



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

NOVEMBER 2, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

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

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100** – Applicant: La Ventana Partners 77, LLC – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester – Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Community Development: Medium High Density Residential (CD:MHDR) (2-8 dwelling units per acre) and Open Space – Recreation (OS-R) – Location: Southerly of Simpson Road, easterly of La Ventana Road, north of Olive Road, and west of Leon Road – 77 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide 77 acres into 286

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

residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100**, extending the expiration date to September 14, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.2 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020** – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots – **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020**, extending the expiration date to May 25, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.3 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837** – Applicant: FVS Partners, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 99.77 Gross Acres – Zoning: One-Family Dwelling (R-1) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivide 99.77 acres into 335 single family lots – **REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837**, extending the expiration date to October 19, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.4 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 – acre minimum) – Location: Easterly of Trade Winds Drive, northerly of Mapes Road, and westerly of Palomar Road – 40.17 Acres – Zoning: Rural Residential (R:RR) – APPROVED PROJECT DESCRIPTION: Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots - **REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31687**, extending the expiration date to May 25, 2017. APN: 327-340-017, and -018. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.5 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane – 20.7 gross acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700**, extending the expiration date to August 29, 2017. APN: 476-010-052. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org
- 1.6 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 28957** – Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northerly of Spring St. and easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 8.86 acres into 36 lots – **REQUEST: EXTENSION OF TIME to January 11, 2018 – SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 28957**. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.
- 1.7 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31820** – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community

Development: Medium Density Residential (CD-MDR) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality. **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820, extending the expiration date to May 2, 2017. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.

- 1.8 **REMOVED FROM THE AGENDA**
- 1.9 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32027** – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule: A – to subdivide 25.7 acres into 82 residential lots and 4 open space lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027, extending the expiration date to March 3, 2017. APN: 466-310-019, -020, and -021. Project Planner: Dionne Harris at 951-955-6836 or email dharris@rctlma.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- 2.1 **GENERAL PLAN AMENDMENT NO. 1174 (FOUNDATION AND ENTITLEMENT/POLICY)** – Applicant: Pinecrest Badger Association, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.2 **GENERAL PLAN AMENDMENT NO. 1176 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Sisters of the Company of Mary Our Lady – ENGINEER/REPRESENTATIVE: MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.3 **GENERAL PLAN AMENDMENT NO. 1177 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Front Street Architects, LLP – ENGINEER/REPRESENTATIVE: Front Street Architects, LLP – Third Supervisorial District – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential-2.5 Acre Minimum (R-R-2.5) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.4 **GENERAL PLAN AMENDMENT NO. 1181 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – **REQUEST:** Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.5 **GENERAL PLAN AMENDMENT NO. 1184 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.6 **GENERAL PLAN AMENDMENT NO. 1186 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org
- 2.7 **GENERAL PLAN AMENDMENT NO. 1187 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.8 **GENERAL PLAN AMENDMENT NO. 1191 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

- 2.9 **GENERAL PLAN AMENDMENT NO. 1194 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: MDMG, Inc. – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.10 **GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy)** – APPLICANT: SFT Realty Galway Downs, LLC – ENGINEER/REPRESENTATIVE: Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 2.11 **GENERAL PLAN AMENDMENT NO. 1202 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 3.1 **NONE**
- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 4.1 **GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL)** – Intent to Adopt a Negative Declaration – Applicant: Rick Warner – Representative: Ed Sauls – First Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – **REQUEST:** A General Plan Amendment to change the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site’s General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI). Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.
- 4.2 **CONDITIONAL USE PERMIT NO. 3673 – REVISION 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area – Location: North of S. Circle Drive,

south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four (4) phases. Phase 1 only includes the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as “Movies in the Park” and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, and four (4) gazebos. The commercial kitchen will be used to prepare food for events such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four (4) gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565-062-026 is not a part of this project – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No. 101
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisorial District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31100
FIRST EXTENSION OF TIME
Applicant: La Ventana Partners 77, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision to divide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100.

BACKGROUND:

The Tentative Tract Map No. 31100 was originally approved at Planning Commission on July 26, 2006. The Map proceeded to the Board of Supervisors and was approved on August 29, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of eight (9) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 30, 2016) indicating the acceptance of the eight (9) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

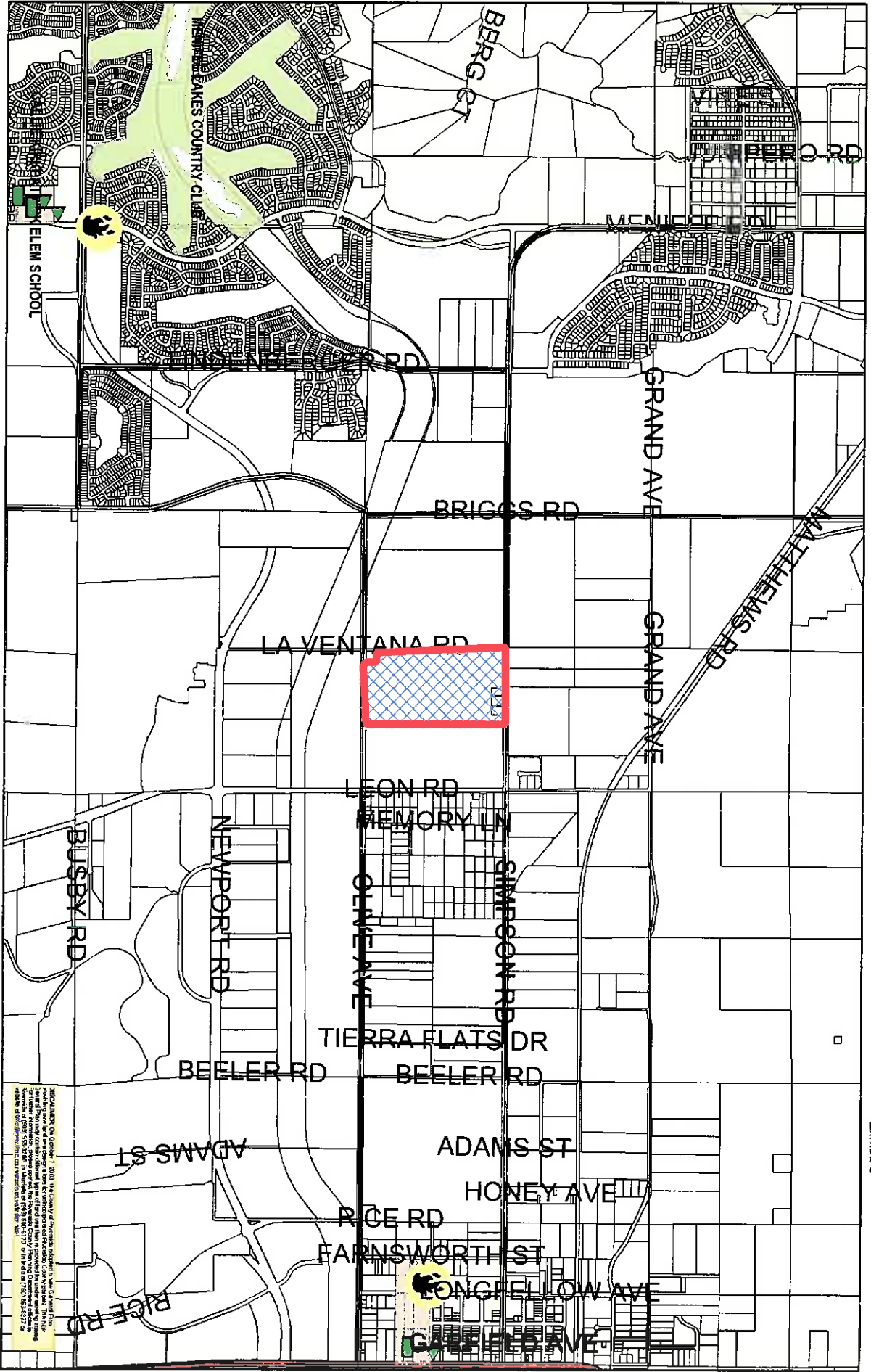
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 26, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

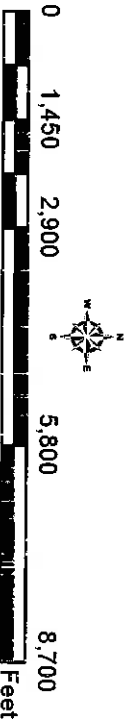
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 26, 2017, subject to all the previously approved and amended Conditions of Approval.

TR31100
VICINITY MAP



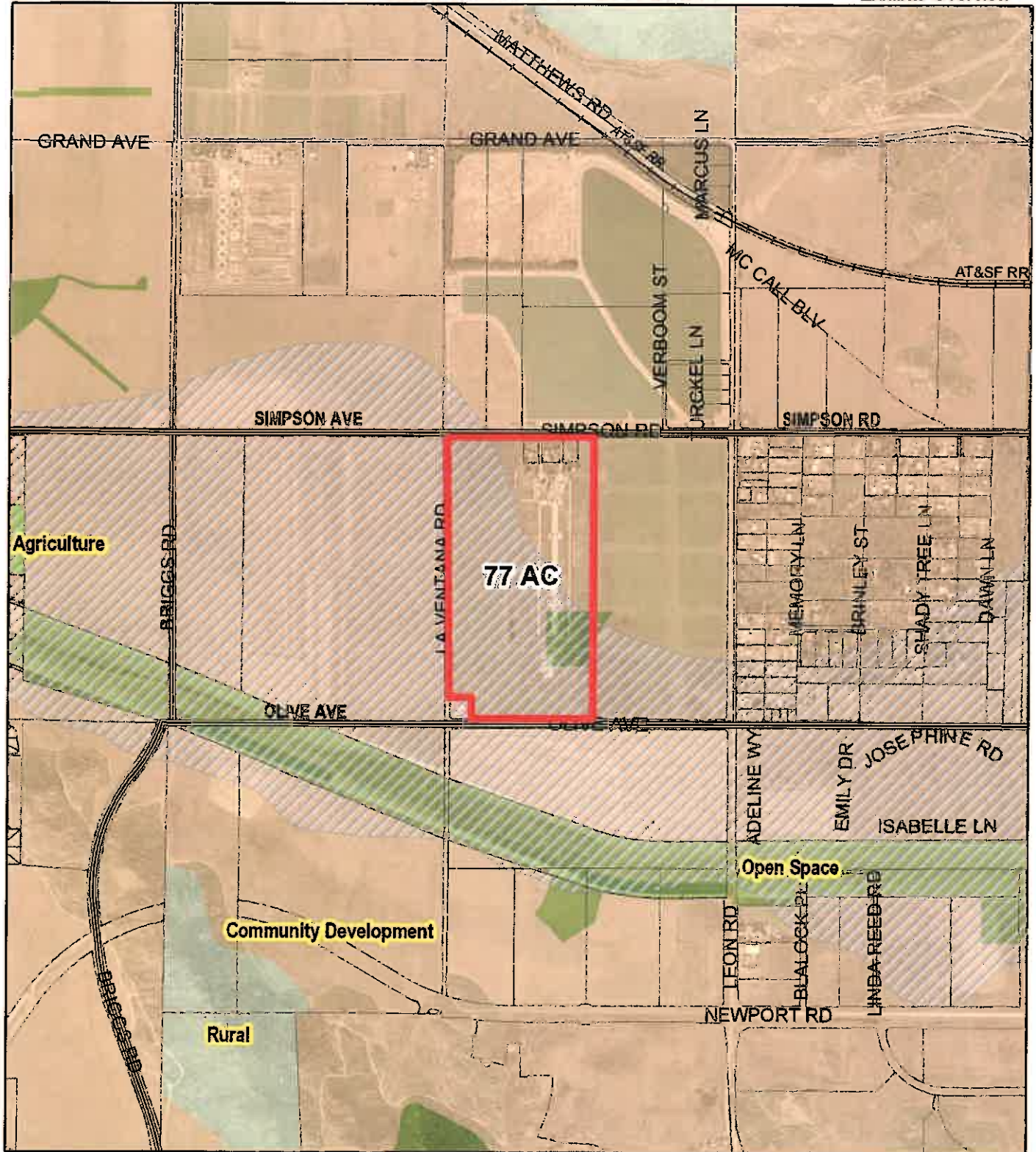
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Winchester**
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section: **30**



RECALCULATED: On October 1, 2003, the County of Riverside adopted a new General Fee Schedule for the use of the County's Planning Department. The fee schedule is available on the County's website at www.riversidecounty.net. The fee schedule is also available on the County's website at www.riversidecounty.net. The fee schedule is also available on the County's website at www.riversidecounty.net.

