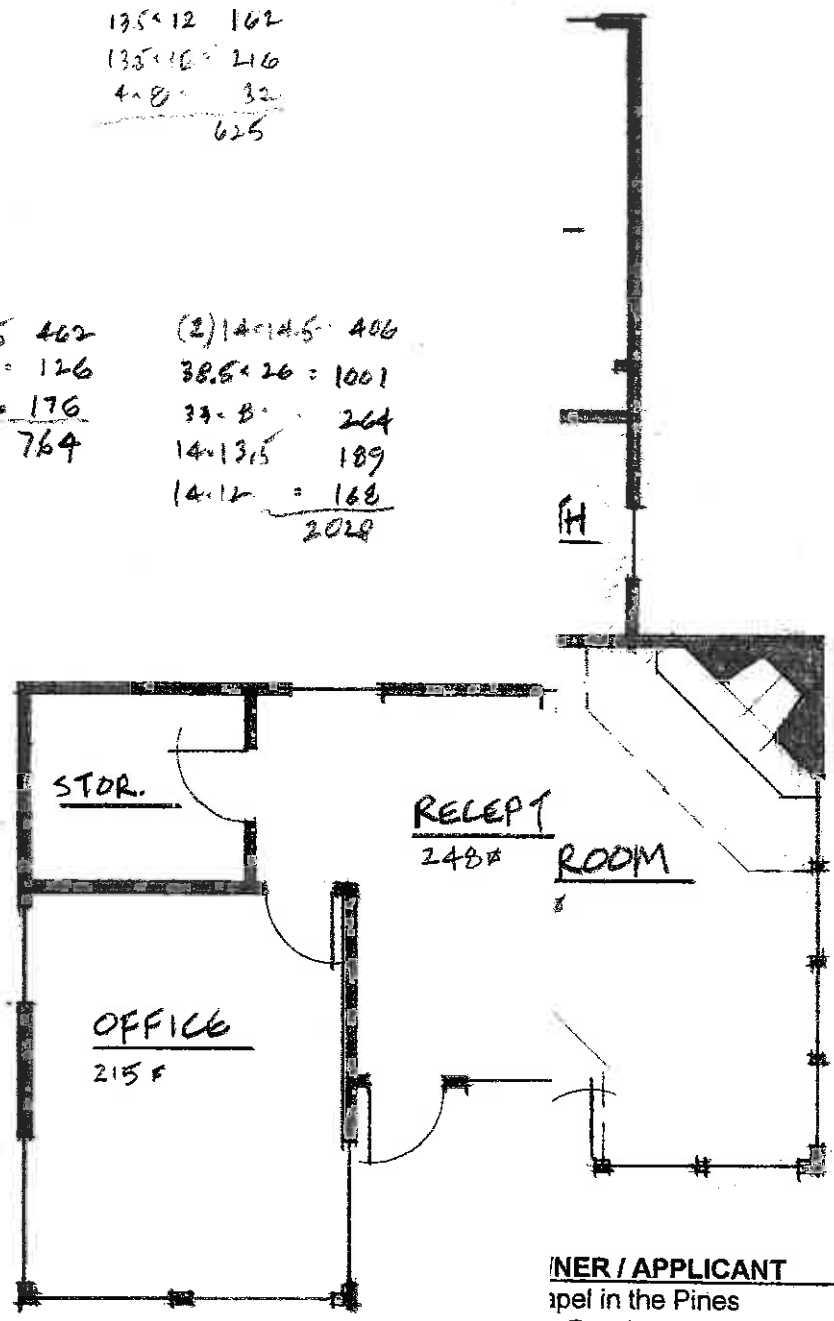

---

 $764$

$(2) 14 \times 14.5 = 406$   
 $38.5 \times 26 = 1001$   
 $33 \times 8 = 264$   
 $14 \times 13.5 = 189$   
 $14 \times 12 = 168$   


---

 $2028$



**OCCUPANT LOAD IS 32**

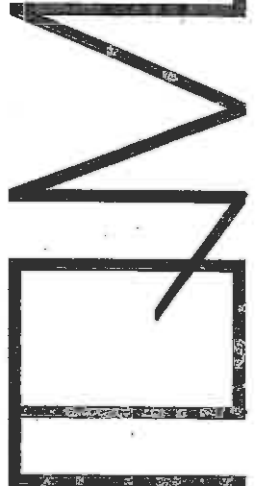
RES.  $2028/100 = 20$  (R-3)  
 OFFICE  $764/100 = 8$  (B)  
 CLASS  $285/20 = 14$  (A-3)

**OWNER / APPLICANT**  
 Chapel in the Pines  
 P.O. Box 111  
 Mountain Center, CA 92561  
 (951) 659-0097 Wally Boer

**SESSORS PARCEL No.**  
 0100-016

**DRESS OF PROJECT**  
 175 Highway 243,  
 Mountain Center CA 92561

**JIM Q MARSH ARCHITECT**  
 27431 DARTMOUTH ST.  
 HEMET, CA. 92544  
 (951) 658-4733



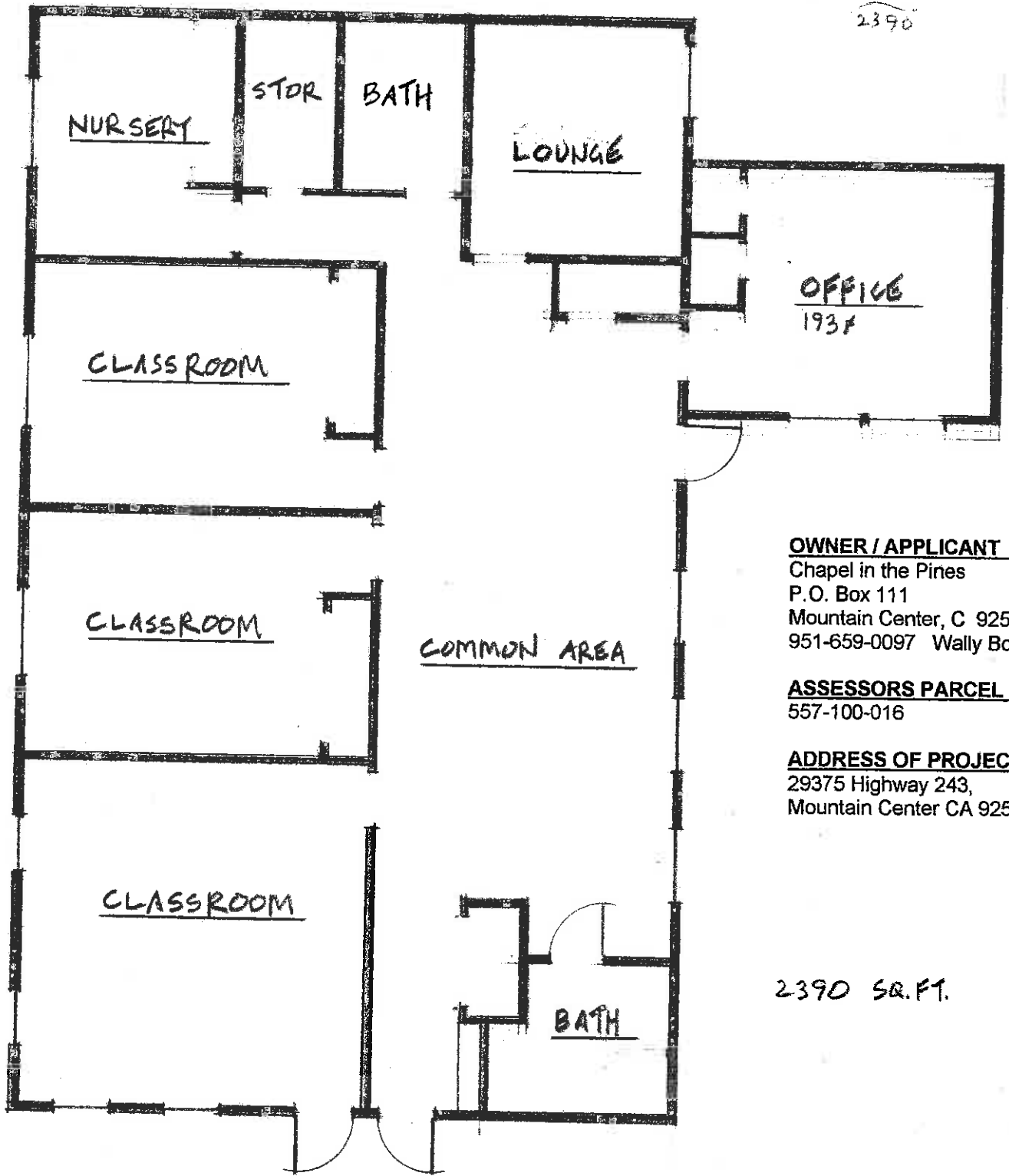
**CHAPEL IN THE PINES**  
**BUILDING 1**