ASSESSORS 461-15
 BK: PG.
 THOMAS 839 A7
 BROS.PG



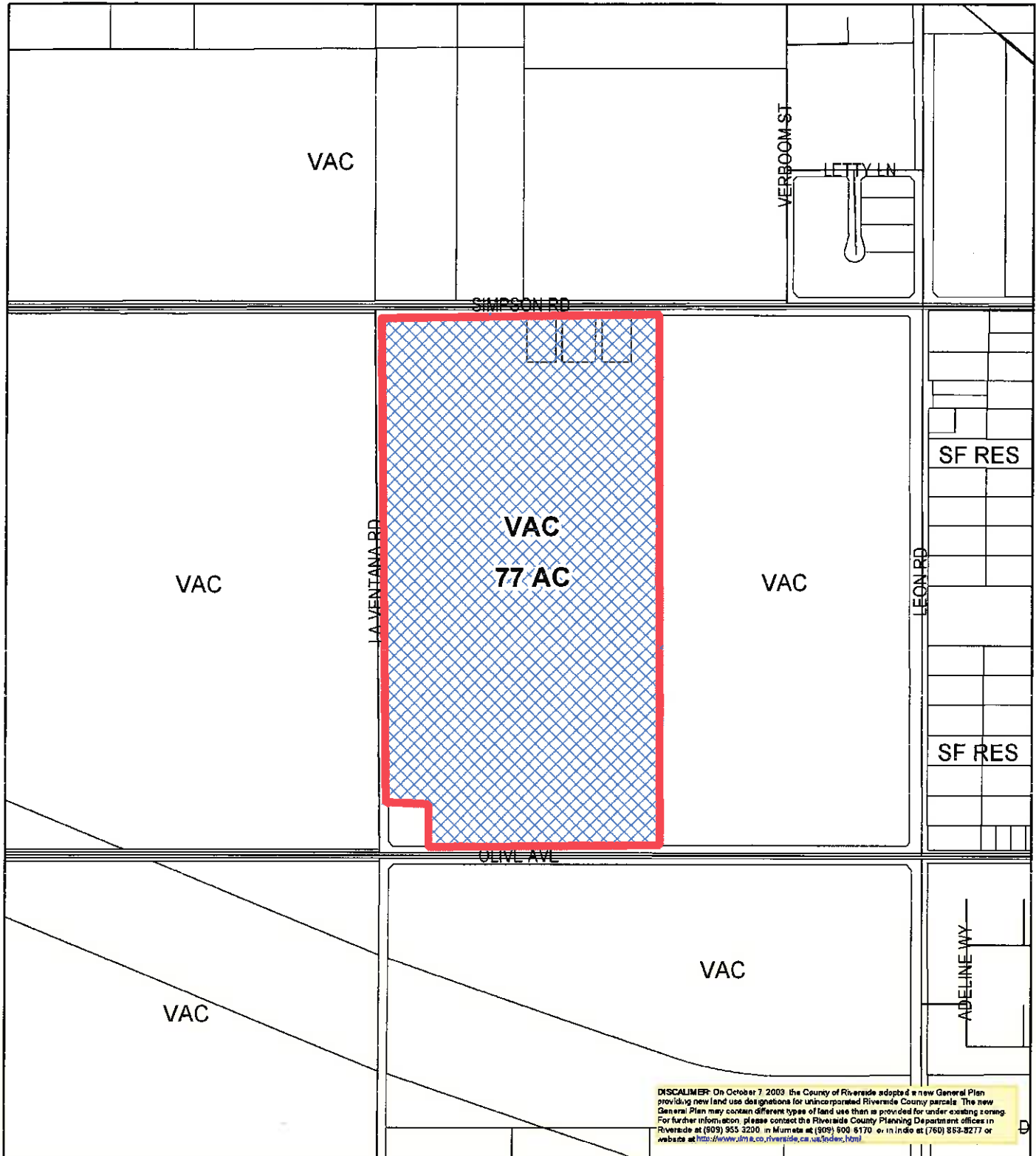
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**

Township/Range: T5SR2W
SECTION: 30



ASSESSORS 461-15
BK. PG.
THOMAS 839 A7
BROS.PG



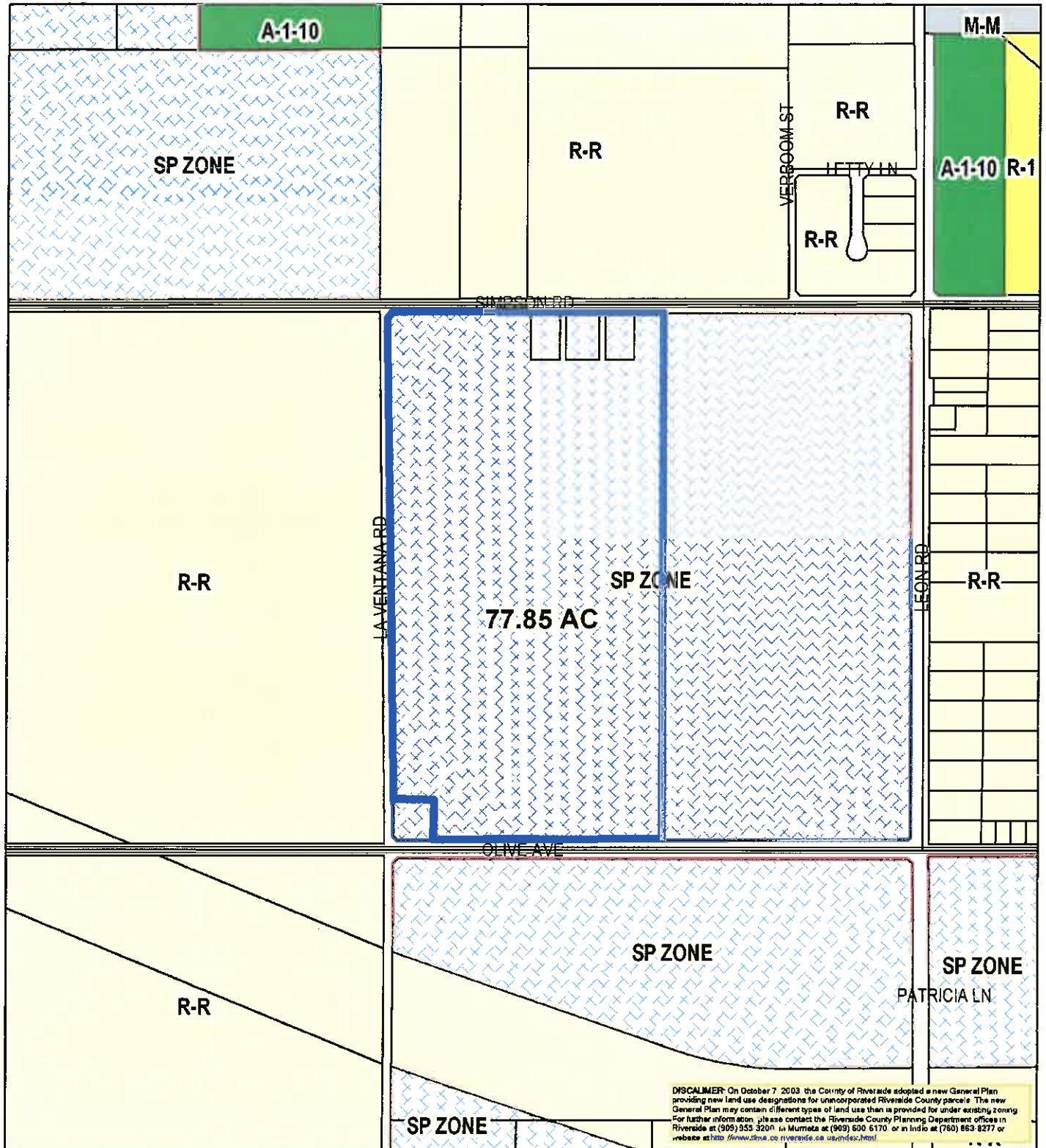
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 30



ASSESSORS **461-15**
BK. PG.
THOMAS **839 A7**
BROS.PG

TR31100
EXISTING ZONING



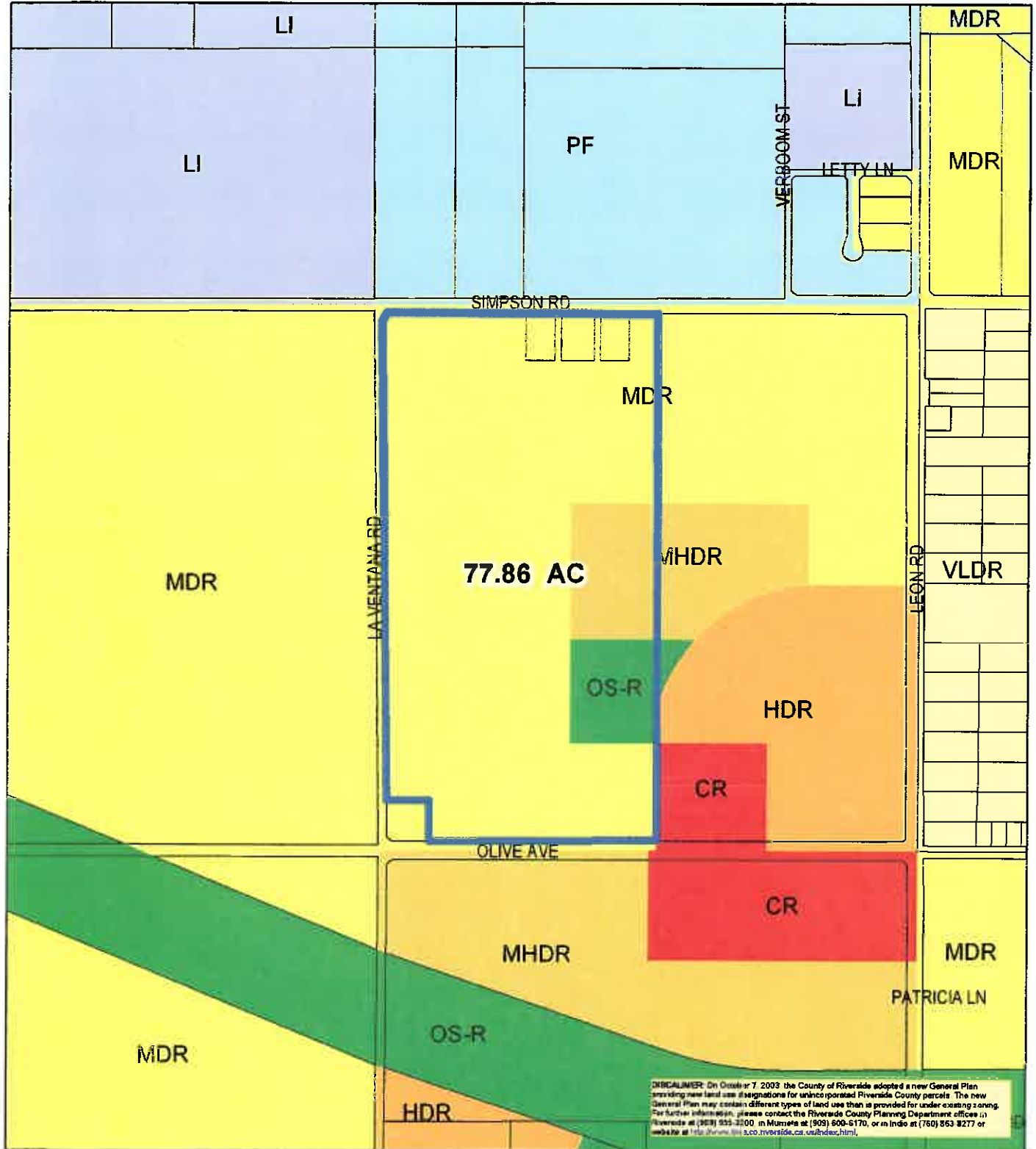
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 30