SHEET NUMBER

SHEET NUMBER

BLOG 1

2168  
230  
2390



160  
326  
153  
671  
221  
150

**OWNER / APPLICANT**  
Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

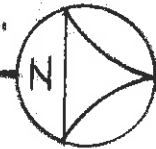
**ASSESSORS PARCEL No.**  
557-100-016

**ADDRESS OF PROJECT**  
29375 Highway 243,  
Mountain Center CA 92561

2390 SQ. FT.

# FLOOR PLAN

1/8" = 1'0"



BUILDING 2  
CHAPEL IN THE PINES

1-6-14

OCCUPANT LOAD IS 85

TYPE V-B  
NON SPRINKLERED

CLASS 1650/20 = 83

(A.3)

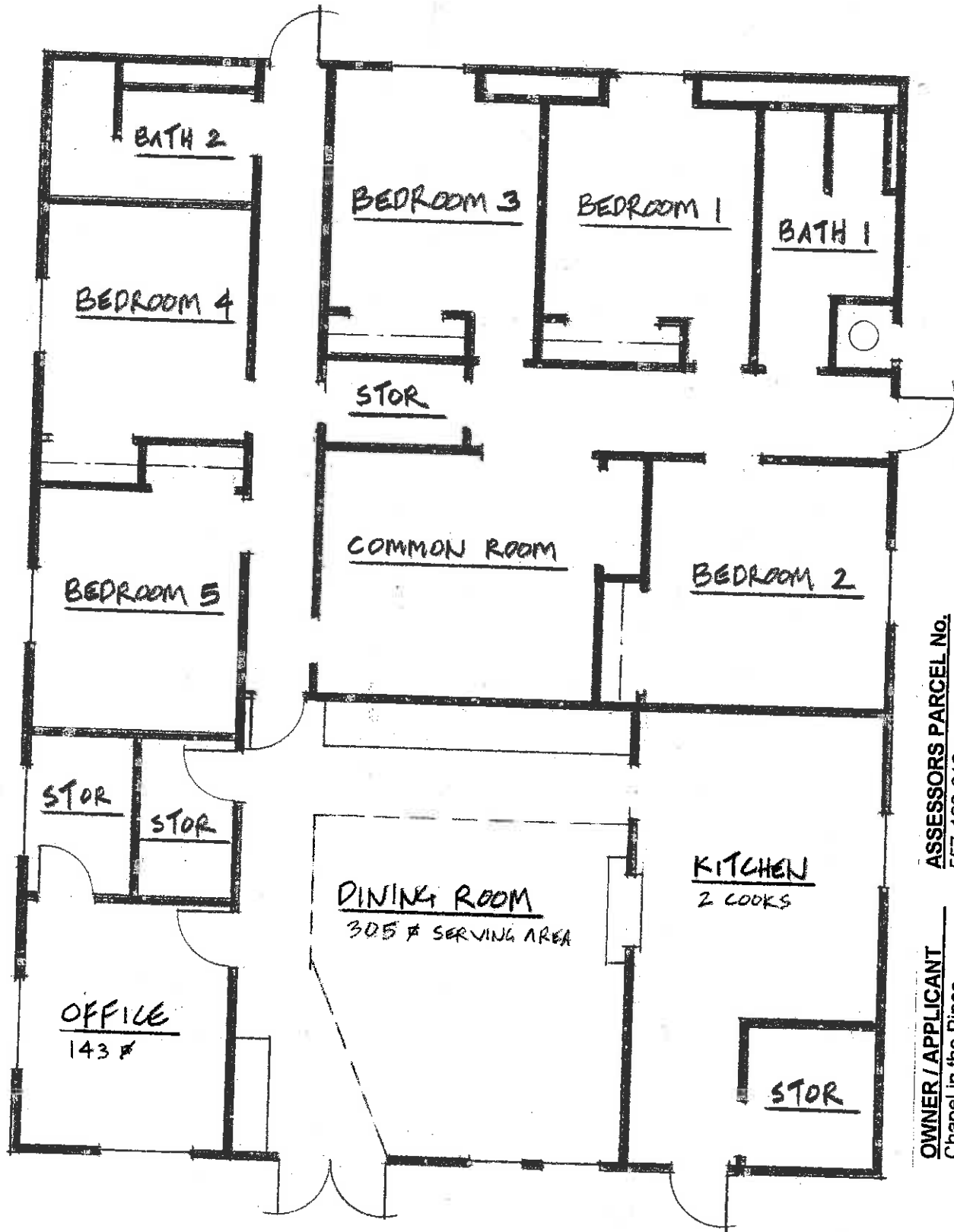
OFFICE 193/100 = 2

(B)

OCCUPANCY

Jim Marsh Architect  
27431 Dartmouth St  
Hemet, CA 92544  
951-658-4733

BLDG 2



**ASSESSORS PARCEL No.**  
557-100-016

**ADDRESS OF PROJECT**  
29375 Highway 243,  
Mountain Center CA 92561

**OWNER / APPLICANT**  
Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

2850 SQ. FT.

# FLOOR PLAN

1/8" = 1'-0"

BUILDING 3  
CHAPEL IN THE PINES

TYPE V-B  
NON-SPRINKLERED

1-6-14

OCCUPANT LOAD IS 31

A-2

KITCH 270/200 = 2

DINING 305/15 = 20

RES. 1669/200 = 9

(R-3)

← OCCUPANCY

Jim Marsh Architect  
27431 Dartmouth St  
Hemet, CA 92544  
951-658-4733

B-04 3

43-40=1720  
 15-17.5=263  
 83-55=47  
 2030

**OWNER / APPLICANT**

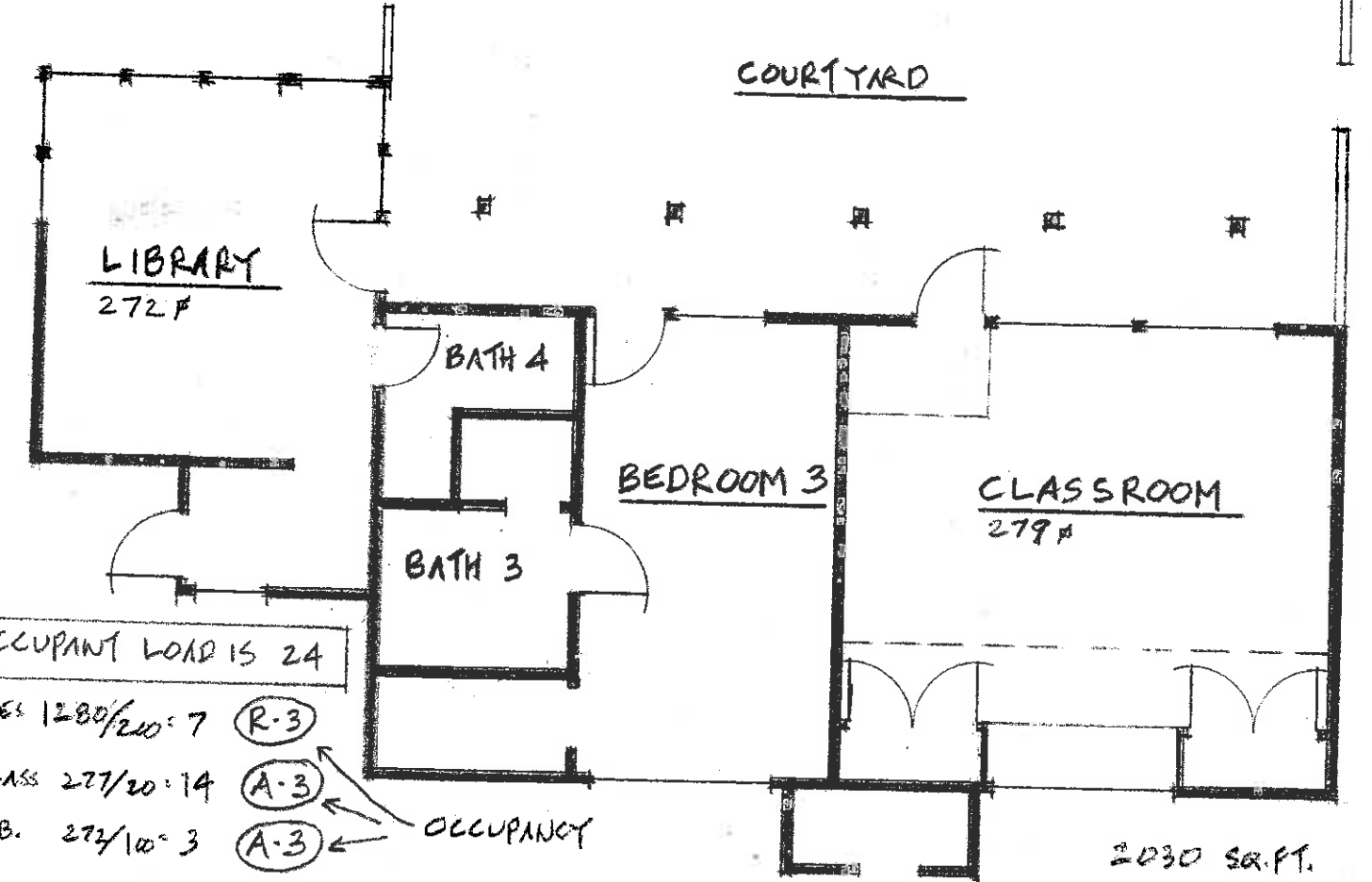
Chapel in the Pines  
 P.O. Box 111  
 Mountain Center, C 92561  
 951-659-0097 Wally Boer

**ASSESSORS PARCEL No.**

557-100-016

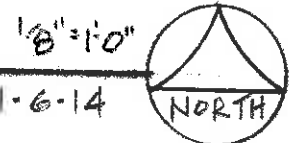
**ADDRESS OF PROJECT**

29375 Highway 243,  
 Mountain Center CA 92561



**FLOOR PLAN**

BUILDING 4  
 CHAPEL IN THE PINES



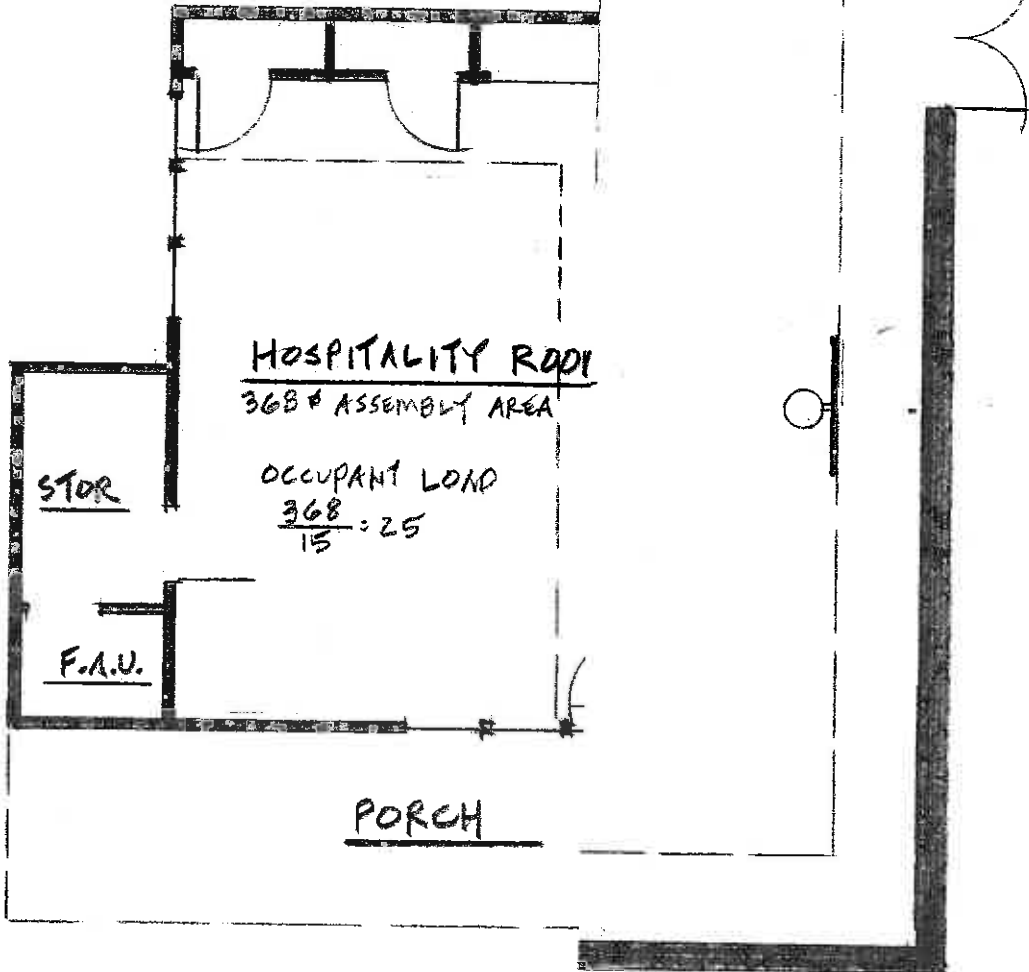
Jim Marsh Architect  
 27431 Dartmouth St  
 Hemet, CA 92544  
 951-658-4733

BLDG 4

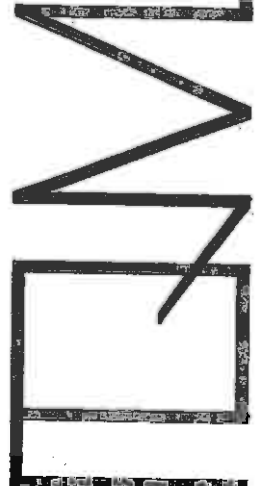
61.47 = 2867  
 2.0 x 30 = 600  
 6.5 x 15 = 98  
 19.5 x 16 = 312  
 6.5 x 25 = 163  
 35 x 4.5 = 158  


---

 4198



JIM Q MARSH ARCHITECT  
 27431 DARTMOUTH ST.  
 HEMET, CA. 92544  
 (951) 658-4733



OCCUPANT LOAD 134

ASSEMB

A-3

OWNER / APPLICANT

TYPE V-B  
 SPRINKLERED

Chapel in the Pines  
 P.O. Box 111  
 Mountain Center, CA 92561  
 (951) 659-0097 Wally Boer

SESSORS PARCEL No.  
 0100-016

DRESS OF PROJECT  
 1375 Highway 243,  
 Mountain Center CA 92561

CHAPEL IN THE PINES  
 BUILDING 5

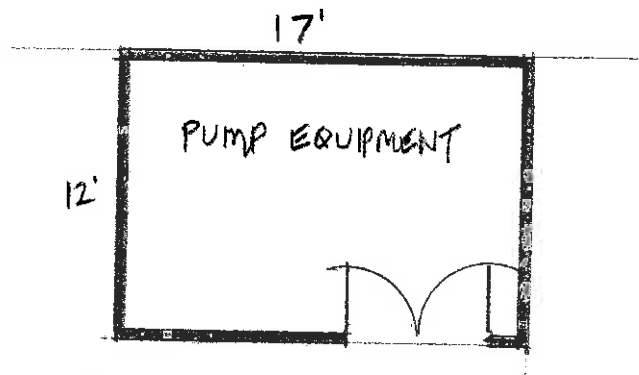
SHEET NUMBER

SHEET NUMBER

SHEET NUMBER

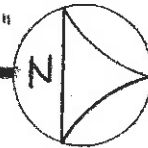
SHEET NUMBER

BLDG 5



# FLOOR PLAN

1/8" = 1'-0"