ASSESSORS
BK. PG. 461-15
THOMAS
BROS.PG 839 A7

DATE DRAWN: 3/13/06

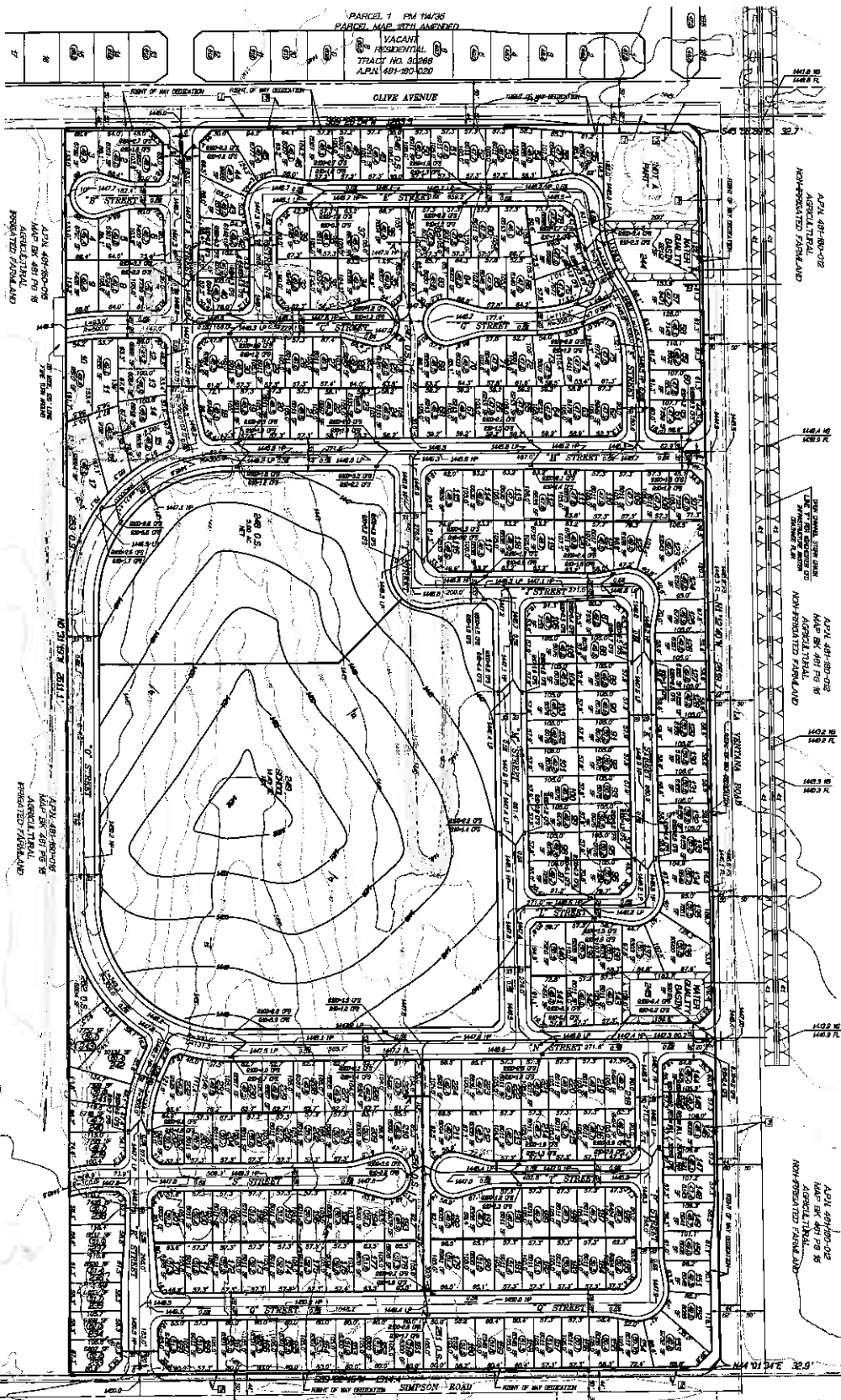


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section: **30**



ASSESSORS
BK. PG. **461-15**
THOMAS
BROS.PG **839 A7**



AMENDED MAP NO. 4

TENTATIVE MAP
TRACT NO. 3100

SCALE: 1" = 100'
DATE: 10/1/00

PREPARED BY: WEBB CIVIL ENGINEERS
DATE: 10/1/00

APPROVED BY: [Signature]
DATE: 10/1/00

SCHEDULE "A" SUBDIVISION

REVISION	DATE



Extension of Time Environmental Determination

Project Case Number: TR31100

Original E.A. Number: 39229

Extension of Time No.: First


Original Approval Date: July 26, 2006

Project Location: – South of Simpson Road, east of La Ventana Road, north of Olive Road, and west of Leon Road.

Project Description: Schedule 'A' subdivision to divide a 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot.

On July 26, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner

Date: 10/11/16
For Steve Weiss, Planning Director

September 30, 2016

To: Dionne Harris

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR31100

Ms. Harris:

I am the applicant for the EOT Case TR31100. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.7 – EOT1-SOLID WASTE SERVICE
50-E-HEALTH.8 – EOT1-WATER & SEWER WILL SERVE
50-E-HEALTH.9 – EOT1- PHASE I ESA REQUIRED

2. Prior to Grading Permit Issuance

60-EPD.2 – EOT1 – MBTA SURVEY
60.FLOOD RI.7 – EOT1 – MAP WQMP CONDITIONS

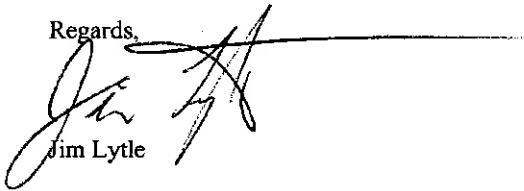
3. Prior to Building Permit Issuance

80.EPD.1 – EOT1 – MAP- MBTA REPORT

4. Prior to Building Final Inspection

90.BS-GRADE.6 – EOT1 – REQ'D GRADING INSPECTIONS
90.BS-GRADE.7 – EOT1 – PRECISE GRADING APPROVAL
90.BS-GRADE.8 – EOT1 – WQMP ANNUAL INSPECTION FEE

Regards,


Jim Lytle

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND
457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.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.

4.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

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY EOT1 (cont.) RECOMMND

with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 7 MAP WQMP CONDITIONS FOR EOT1 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - MBTA REPORT EOT1 RECOMMND

Prior to the issuance of any building permits the biologist who conducted the MBTA surveys shall submit a written report to EPD for review. At a minimum the report shall provide survey results and will provide details regarding any mitigation that was employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT1- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT1- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 8 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 9 EOT1- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2 EPD - MBTA SURVEY EOT1 RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU

09/30/16
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

accordance with the approved WQMP.


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

90.BS GRADE. 8 EOT1- 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.

Agenda Item No. 1.2
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 33020
SECOND EXTENSION OF TIME
Applicant: Jonathan Skeith


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'B' subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020.

BACKGROUND:

The Tentative Tract Map No. 33020 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was received and filed on July 26, 2005.

The County Planning Department, as part of this Extension of Time review, recommends the addition of six (6) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

h

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 03, 2016) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

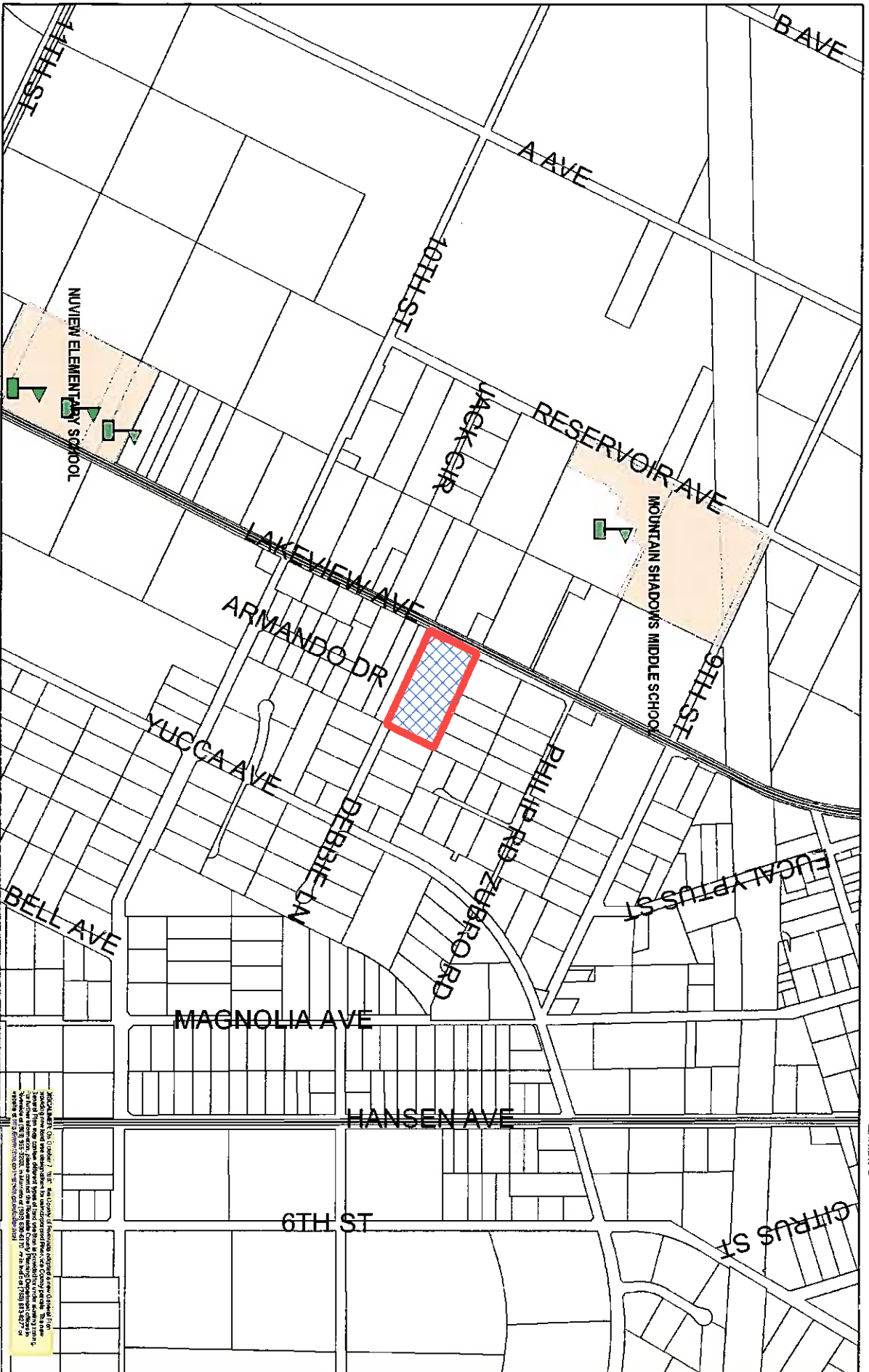
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

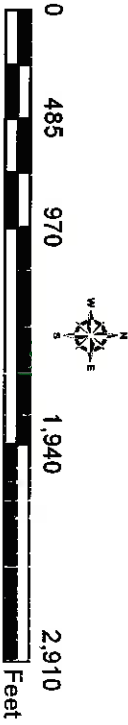
APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33020**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and amended Conditions of Approval.

TR33020A1
VICINITY MAP



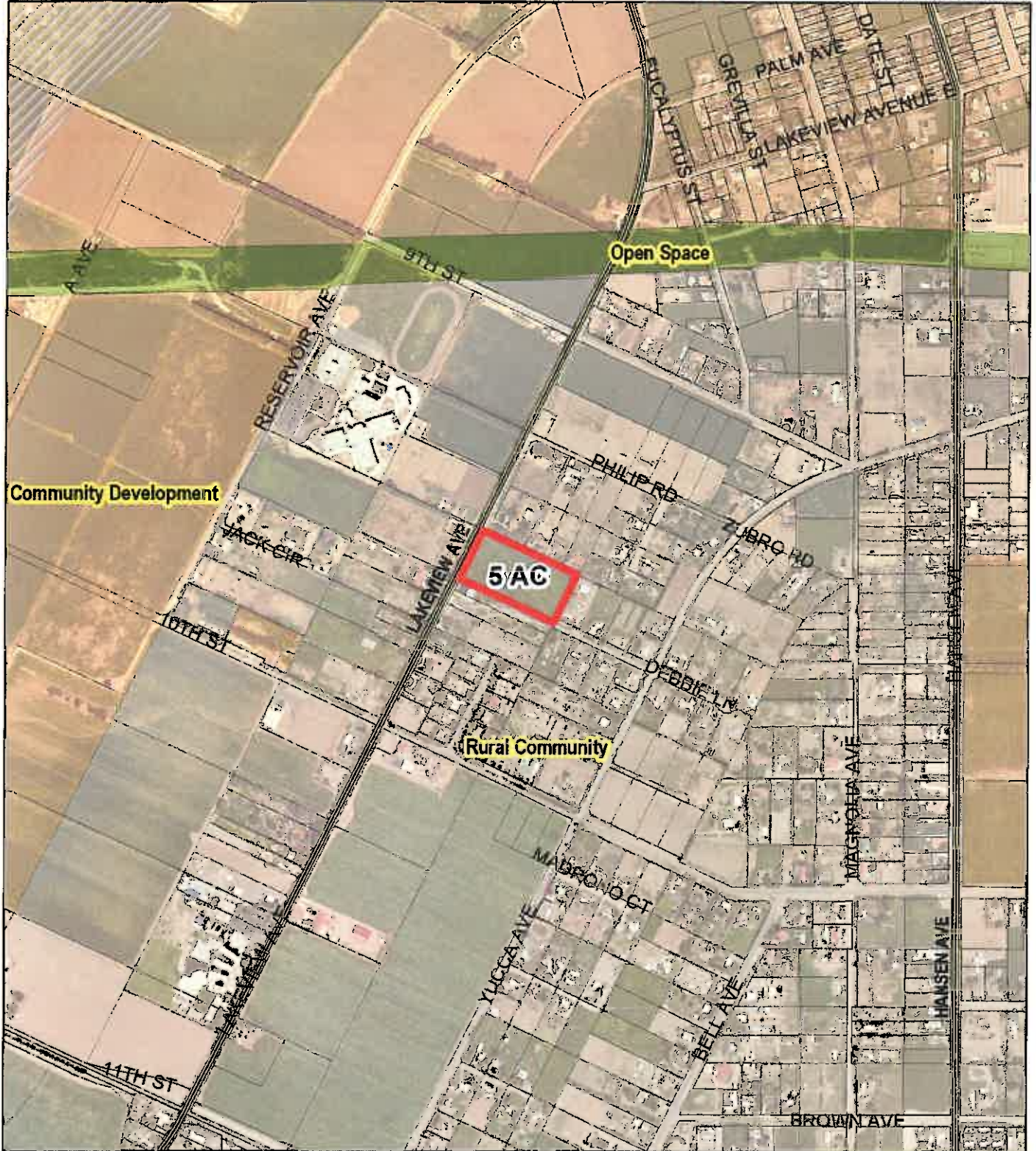
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeview**
Township/Range: **T4SR2W**
Section : 18



DISCLAIMER: On October 7, 1997, the County of Riverside adopted a new Official Plan. This plan has been amended several times by the Board of Supervisors. The current version of the Official Plan is available on the Riverside County Planning Department's website at www.riversidecountyplanning.com. The information on this map is based on the Official Plan as of 7/28/05.

ASSESSORS 426-46
BK. PG.
THOMAS 779 A3
BROS. PG



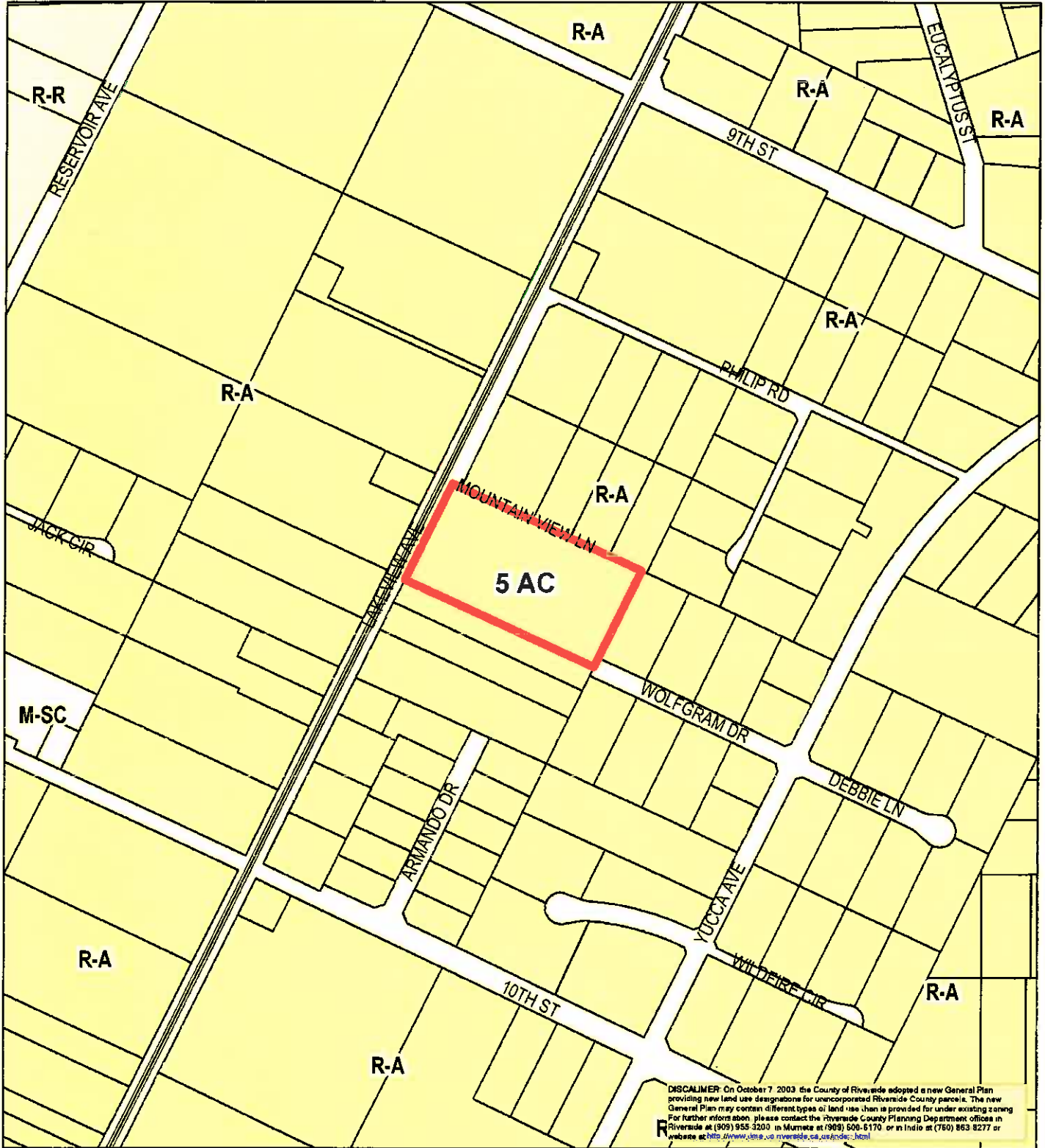
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lakeview**

Township/Range: T4SR2W
SECTION: 18



ASSESSORS 426-46
BK. PG.
THOMAS 779 A3
BROS.PG



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, in Murrieta at (951) 606-6170, or in Indio at (760) 863-8277 or website at http://www.plm.ca.gov/riverside_ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeview**