BUILDING 6  
CHAPEL IN THE PINES

1-6-14

TYPE V-B  
NON-SPRINKLERED

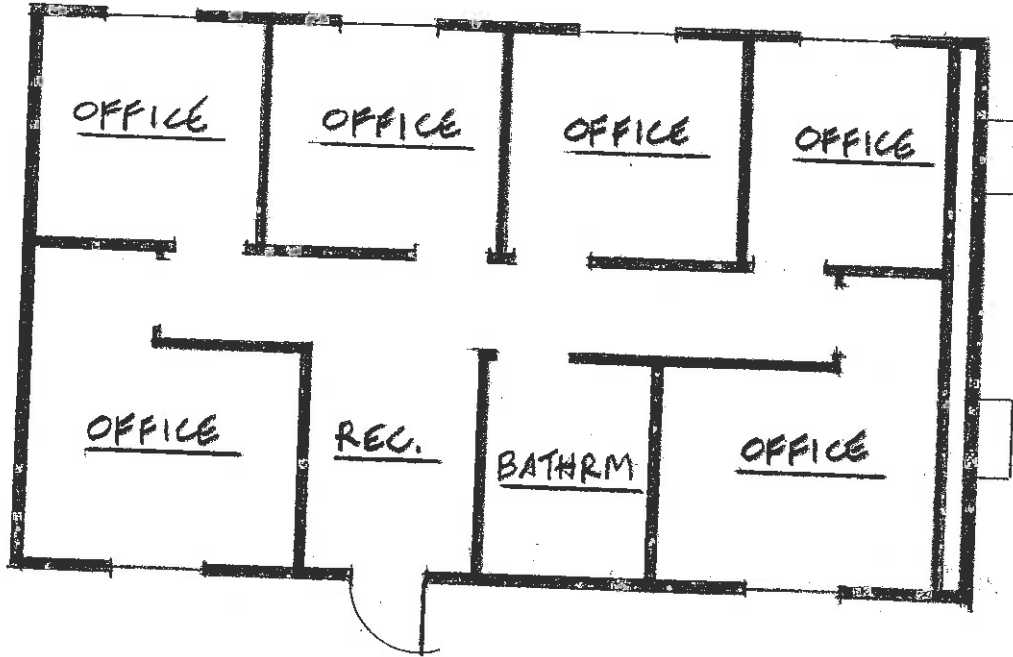
Ⓢ OCCUPANCY

PUMP EQUIPMENT

Jim Marsh Architect  
27431 Dartmouth St  
Hemet, CA 92544  
951-658-4733

BLDG 6

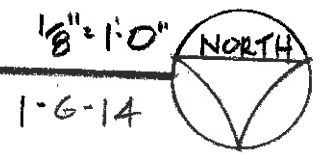
36.5 x 23.5 = 965  
 14 x 10 = 140  
 765



960 SQ FT.  
 765 + GROSS  
 LEASABLE AREA  
 (FOR PARKING)

# FLOOR PLAN

BUILDING 7  
 CHAPEL IN THE PINES



OCCUPANT LOAD IS 10  
 $\frac{960}{100} = 10$

BUSINESS (OFFICE)  
 (B) ← OCCUPANCY  
 TYPE V-B  
 SPRINKLERED

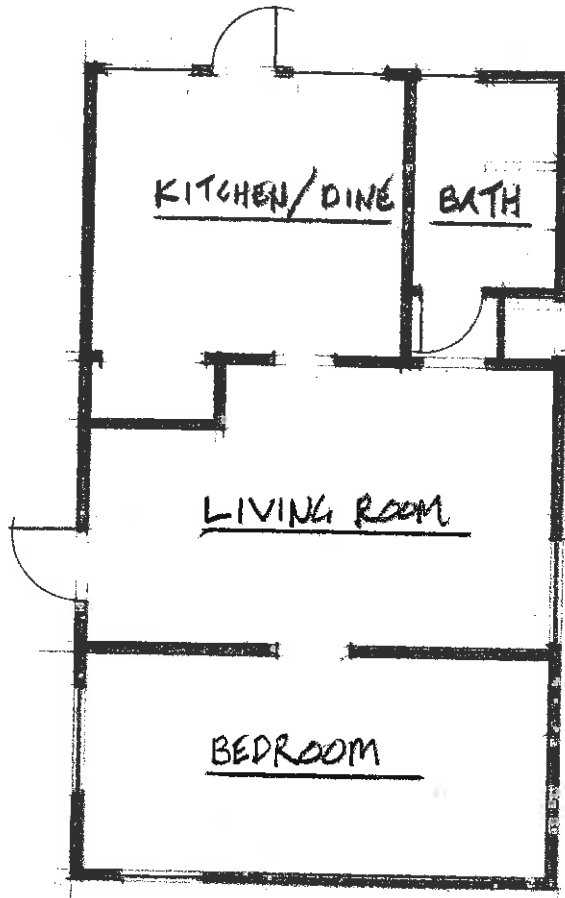
**OWNER / APPLICANT**  
 Chapel in the Pines  
 P.O. Box 111  
 Mountain Center, C 92561  
 951-659-0097 Wally Boer

**ASSESSORS PARCEL No.**  
 557-100-016

**ADDRESS OF PROJECT**  
 29375 Highway 243,  
 Mountain Center CA 92561

Jim Marsh Architect  
 27431 Dartmouth St  
 Hemet, CA 92544  
 951-658-4733

BLDG 7



680 SQ FT

OWNER / APPLICANT

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 P.O. Box 111  
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 951-659-0097 Wally Boer

ASSESSORS PARCEL No.  
 557-100-016

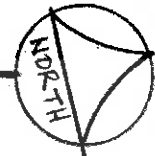
ADDRESS OF PROJECT  
 29375 Highway 243,  
 Mountain Center CA 92561

FLOOR PLAN

BUILDING 8  
 CHAPEL IN THE PINES

1/8" = 1'-0"

1-6-14



OCUPANT LOAD IS 4

$680/200 = 4$

RESIDENTIAL

(R-3) ← OCCUPANCY

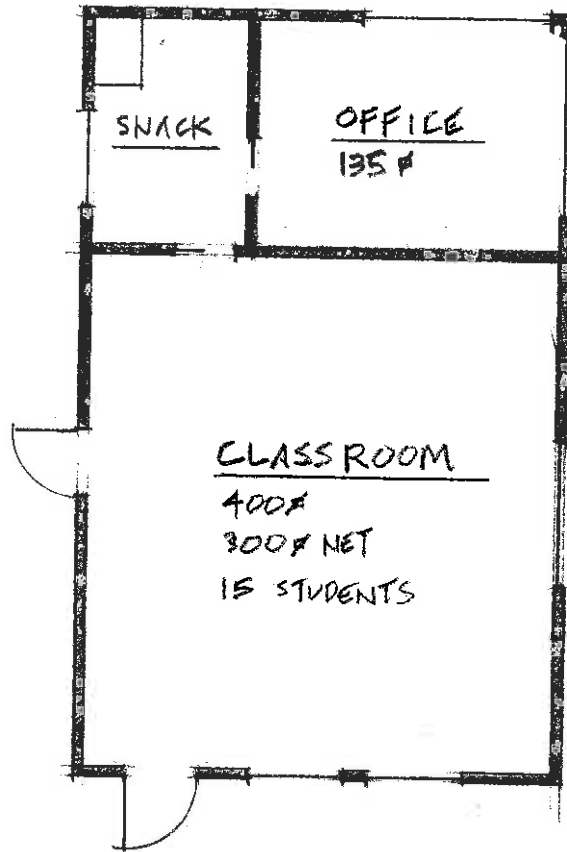
TYPE V-B

NON-SPRINKLERED

Jim Marsh Architect  
 27431 Dartmouth St  
 Hemet, CA 92544  
 951-658-4733

Bldg 8





**OWNER / APPLICANT**

Chapel in the Pines  
 P.O. Box 111  
 Mountain Center, C 92561  
 951-659-0097 Wally Boer

**ASSESSORS PARCEL No.**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243,  
 Mountain Center CA 92561

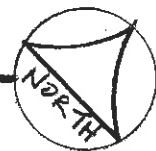
640 SQ. FT.

**FLOOR PLAN**

1/8" = 1'0"

BUILDING #9 - CLASSROOM

1-6-14



OCCUPANT LOAD IS 17

A:3 CLASSROOM  $\frac{300}{20} = 15$

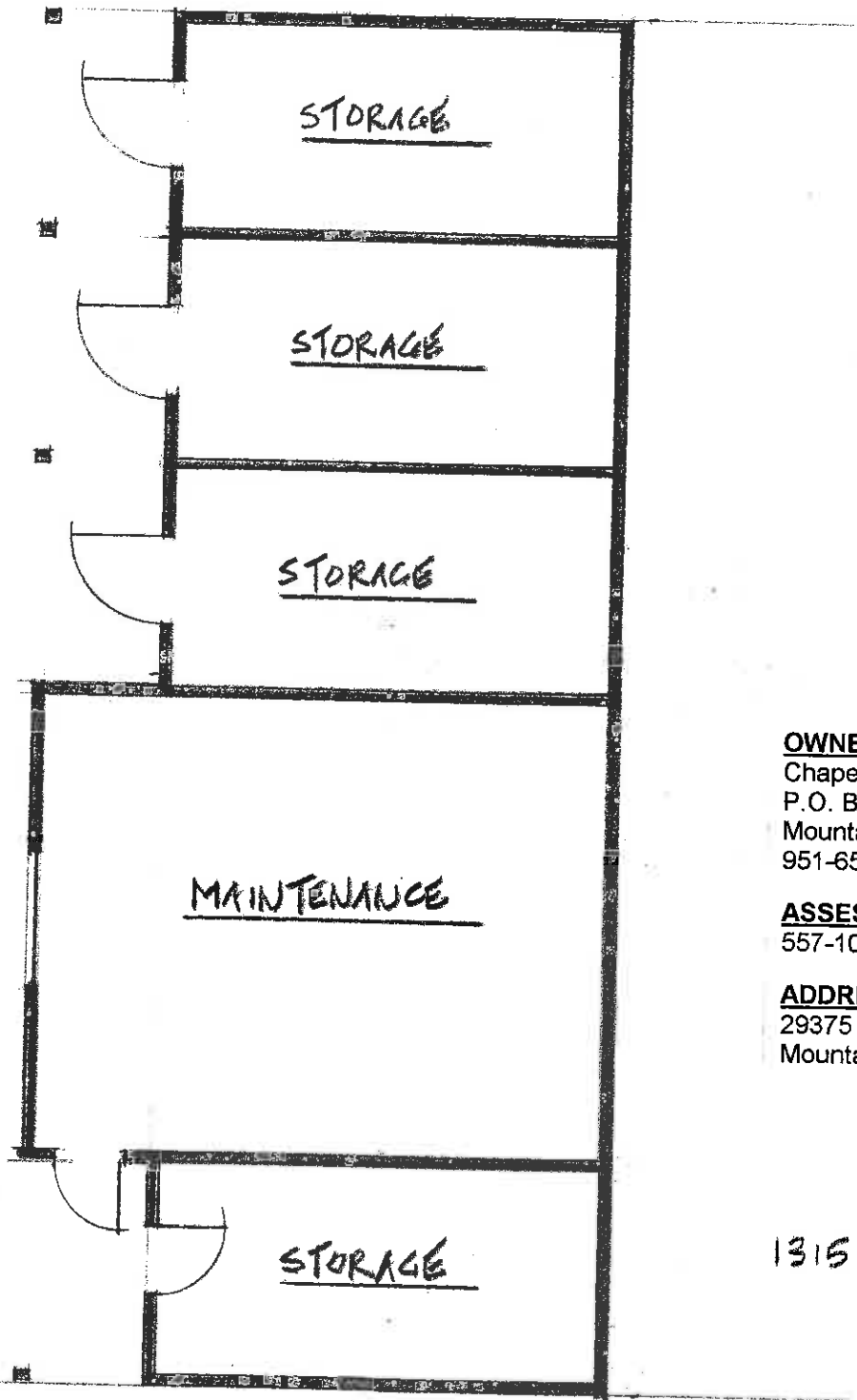
B OFFICE/SNACK  $\frac{200}{100} = 2$

← OCCUPANCY

TYPE V-B  
 NON-SPRINKLERED

Jim Marsh Architect  
 27431 Dartmouth St  
 Hemet, CA 92544  
 951-658-4733

BLDG 9



OWNER / APPLICANT

Chapel in the Pines  
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 951-659-0097 Wally Boer

ASSESSORS PARCEL No.

557-100-016

ADDRESS OF PROJECT

29375 Highway 243,  
 Mountain Center CA 92561

1315 SQ FT

FLOOR PLAN

BUILDING 10  
 CHAPEL IN THE PINES

1/8" = 1'-0"

1-6-14



OCCUPANT LOAD IS 3

$1315/500 = 3$

WAREHOUSE

(S-2) ← OCCUPANCY  
 TYPE V-B  
 NON SPRINKLERED

Jim Marsh Architect  
 27431 Dartmouth St  
 Hemet, CA 92544  
 951-658-4733

BLDG 10



468 SQ. FT.

# FLOOR PLAN

1/8" = 1'-0"



BUILDING 12

OCCUPANT LOAD IS 1

$$468/500 = 1$$

WAREHOUSE

(S-2) ← OCCUPANCY

TYPE V-B  
NON-SPRINKLERED

**OWNER / APPLICANT**

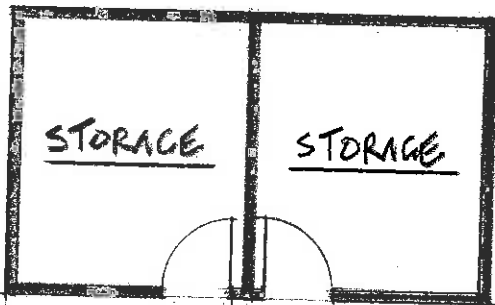
Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**ASSESSORS PARCEL No.**

557-100-016

**ADDRESS OF PROJECT**

29375 Highway 243,  
Mountain Center CA 92561



240 SQ. FT.

# FLOOR PLAN

1/8" = 1'-0"



BUILDING 11

CHAPEL IN THE PINES

1-6-14

OCCUPANT LOAD IS 1

$$240/500 = 1$$

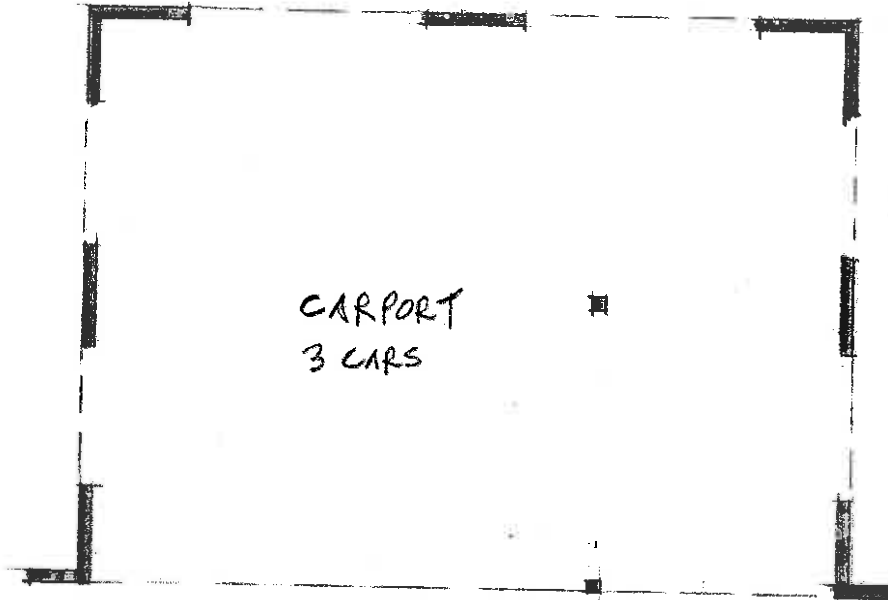
WAREHOUSE

(S-2) ← OCCUPANCY

TYPE V-B  
NON-SPRINKLERED

Jim Marsh Architect  
27431 Dartmouth St  
Hemet, CA 92544  
951-658-4733

BLDG 11  
P.L.N. 12



768 sq. ft.