Township/Range: **T4SR2W**
Section: 18



ASSESSORS
BK. PG. **426-46**
THOMAS
BROS. PG **779 A3**

Supervisor Ashley
District 5

DATE DRAWN: 5/13/05

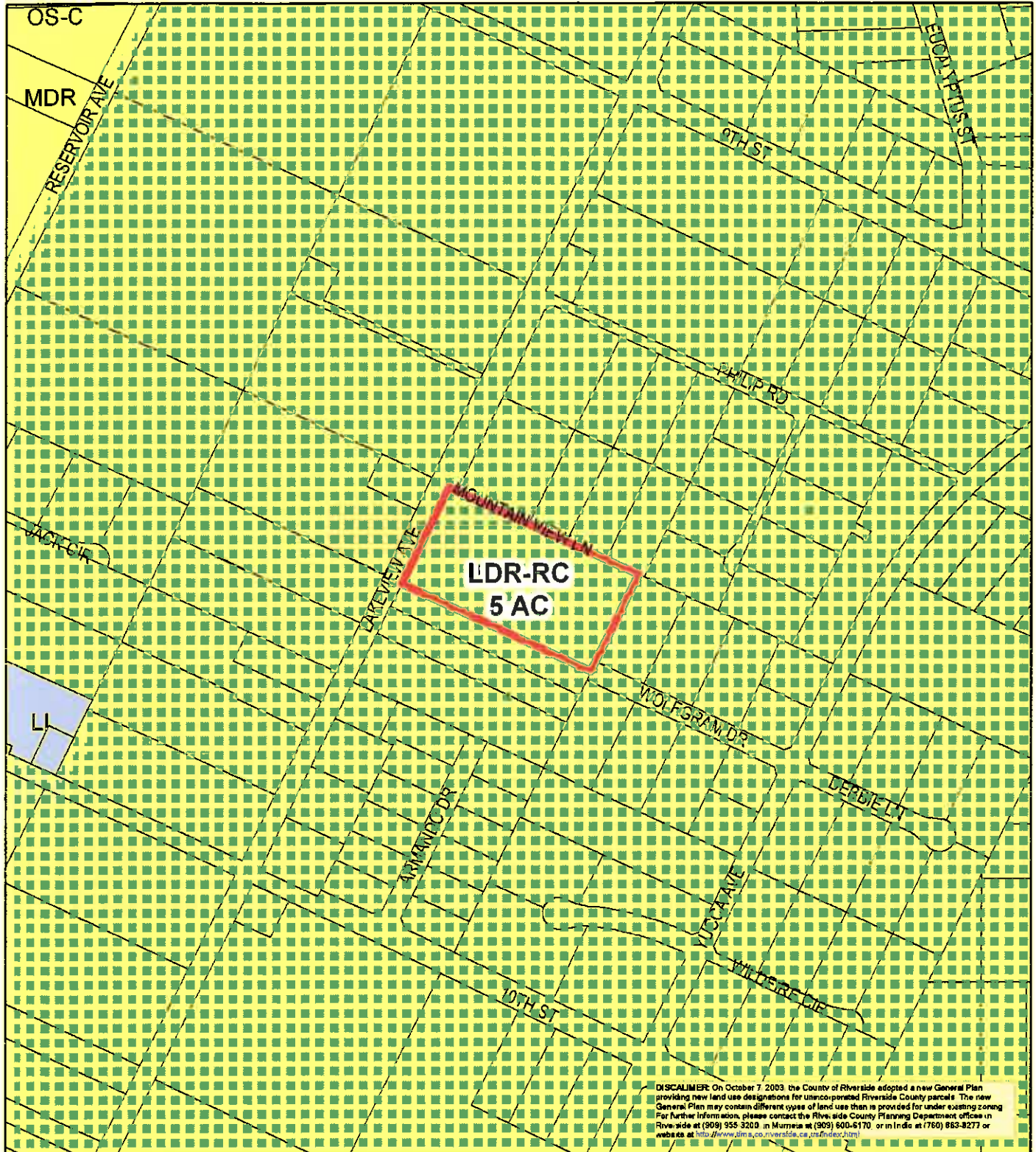
TR33020A1

General Plan

Planner: Ann Kraus

Date: 5/25/05

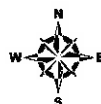
Exhibit 5



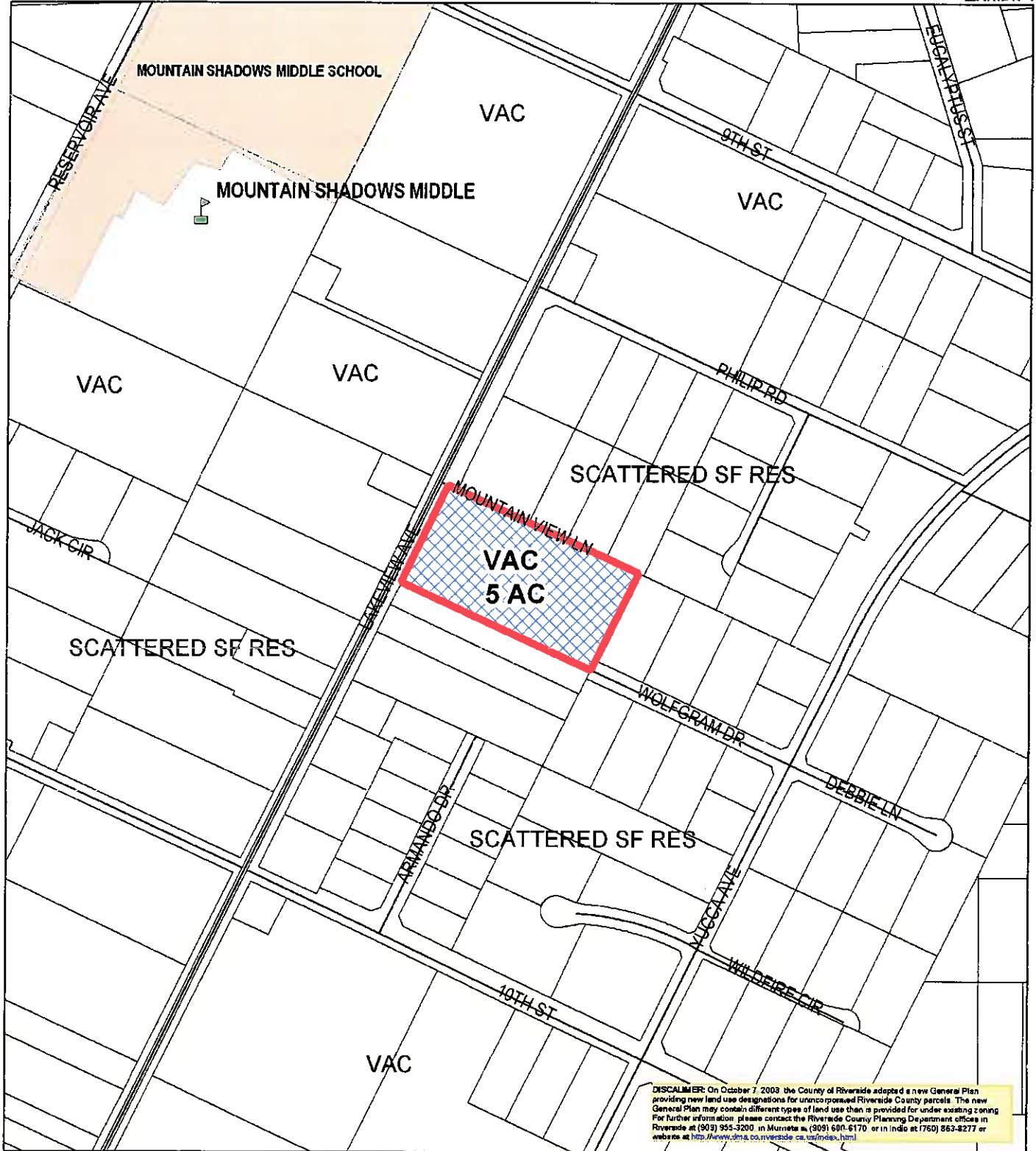
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeview**

Township/Range: **T4SR2W**
Section : 18



ASSESSORS
BK. PG. **426-46**
THOMAS
BROS.PG **779 A3**



RIVERSIDE COUNTY PLANNING DEPARTMENT

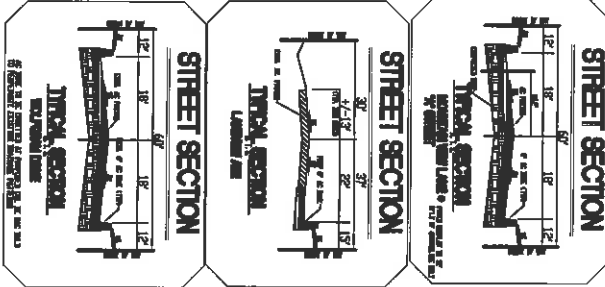
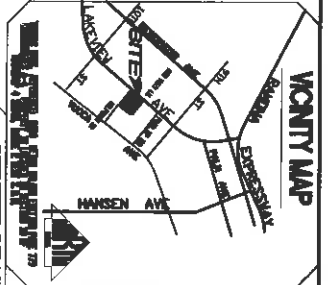
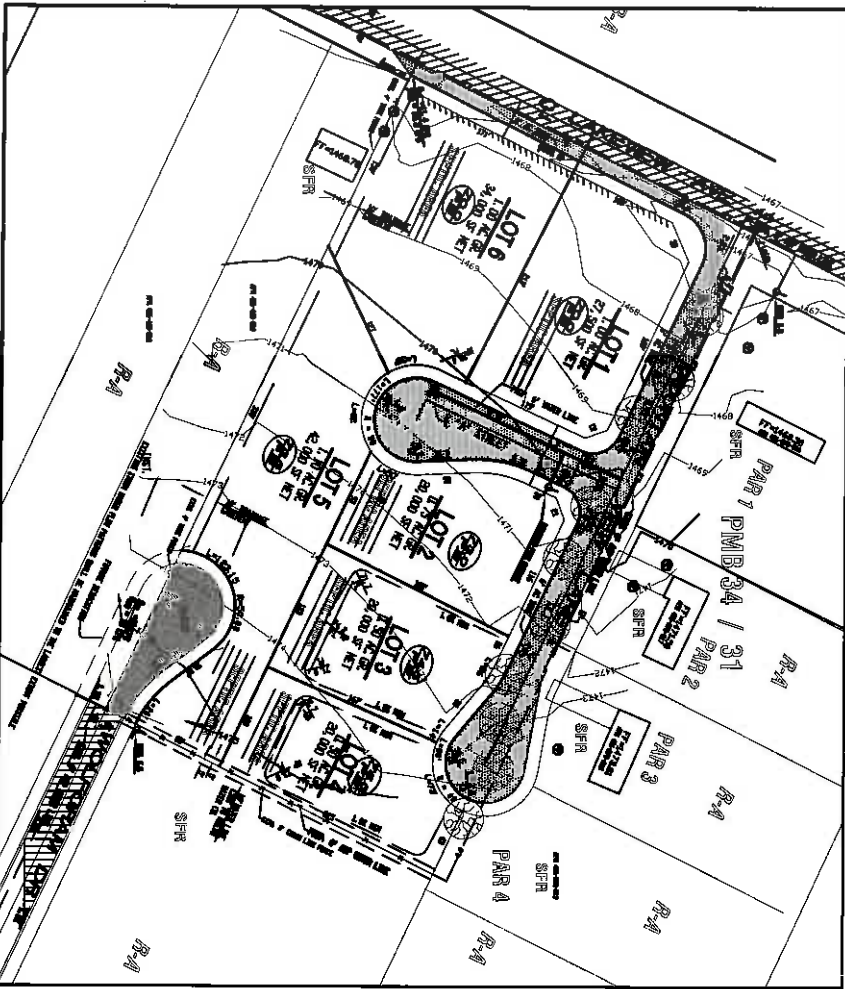
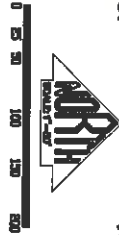
Zone
District: **Lakeview**

Township/Range: T4SR2W
Section: 18



ASSESSORS 426-46
BK. PG.
THOMAS
BROS. PG 779 A3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INYERBIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 33020
 SCHEDULE 'B'
 AMENDED NO. 1
 CALIFORNIA REGIONAL ENGINEERS, INC.
 NOV, 2004



OWNER AND REPRESENTATIVE

CONTRACTOR: [Name]

LEGEND

1. [Symbol] EXISTING EASEMENT
2. [Symbol] EXISTING EASEMENT
3. [Symbol] EXISTING EASEMENT
4. [Symbol] EXISTING EASEMENT
5. [Symbol] EXISTING EASEMENT
6. [Symbol] EXISTING EASEMENT
7. [Symbol] EXISTING EASEMENT
8. [Symbol] EXISTING EASEMENT

PROPERTY NOTES AND STATISTICS

LEGAL DESCRIPTION: [Text]

APPROXIMATE AREA: [Text]

PROPERTY ADDRESS: [Text]

GENERAL COMMENTS: [Text]

PROPERTY NOTES: [Text]

California Regional Engineers, Inc.
 Engineers Land Development Planners

2002 National City Blvd, Ste. 102
 Carson, CA 90745
 Phone: (562) 444-0000 Fax: (562) 444-0000

Extension of Time Environmental Determination

Project Case Number: TR33020

Original E.A. Number: 39891

Extension of Time No.: Second

Original Approval Date: May 25, 2005

Project Location: – North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue.

Project Description: Schedule 'B' subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

On July 26, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner

Date: 10/11/16
For Steve Weiss, Planning Director

Harris, Dionne

From: Jonathan D. Skeith PE, QSD <jskeith@crecorp.org>
Sent: Friday, September 30, 2016 11:04 AM
To: Harris, Dionne
Subject: Re: 2nd EOT acceptance of Conditions of Approval for TR33020

Dionne I have reviewed the attached additional conditions of approval and I have no objection. Please move the EOT forward. If any questions please contact me.

Jonathan Skeith

Sent from my Verizon Wireless 4G LTE DROID

On Sep 30, 2016 10:52 AM, "Harris, Dionne" <DHarris@rctlma.org> wrote:

Attn: Jonathan D. Skeith

California Regional

31676 Quilt Way

Menifee CA, 92584

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33020.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on September 22, 2016. The LDC has determined it necessary to recommend the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

10 EPD#1

50 Flood #12

80 E Health #2

90 BS Grade #7

90 BS Grade #8

90 BS Grade #9

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

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

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

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

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

Thank you,

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department

4080 Lemon Street, 12th Floor

PO Box 1409

Riverside, CA 92502

(P):951-955-6836

(F):951-955-1811

email: dharris@rctlma.org

Website: <http://planning.rctlma.org>



How are we doing? Click the Link and tell us

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1 EPD - MBTA SURVEY (EOT2)

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 12 MAP EOT WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be

09/30/16
10:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP EOT WQMP REQUIREMENTS (cont.) RECOMMND
submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 EOT2 - NOISE REVIEW RECOMMND
Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT2- REQ'D GRDG INSP'S RECOMMND
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT2- 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

09/30/16
10:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT2- PRECISE GRDG APPROVAL (cont.)