# FLOOR PLAN

1/8" = 1'-0"



BUILDING 13  
CHAPEL IN THE PINES

1-6-14

**OCCUPANT LOAD IS 4**

$$768/200 = 4$$

PARKING GARAGE

① ← OCCUPANCY  
TYPE V-B  
NON SPRINKLERED

**OWNER / APPLICANT**  
Chapel in the Pines  
P.O. Box 111  
Mountain Center, C 92561  
951-659-0097 Wally Boer

**ASSESSORS PARCEL No.**  
557-100-016

**ADDRESS OF PROJECT**  
29375 Highway 243,  
Mountain Center CA 92561

Jim Marsh Architect  
27431 Dartmouth St  
Hemet, CA 92544  
951-658-4733

BLDG 13

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE- PROJECT DESCRIPTION RECOMMND

The use hereby permitted is change the use of an existing boarding school into a church. All thirteen existing structures will remain onsite and no improvements to either the site or the existing buildings are proposed. The existing onsite structures will be used for office space, classrooms (capacity of 15 students per classroom), a counseling center, parsonage, dining room with a kitchen, library, and maintenance storage structures. In addition, building no. 8 will be used as a permanent residence for the caretaker of the facility and areas within building no. 3 and 4 will be used for temporary residents.

Building size of the existing onsite structures:

Building 1: 3,268 square feet  
Building 2: 2,390 square feet  
Building 3: 2,850 square feet  
Building 4: 2,030 square feet  
Building 5: 4,198 square feet  
Building 6: 204 square feet  
Building 7: 960 square feet  
Building 8: 680 square feet  
Building 9: 640 square feet  
Building 10: 1,315 square feet  
Building 11: 240 square feet  
Building 12: 468 square feet  
Building 13: 768 square feet

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

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

RECOMMND

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

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

10. EVERY. 3 USE- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Public Use Permit No. 00922 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 00922, Exhibit A, dated 2/19/2014.

APPROVED EXHIBIT B= Building Photos, Exhibit B, dated 2/19/2014.

APPROVED EXHIBIT C= Building Floor Plans, Exhibit C, dated 2/19/2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                   USE - GIN VARY INTRO                   RECOMMND

Public Use Permit No. 00922 proposes to change the use of a previously approved school (PUP00436 and PUP00436R1) to a church. No grading is proposed as part of this proposal, therefore the Grading Division Does not object to this proposal with the following included condition of approval.

E HEALTH DEPARTMENT

10.E HEALTH. 2                   USE - WATER SYSTEM                   RECOMMND

This facility is currently connected to a permitted water system regulated by the Department of Environmental Health (DEH). It is the responsibility of the facility operator to ensure that all water system permitting requirements and operation requirements of the water system are met to the satisfaction of DEH as well as all other applicable agencies. For further information, please contact DEH Water Resources at (760) 863-7570.

10.E HEALTH. 3                   ONSITE WASTEWTR TREATMENT SYS                   RECOMMND

All existing buildings are connected to onsite wastewater treatment systems (OWTS).

Prior to any OWTS repair/replacement or proposed OWTS modification to handle any increases in the project's daily wastewater flow, the applicant shall contact the Department of Environmental Health (DEH) at (760) 863-7570 to obtain information regarding specific OWTS plan check and/or permitting requirements.

FIRE DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 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 38 foot turning radius shall be used.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 6 a.m. to 9 p.m., Monday through Friday and 6a.m. to 5 p.m. Saturday and Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

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

Building 1:

Office/Reception: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 588 square feet and a total of 3 spaces would be required by rounding up.

Parsonage: Calculations were made by using the single-family dwelling parking regulations. Regulations require 2 parking spaces for each residential unit. One residential unit is proposed in this building and as such, 2 spaces are required.

Classroom: The high school class designation was used in order to calculate the parking requirements for the proposed classroom. The zoning ordinance requires 1 space for an employee, plus 1 space for faculty member, and 1 space for every 8 students. The proposed classroom size is for 14 students which by rounding up would require 2 spaces for students and 2 additional spaces for faculty/staff. Required parking for the classroom is 4 spaces.

Building 2:

Nursery/Classroom: The Elementary school designation is used for the parking regulations. The elementary school designation allows for 1 parking space per classroom. Within building 2, there are 4 classrooms and as such, 4 parking spaces are required.

Office: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 193 square feet and a total of 1 space would be required by rounding up.

Building 3:

Dining Room: The restaurant designation was used to calculate the required parking for the dining room. For every 45 square feet within the dining room, 1 parking space is required. The dining room within the project area has a total of 305 square feet and as such, 7 spaces are required by rounding up.

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE- BASIS FOR PARKING (cont.)

RECOMMND

Kitchen: The applicant has identified that there will be 2 employees of the kitchen area and 1 parking space will be designated for the two employees.

Office: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 143 square feet and a total of 1 space would be required by rounding up

Dormitory Rooms: The Boarding House Designation was used to calculate the required parking for the Dormitory Rooms within Building No. 3. Ordinance No. 348 requires that there be one parking space for every 2 beds for a dormitory designation. There are 5 beds proposed for the dormitory and through rounding up, will require 3 spaces.

Building No. 4:

Bedrooms: The Boarding House designation was used to calculate the proposed bedrooms within Building No. 4. Ordinance No. 348 requires that there be one parking space for every 2 beds. There are 6 proposed beds within the bedroom designation and by rounding up, 3 parking spaces will be required.

Library: The regulations for libraries require that for every 300 gross square feet, 1 parking space is required. The proposed library is 272 square feet and will require 1 parking space by rounding up.

Adult Classroom: For the proposed Adult Classroom, the college designation of Ordinance No. 348 was used to calculate the proposed parking needed. For a proposed college classroom, 1 space is required for the faculty, 1 employee space, and 1 space is required for every 2 students. The proposed classroom has a capacity of 14 students which would require 7 student spaces and 2 spaces for faculty/employees. The total for this classroom would be 9 spaces.

Building No. 5:

Sanctuary/Recreation: The church designation o was used to calculate required parking. With this particular designation, 1 space is required for every 35 square feet of net assembly area used simultaneously for assembly purposes. The Sanctuary for PUP 922 is a total of 1,314 square feet and as such, is required 38 parking spaces.

Building No. 7

Counseling: The Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 765 square feet and a total of 4 spaces are required through rounding up.

Building No. 8

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE- BASIS FOR PARKING (cont.) (cont.) RECOMMND

Caretaker Residence: Calculations were made by using the single-family dwelling parking regulations. Regulations require 2 parking spaces for each residential unit. One residential unit is proposed in this building and as such, 2 spaces are required.

Building No. 9

Classroom: The high school class designation was used in order to calculate the parking requirements for the proposed classroom. The zoning code requires 1 space for an employee, plus 1 space for a faculty member, and 1 space for every 8 students. The proposed classroom is for a class of 14 students which would require 2 spaces for students and 2 additional spaces for faculty/staff. Required parking for the classroom is 4 spaces.

Accessible Parking:

Zoning Ordinance 348 requires that if a proposed project has between 26-50 designated parking spaces, 2 handicapped accessible parking spaces are required. With the proposed project falling within this category, the applicant is required to have 2 handicapped accessible parking spaces. By reviewing the site plans, it appears the applicant intends to designate 3 spaces as handicapped accessible.

Bicycle Parking:

Within Zoning Ordinance No. 348, uses such as commercial, office, and uses otherwise not listed are required to provide 1 employee bicycle parking space for every 25 vehicular parking spaces. In addition to the 1 bicycle parking space for an employee of the facility, there needs to be 1 visitor bicycle parking space for every 33 car parking spaces.

With the proposed project area having 42 vehicular parking spaces, 2 employee and 1 visitor bicycle parking spaces will need to be provided.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00922

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 21 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PUP No. 436 and PUP No. 436-R1 shall become null and void upon final approval of PUP No.922 by the County of Riverside.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

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

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      USE - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      USE - TS/EXEMPT                      RECOMMND

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

10.TRANS. 4                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along SH-74 and SH-243 due to existing improvements.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1                      CLR FROM DEH WATER RESOURCES                      RECOMMND

Prior to the Final Recordation of the Planning Case PUP 922, the applicant shall obtain written clearance from the Department of Environmental Health (DEH) Water Resources.

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20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 CLR FROM DEH WATER RESOURCES (cont.) RECOMMND

Per discussions with Jackie Jones (DEH Water Resources), the applicant shall address the following:

1) Complete the water system application process with DEH Water Resources. For further information, please contact (760) 863-7570.

2) Update the water system's nitrite information.

\*\*Please note that additional requirements may apply pending review of all requested items.\*\*

20.E HEALTH. 2 CLR FROM DISTRICT ENV SERVICES RECOMMND

The applicant shall obtain written clearance from the Department of Environmental Health (DEH) District Environmental Services for the proposed use of an existing kitchen facility located within buildings to be utilized as emergency housing centers. For further information, please contact DEH District Environmental Services, Hemet Office at (888) 722-4234.

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 922 shall terminate on July 1, 2064. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 922, 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.

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - T.I. "C OF O" REQ'D RECOMMND

The applicant shall be required to obtain a Tenant Improvement permit prior to occupying or using the site facilities.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE\* - T.I. "C OF O" REQ'D (cont.) RECOMMND

NOTE:

As a change in use, and occupancy classification change may trigger accessibility requirements. This determination will be made during the Building Department tenant improvement plan review.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

80.E HEALTH. 2 PUBLIC/SEMIPUB FOOD FACILITY RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- ACOUSTICAL STUDY (cont.) RECOMMND

industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 922, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

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.(maintenance only on existing property).

90.FIRE. 7 USE-#32-TITLE 19 RECOMMND

Comply with Title 19 of the California Administrative Code.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

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

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 4 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 922 is calculated to be 18.9 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE- ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 922 has been calculated to be 18.9 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee

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21:09

Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28

USE- ORD NO. 659 (DIF) (cont.)

RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

DATE: April 15, 2014

**TO**

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

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-Heather Thomson  
Riv. Co. Sheriff's Department  
Hill Municipal Advisory Council

Supervisor Stone (3rd District)  
Commissioner Petty (3rd District)  
Southern California Edison Co.  
Southern California Gas Co.  
California Department Of Fish And Game  
U.S. Fish And Wildlife Service  
Hemet Unified School District

**PUBLIC USE PERMIT NO. 922** – EA42665 – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area –Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, South of Idyllwild, East of McCall Park Road, West of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST:** The Public Use Permit proposes to change the use of a previously approved school (PUP00436). – APN: 557-100-016

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on 5/8/14**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Mark Corcoran, at (951) 951-955-3025 or email at mcorcoran@rctlma.org / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

**FILE COPY**

DATE: April 15, 2014

**TO**

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

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-Heather Thomson  
Riv. Co. Sheriff's Department  
Hill Municipal Advisory Council

Supervisor Stone (3rd District)  
Commissioner Petty (3rd District)  
Southern California Edison Co.  
Southern California Gas Co.  
California Department Of Fish And Game  
U.S. Fish And Wildlife Service  
Hemet Unified School District

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All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Lisa Edwards, at **(951) 955-1888** or email at [ledwards@rctlma.org](mailto:ledwards@rctlma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

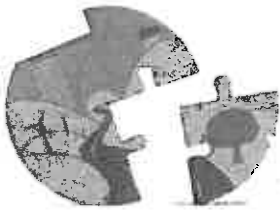
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CHURCH

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

ANNE PROTO

Applicant's Name: CHAPEL IN THE PINES E-Mail: chapelinthepines@greencafe.com

Mailing Address: P.O. BOX 111  
MOUNTAIN CENTER <sup>Street</sup> CA 92561  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 659-0097 Fax No: (951) 659-0088

Engineer/Representative's Name: JIM MARSH E-Mail: jgjm@msn.com

Mailing Address: 27431 DARTMOUTH ST.  
HEMET <sup>Street</sup> CA 92544  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 658-4733 Fax No: ( )

Property Owner's Name: CHAPEL IN THE PINES E-Mail: chapelinthepines@greencafe.com

Mailing Address: P.O. BOX 111  
MOUNTAIN CENTER <sup>Street</sup> CA 92561  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 659-0097 Fax No: (951) 659-0088

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Wally Boer  
PRINTED NAME OF APPLICANT

Wally Boer  
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Wally Boer  
PRINTED NAME OF PROPERTY OWNER(S)

Wally Boer  
SIGNATURE OF PROPERTY OWNER(S)

Larry Kribs  
PRINTED NAME OF PROPERTY OWNER(S)

Larry Kribs  
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 557-100-016-3

Section: 25 Township: 5 South Range: 2 East

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 18.9 ACRES

General location (nearby or cross streets): North of HIGHWAY 74, South of IDYLLWILD, East of MCCALL PARK RD, West of HIGHWAY 243

Thomas Brothers map, edition year, page number, and coordinates: 2009 PAGE 844, B-4,5

Project Description: (describe the proposed project in detail)

THIS P.U.P. IS TO CHANGE THE USE OF THIS PROPERTY FROM A SCHOOL TO A CHURCH. THERE WILL BE NO GRADING, NO BUILDING, NOR ANY DEVELOPMENT OF ANY KIND. ALL EXISTING BUILDINGS WILL REMAIN. EACH BUILDING WILL MAINTAIN ITS ORIGINAL USE AND OCCUPANCY CLASSIFICATION

Related cases filed in conjunction with this application:

SEE BELOW

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

If yes, provide Case No(s). P.U.P. 436, PUP 436-R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 34982 E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 3 MILES

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 5 MILES

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: THERE WILL BE NO GRADING

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A THERE WILL BE NO GRADING

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

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

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

APPLICATION FOR LAND USE PROJECT

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

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 (1)

Wally Boer

Date

1/22/14

Applicant (2)

Larry Kubo

Date

9/24/13

**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

APPLICATION FOR LAND USE PROJECT

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) Wally Bor Date 1/22/14  
Owner/Authorized Agent (2) Larry Kiles Date 9/24/13

## NOTICE OF PUBLIC HEARING

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

**PUBLIC USE PERMIT NO. 922** – CEQA Exempt – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST:** The Public Use Permit proposes to change the use of a previously approved school (PUP00436) into a church. (Quasi-judicial)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: January 21, 2015  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Mark Corcoran, Project Planner at 951-955-3025 or e-mail [mcorcora@rctlma.org](mailto:mcorcora@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I MARK CORCORAN, certify that on 10/1/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers PUP00922 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 1,600'.

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

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

NAME: MARK CORCORAN

TITLE: PROJECT PLANNER

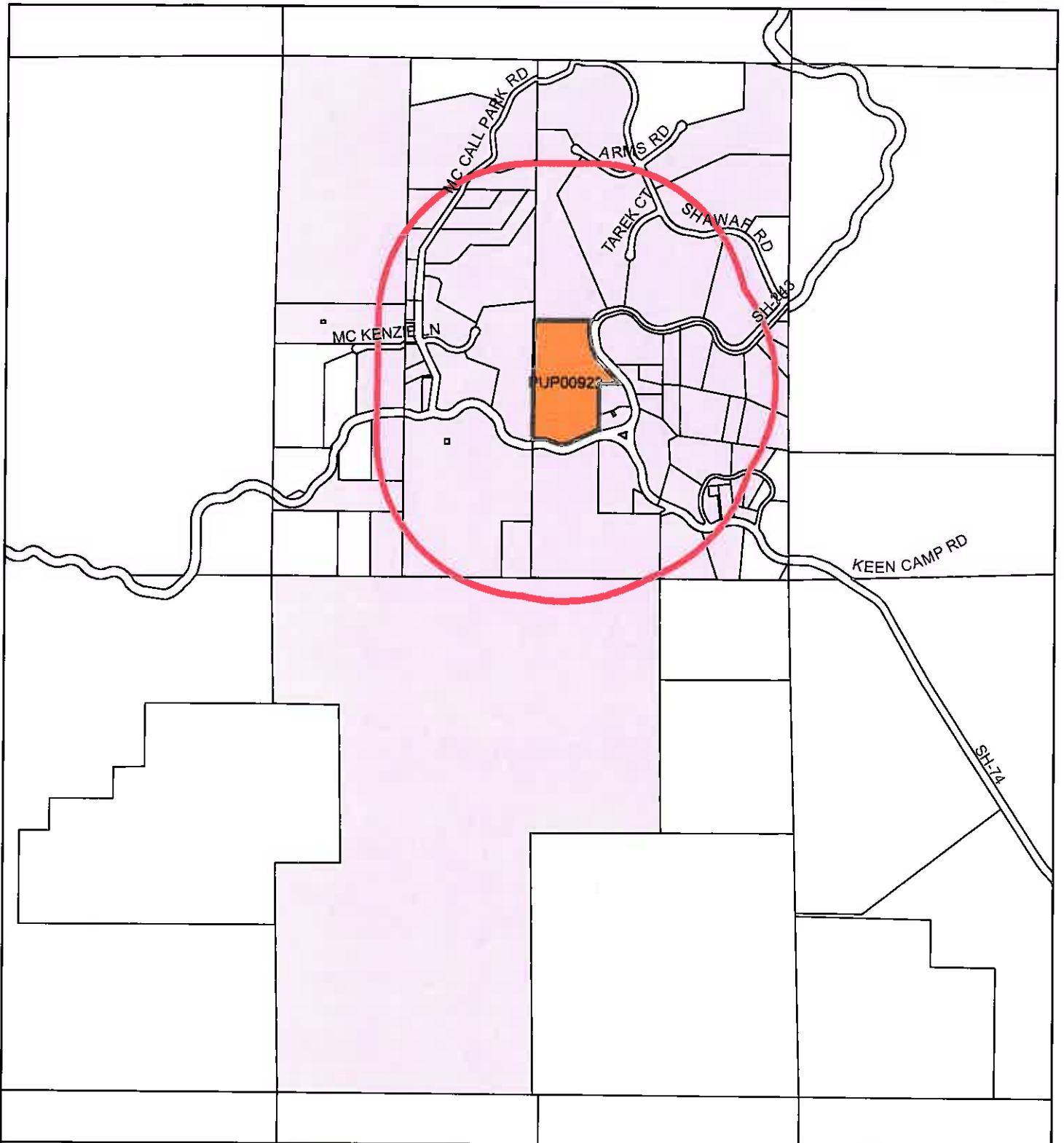
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-3025