RECOMMND

approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.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.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 9 EOT2- 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.

103

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 30837
THIRD EXTENSION OF TIME
Applicant: FVS Partners, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots and a 6.3 acre park lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837.

BACKGROUND:

The Tentative Tract Map No. 30837 was originally approved at Planning Commission on July 28, 2004. The Map proceeded to the Board of Supervisors with Change of Zone No. 6729 and General Plan Amendment No. 660 and was approved October 19, 2004.

The County Planning Department, as part of this Extension of Time review, recommends the addition of two (2) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 06, 2016) indicating the acceptance of the two (2) recommended conditions.

W

FURTHER PLANNING CONSIDERATIONS:

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

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

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

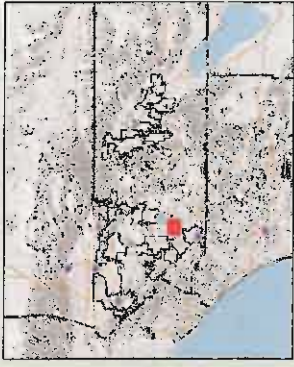
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 19, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.




RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2017, subject to all the previously approved and amended Conditions of Approval.

TR30837 VICINITY MAP



Legend

-  City Boundaries
-  Cities
-  World Street Map



0 3,107

6,214 Feet



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

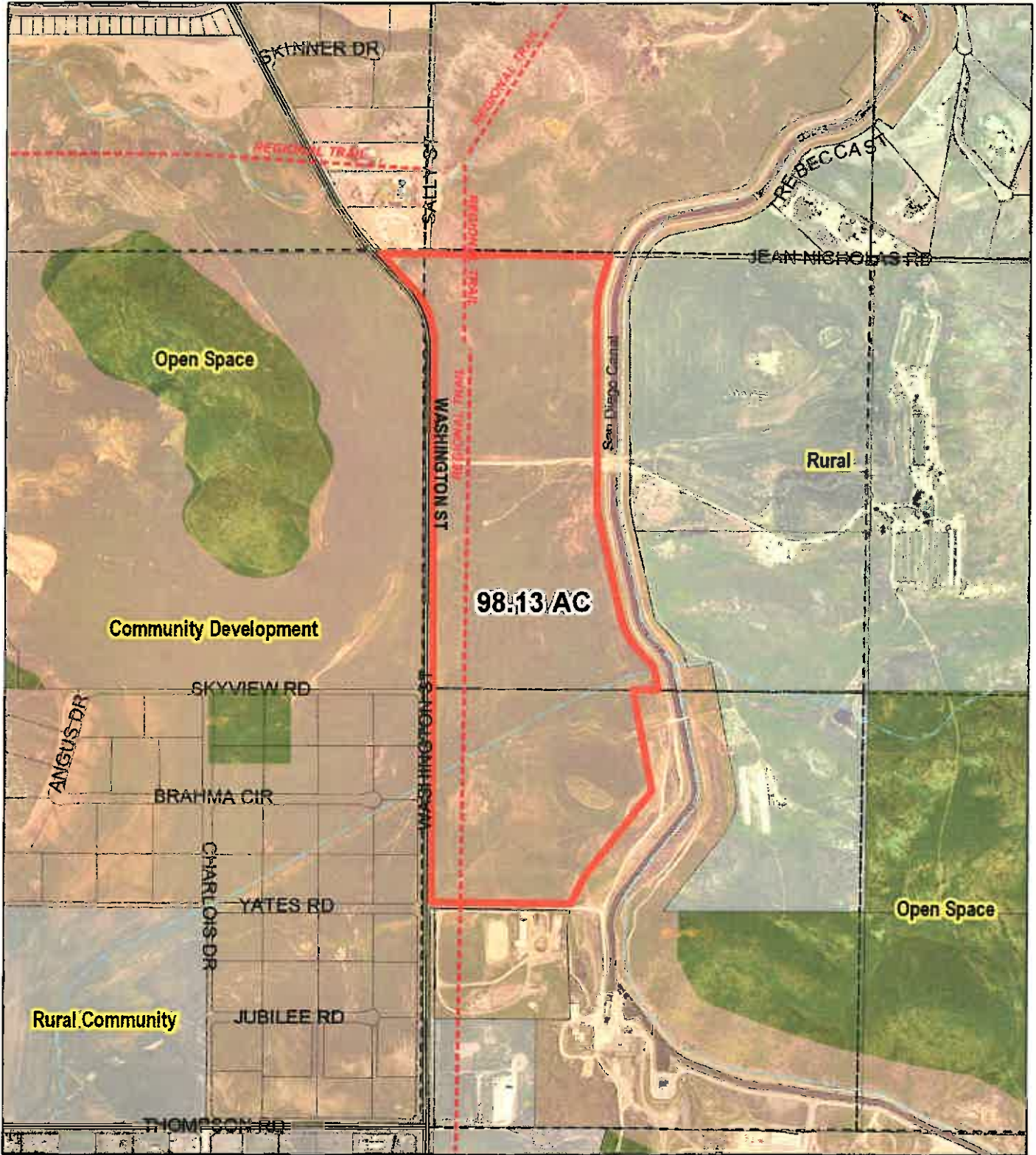
REPORT PRINTED ON... 10/12/2016 10:08:58 AM

© Riverside County RCIT GIS

Notes

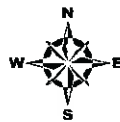
CZ06729 TR30837

DEVELOPMENT OPPORTUNITY



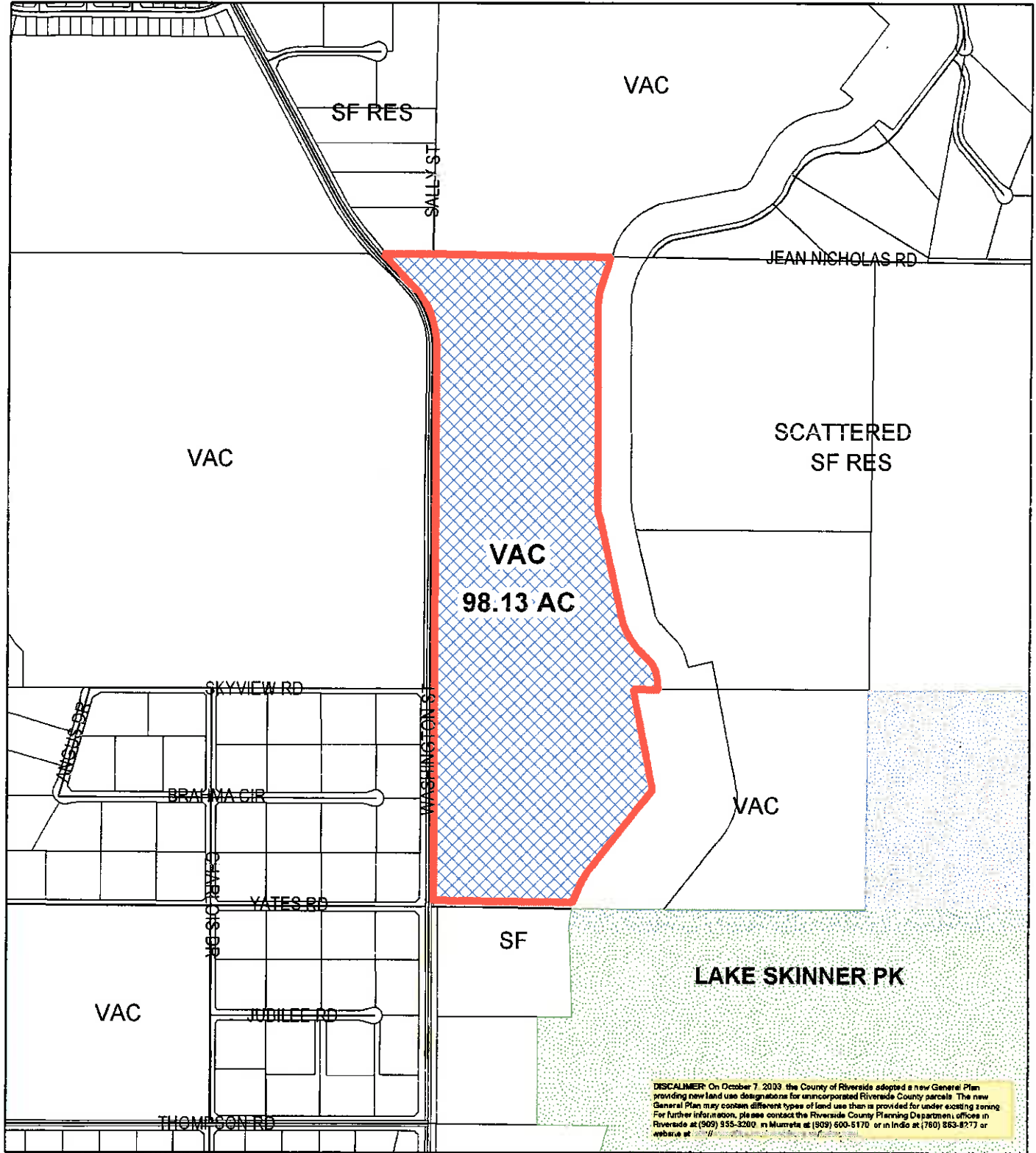
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Rancho California**
Township/Range: T6SR2W
SECTION: 34



ASSESSORS 467 - 26
BK. PG.
THOMAS 899 G6
BROS.PG

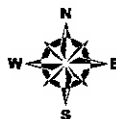




RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**

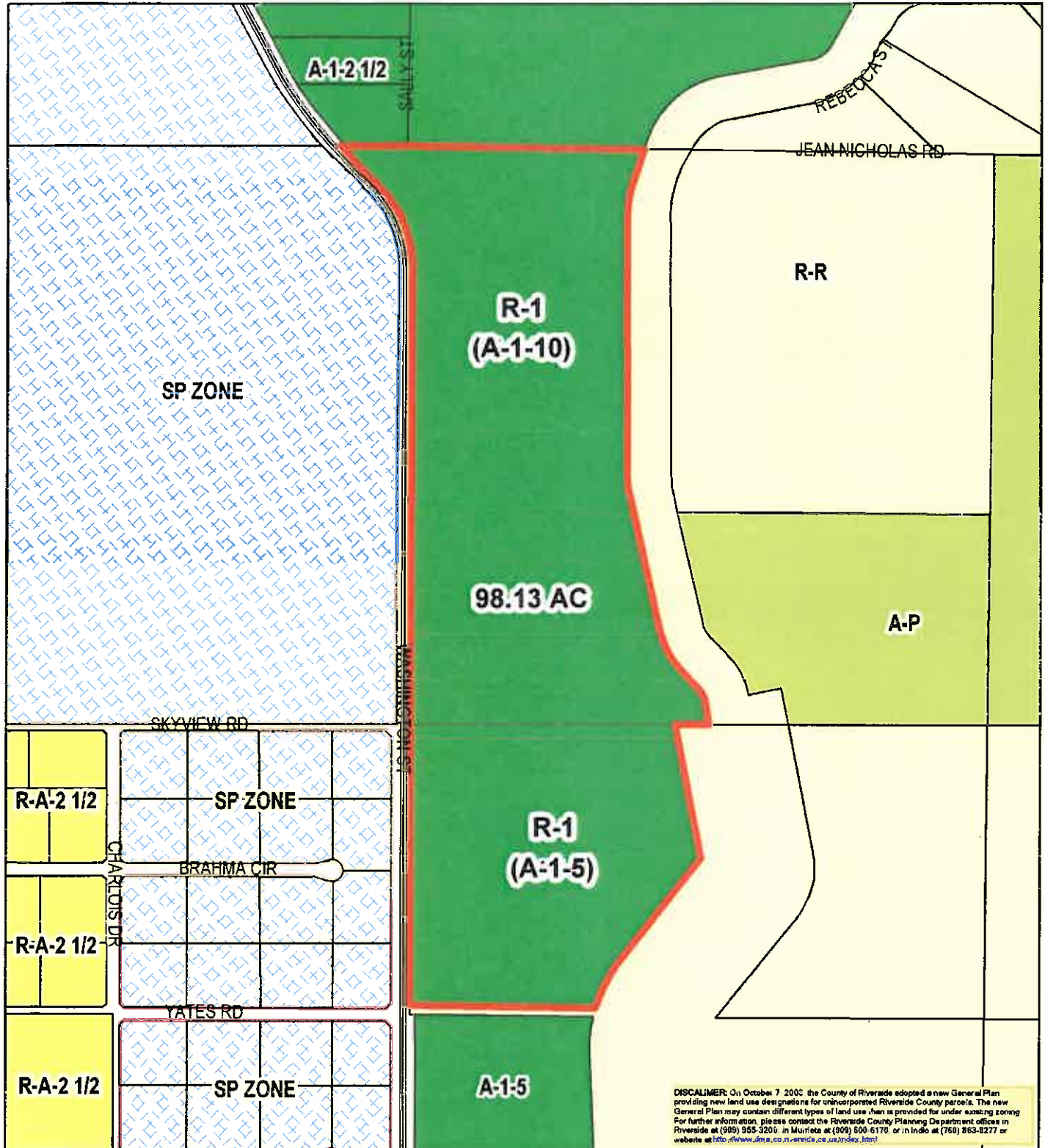
Township/Range: T6SR2W
Section : 34



ASSESSORS 467-26
BK. PG.
THOMAS 899 G6
BROS.PG

DATE DRAWN: 07/14/04

Exhibit 3

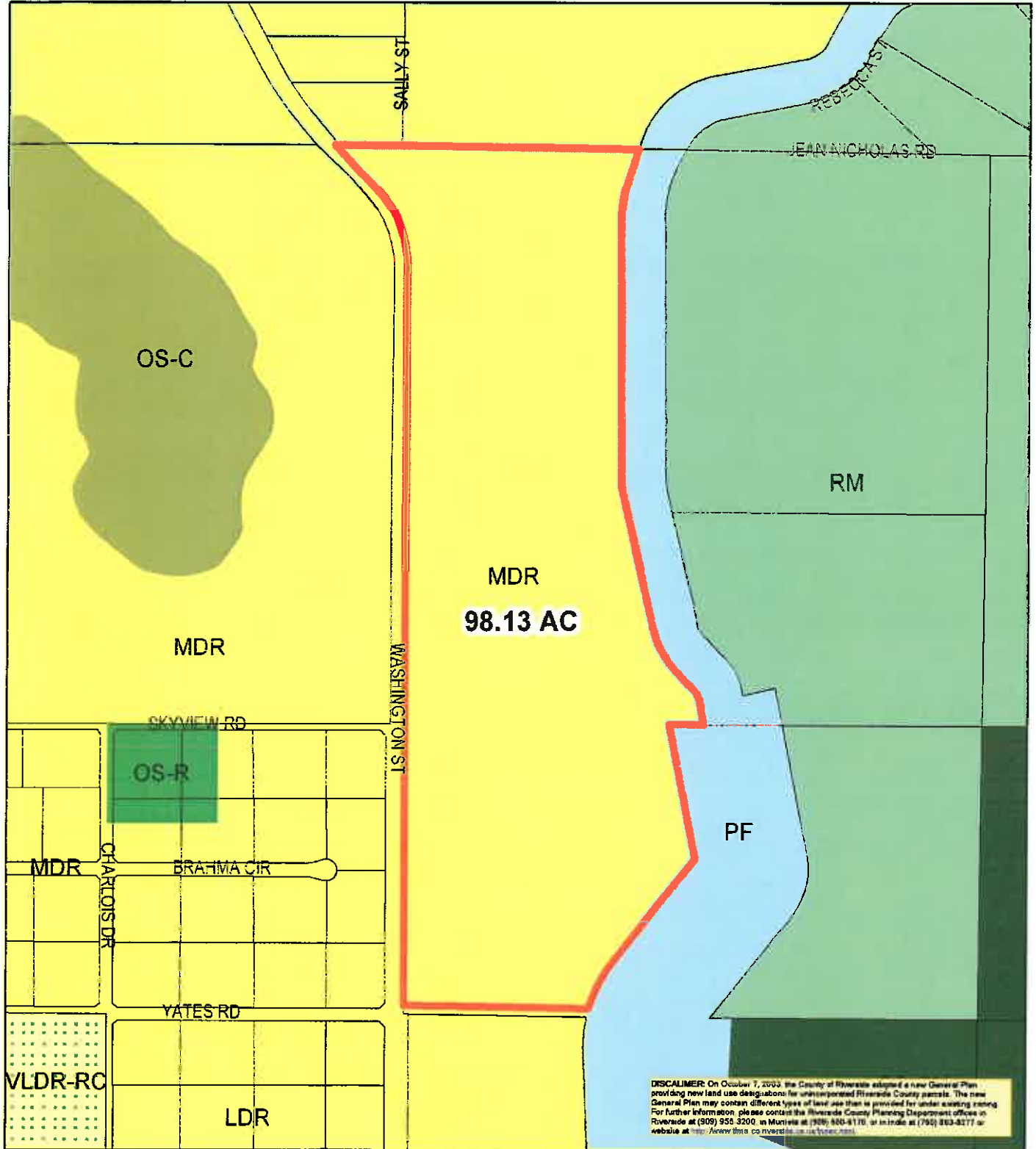


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**
Township/Range: T6SR2W
Section : 34



ASSESSORS
BK. PG. 467-26
THOMAS
BROS.PG 899 G6



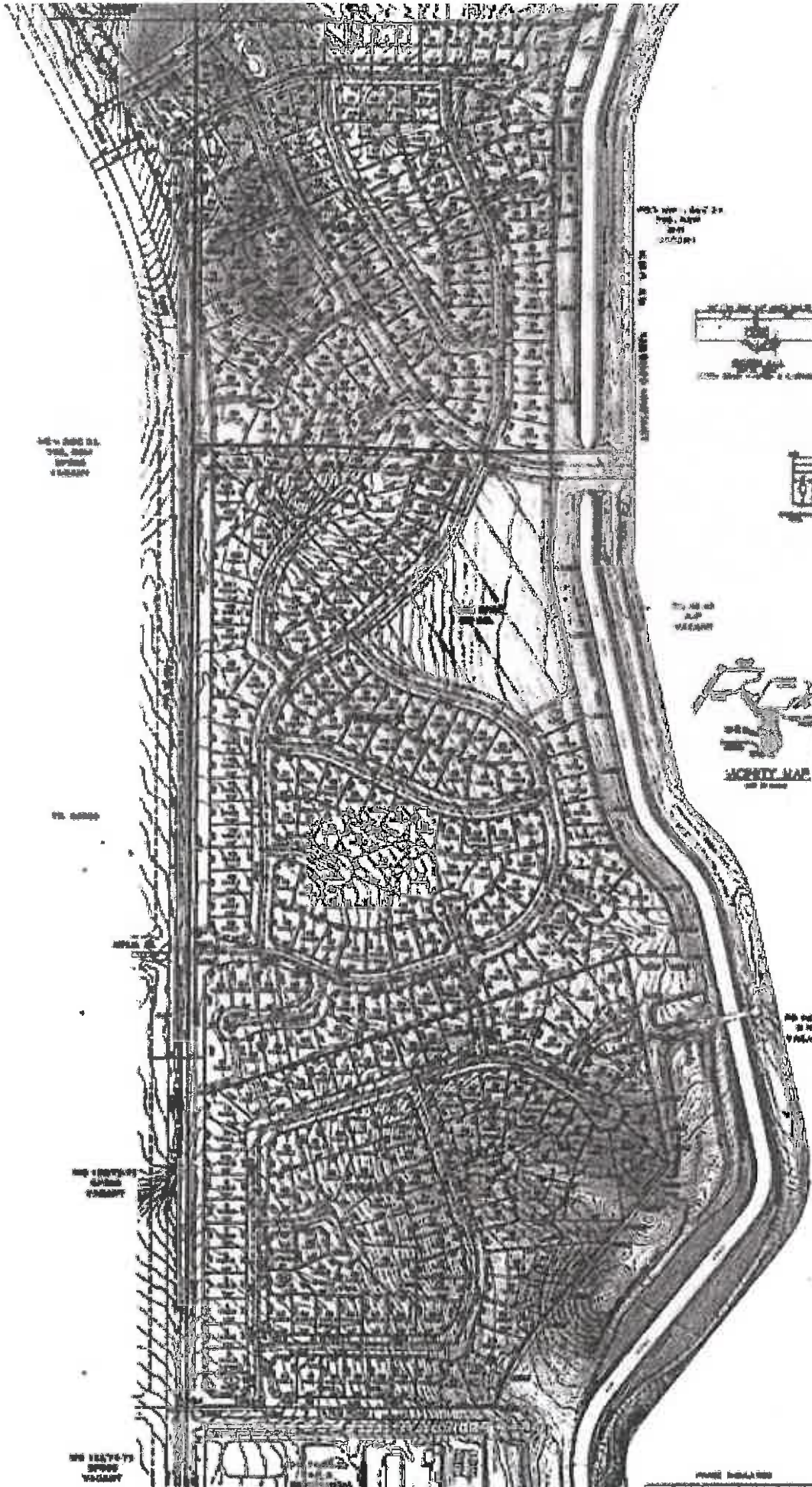
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**
Township/Range: T6SR2W
Section : 34

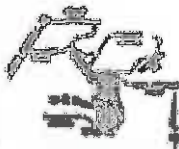
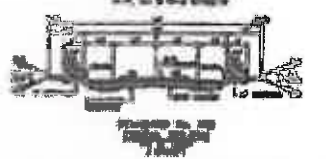
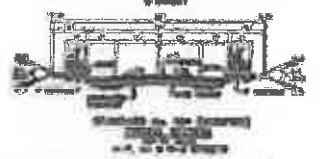
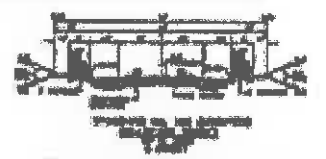
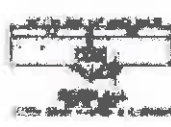


ASSESSORS
BK. PG. 467-26
THOMAS 899 G6
BROS.PG

1. This is a plan view of the structure shown in the cross-sections on the right. It shows the layout of the building, including the main hall, the entrance, and the various rooms and corridors. The drawing is a detailed architectural plan, showing the arrangement of columns, beams, and other structural elements. The scale of the drawing is 1/8" = 1'-0".



SECTION A-A
1/8" = 1'-0"



SECTION	DESCRIPTION	SCALE
A-A	Cross-section through main hall	1/8" = 1'-0"
B-B	Cross-section through entrance	1/8" = 1'-0"
C-C	Cross-section through winding path	1/8" = 1'-0"

- LEGEND
- △ STRUCTURE
 - ROOMS
 - CORRIDORS

SECTION	DESCRIPTION	SCALE
A-A	Cross-section through main hall	1/8" = 1'-0"
B-B	Cross-section through entrance	1/8" = 1'-0"
C-C	Cross-section through winding path	1/8" = 1'-0"

SECTION	DESCRIPTION	SCALE
A-A	Cross-section through main hall	1/8" = 1'-0"
B-B	Cross-section through entrance	1/8" = 1'-0"
C-C	Cross-section through winding path	1/8" = 1'-0"

SECTION B-B
1/8" = 1'-0"

SECTION C-C
1/8" = 1'-0"

SECTION D-D
1/8" = 1'-0"

SECTION E-E
1/8" = 1'-0"

SECTION F-F
1/8" = 1'-0"

Extension of Time Environmental Determination

Project Case Number: TR30837
Original E.A. Number: 38835
Extension of Time No.: Third
Original Approval Date: October 19, 2004
Project Location: – East of Washington Street, south of Sally Street, and north of Yated Road.