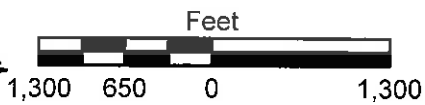
*Checked 10-1-14  
R. Straite*



# PUP00922 (1,600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstralte on 10/1/2014

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.

10/1/2014 7:47:31 AM

ATTN: Heather Thompson  
Archaeologist  
Mail Stop 4035

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

ATTN: Jon Vasquez  
Building & Safety Department,  
Riverside County  
Mail Stop 2715

ATTN: Susan D. Harrington, M.S., R.D.,  
Director  
Department of Public Health,  
Health Administration Building  
4065 County Circle Dr.  
Riverside, CA 92503

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 3320

ATTN: Carolyn Syms-Luna  
Environmental Programs Dept.,  
Riverside County  
Mail Stop 2715

ATTN: Waren D. Williams  
Flood Control District,  
Riverside County  
Mail Stop 2990

ATTN: David Jones  
Geologist  
Mail Stop 1070

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

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

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside  
County  
Mail Stop 1070

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., MS2970  
Riverside, CA 92509-6858

ATTN: Steve Diaz  
Riverside County Fire Department  
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: County Surveyor  
Transportation Department,  
Riverside County  
Mail Stop 1080

ANNA P ANCHETA  
P O BOX 63  
MTN CENTER, CA. 92561

ANZA ELECTRIC COOPERATIVE  
ANZA ELECTRIC COOPERATIVE  
0  
0

EDWARD W AUGUSTINE  
P O BOX 8  
MTN CENTER, CA. 92561

LAWRENCE J BISCHOF  
P O BOX 59  
MOUNTAIN CENTER, CA. 92561

LAWRENCE J BISCHOF  
P O BOX 59  
MTN CENTER, CA. 92561

MEGAN BOYE  
3690 SHANNON RD  
LOS ANGELES, CA. 90027

JEFFREY B CAMPBELL  
P O BOX 427  
MOUNTAIN CENTER, CA. 92561

DORE CAPITANI  
P O BOX 455  
MTN CENTER, CA. 92549

CHAPEL IN THE PINES CHRISTIAN FELLOWSHIP CO  
P O BOX 111  
MTN CENTER, CA. 92561

CHRISTOPHER M DAVIS  
29555 STEHLY LN  
NUEVO, CA. 92567

RON J ESPARZA  
P O BOX 270  
MT CENTER, CA. 92561

RICHARD TIMOTHY GILBERT  
P O BOX 48  
MTN CENTER, CA. 92561

JEFF D HALE  
53125 HIGHWAY 74  
MTN CENTER, CA. 92561

JEFF D HALE  
P O BOX 280  
MOUNTAIN CENTER, CA. 92561

TERI LYNN HARDY  
P O BOX 3092  
IDYLLWILD, CA. 92549

HAROLD K SMITH EXCAVATING CONTRACTOR  
P O BOX 115  
IDYLLWILD, CA. 92549

SUSAN A HEGARTY  
P O BOX 415  
MOUNTAIN CENTER, CA. 92561

MARY ANN HUNT  
177 N SALT AIR AVE  
LOS ANGELES, CA. 90049

ROBERT C KANTER  
P O BOX 483  
IDYLLWILD, CA. 92549

RONALD G KAUFMAN  
P O BOX 126  
MOUNTAIN CENTER, CA. 92561

LAWRENCE J BISCHOF  
P O BOX 59  
MTN CENTER, CA. 92561

MARY K LEGGETT  
P O BOX 54  
MTN CENTER, CA. 92561

DORIS JEAN LOMBARD  
C/O DORIS LOMBARD  
P O BOX 75  
MOUNTAIN CENTER, CA. 92561

MARY ANNE MCDONNELL  
28275 MCCALL PARK RD  
MTN CENTER, CA. 92561

MOUNTAIN CENTER  
P O BOX 243  
IDYLLWILD, CA. 92549

PARKER 215  
P O BOX 1235  
TEMECULA, CA. 92593

TIMOTHY R PEAY  
C/O ARTHUR S BLOCK  
P O BOX 278  
MOUNTAIN CENTER, CA. 92561

ALMA JEAN MCGAUGH PETERS  
P O BOX 16  
MOUNTAIN CENTER, CA. 92561

CECIL L PETERS  
CECIL L PETERS  
P O BOX 311  
MOUNTAIN CENTER, CA. 92561

MARLENE A RACCA  
12188 CENTRAL AVE NO 269  
CHINO, CA. 91710

RIVERSIDE CO REGIONAL PARK & OPEN SP DIST  
C/O DEPARTMENT OF BLDG SERVICES  
3133 MISSION INN AVE  
RIVERSIDE, CA. 92507

MACK D SELBY  
P O BOX 3  
MTN CENTER, CA. 92561

TAREK M SHAWAF  
C/O DONNA NOWLIN  
P O BOX 928  
IDYLLWILD, CA. 92549

SHAWFIVE HOLDING NV  
C/O DONNA NOWLIN  
P O BOX 928  
IDYLLWILD, CA. 92549

LOUIS R SIMPSON  
P O BOX 41  
MTN CENTER, CA. 92561

HAROLD K SMITH  
P O BOX 115  
IDYLLWILD, CA. 92549

ERWIN SOBEL  
128 N SWALL DR NO 108  
LOS ANGELES, CA. 90048

SOUTHERN CALIFORNIA EDISON CO  
REAL PROPERTIES DEPT TRES JANE STONE  
2131 WALNUT GROVE AV 2FLR  
ROSEMEAD, CA. 91770

DORIS P TELLES  
P O BOX 452  
MOUNTAIN CENTER, CA. 92561

USA 557  
NONE  
0  
.0

JOSIAH DWIGHT WHITNEY  
P O BOX 426  
MTN CENTER, CA. 92561

LESLIE ANNE WHITNEY  
36 BONN PL  
WEEHAWKEN, NJ. 7086



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

PUP00922

*Project Title/Case Numbers*

Mark Corcoran

*County Contact Person*

951-955-3025

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Chapel in the Pines

*Project Applicant*

P.O. Box 111, Mountain Center, CA 92651

*Address*

In the unincorporated area of Riverside County, more specifically, located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

*Project Location*

The applicant is requesting the approval to operate a Church at the project location. The subject site was previously approved as a boarding school, with buildings used for residence, offices, and assembly uses. All existing occupancies for the existing structures will remain and no improvements to both the site or the buildings are required.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

Project Planner

*Title*

10/1/2014

*Date*

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

DM/dm Revised 10/01/2014  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42665 ZCFG06045

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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

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Additional info at [www.rctlma.org](http://www.rctlma.org)