Project Description: Schedule 'A' subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots and a 6.3 acre park lot.

On October 19, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner

Date: 10/12/16
For Steve Weiss, Planning Director

MISSION
PACIFIC
LAND COMPANY

October 6, 2016

Dionne Harris
Urban Regional Planner I

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

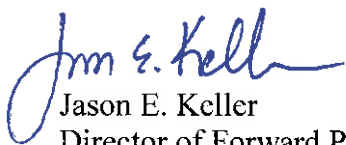
Subject: TR30837 – Third Extension of Time Conditions of Approval

Dear Ms. Harris,

We are in receipt of your email dated September 30, 2016 recommending the addition of two conditions of approval as part of the TTM extension of time approval. We have reviewed Condition of Approval 50. E Health #6 and 50. E Health #7 and find these conditions acceptable.

Please contact me if you need any further information to complete the time extension process.

Sincerely,



Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

09/29/16
17:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT3 -WATER & SEWER WILL SERVE RECOMMND


Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT3- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Agenda Item No. 1.4
Area Plan: Harvest Valley/Winchester
Zoning Area: Romoland
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31687
SECOND EXTENSION OF TIME
Applicant: Watermarke Homes, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687

BACKGROUND:

The Tentative Tract Map No. 31687 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was approved on July 26, 2005.

The County Planning Department, as part of this Extension of Time review, recommends the addition of eight (8) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 17, 2016) indicating the acceptance of the eight (8) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

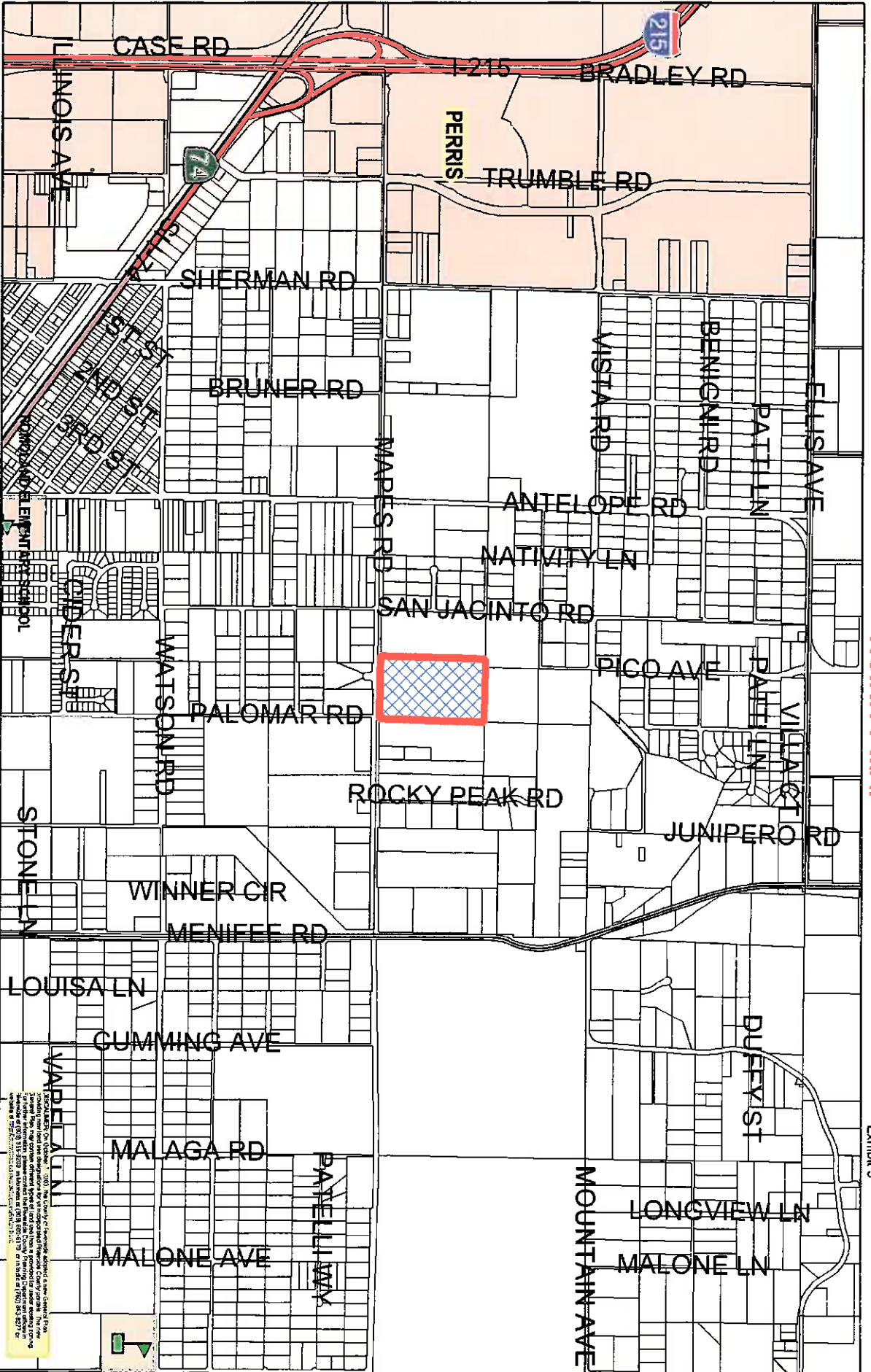
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

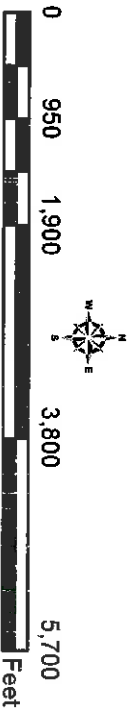
APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and amended Conditions of Approval.

CZ06892 TR31687 GPA715
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Romoland**
 Township/Range: T55R3W
 Section : 2



NOTES: 1. This map is a vicinity map of the proposed project area. It is not intended to show the exact location of the project. 2. The map is based on the latest available aerial photography. 3. The map is not a substitute for a site plan or other engineering drawings. 4. The map is not a substitute for a title block or other legal documents. 5. The map is not a substitute for a survey or other legal documents. 6. The map is not a substitute for a zoning map or other legal documents. 7. The map is not a substitute for a plat or other legal documents. 8. The map is not a substitute for a deed or other legal documents. 9. The map is not a substitute for a mortgage or other legal documents. 10. The map is not a substitute for a lease or other legal documents. 11. The map is not a substitute for a contract or other legal documents. 12. The map is not a substitute for a will or other legal documents. 13. The map is not a substitute for a trust agreement or other legal documents. 14. The map is not a substitute for a power of attorney or other legal documents. 15. The map is not a substitute for a probate or other legal documents. 16. The map is not a substitute for a guardianship or other legal documents. 17. The map is not a substitute for a conservatorship or other legal documents. 18. The map is not a substitute for a receivership or other legal documents. 19. The map is not a substitute for a trust agreement or other legal documents. 20. The map is not a substitute for a power of attorney or other legal documents. 21. The map is not a substitute for a probate or other legal documents. 22. The map is not a substitute for a guardianship or other legal documents. 23. The map is not a substitute for a conservatorship or other legal documents. 24. The map is not a substitute for a receivership or other legal documents. 25. The map is not a substitute for a trust agreement or other legal documents. 26. The map is not a substitute for a power of attorney or other legal documents. 27. The map is not a substitute for a probate or other legal documents. 28. The map is not a substitute for a guardianship or other legal documents. 29. The map is not a substitute for a conservatorship or other legal documents. 30. The map is not a substitute for a receivership or other legal documents.

ASSESSORS 327-34
 BK. PG.
 THOMAS 808 E6
 BROS.PG

Supervisor Ashley
District 5

CZ06892 TR31687 GPA715

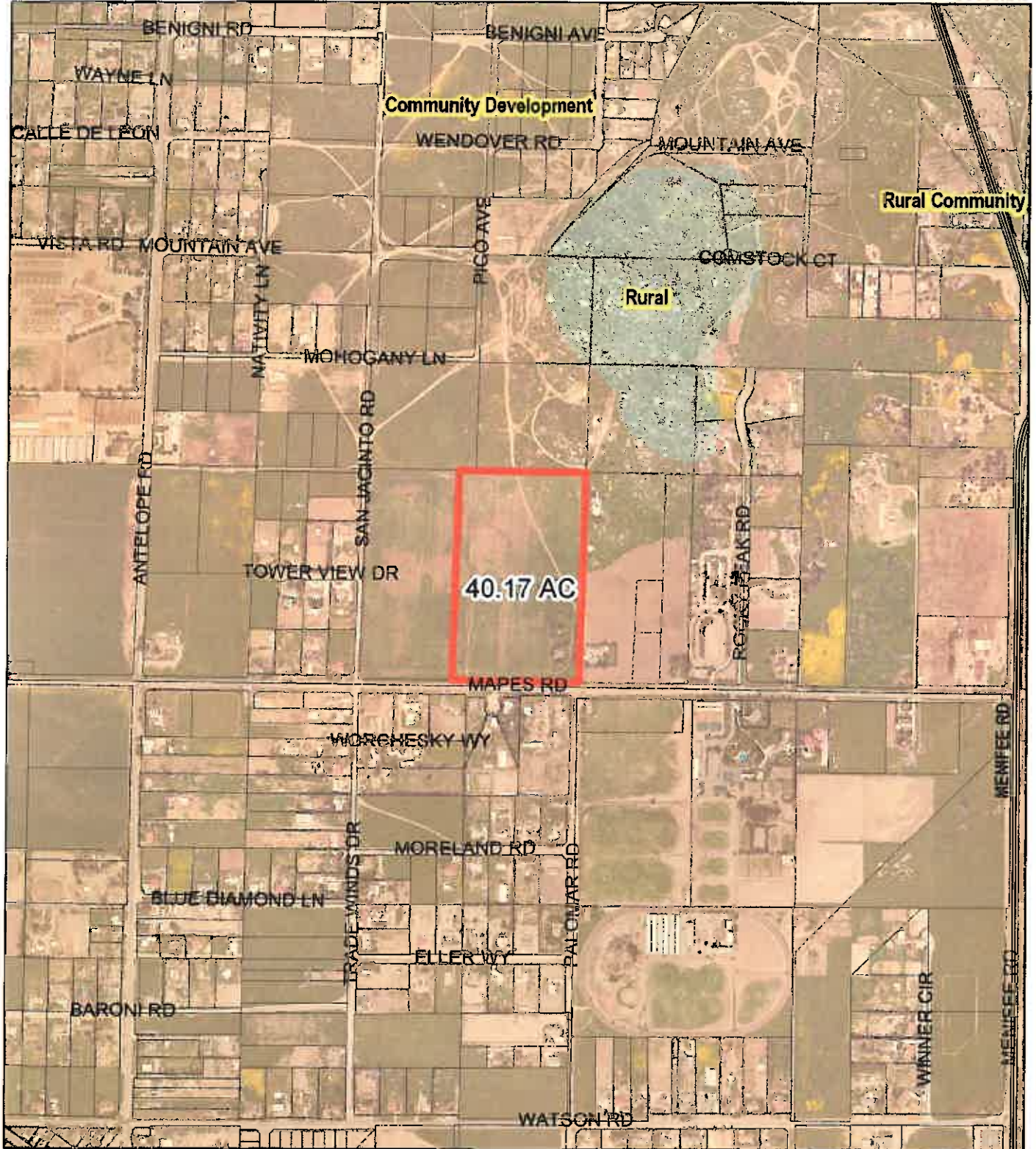
Planner: Adam Rush

DATE DRAWN 12/30/04

DEVELOPMENT OPPORTUNITY

Date: 01/19/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

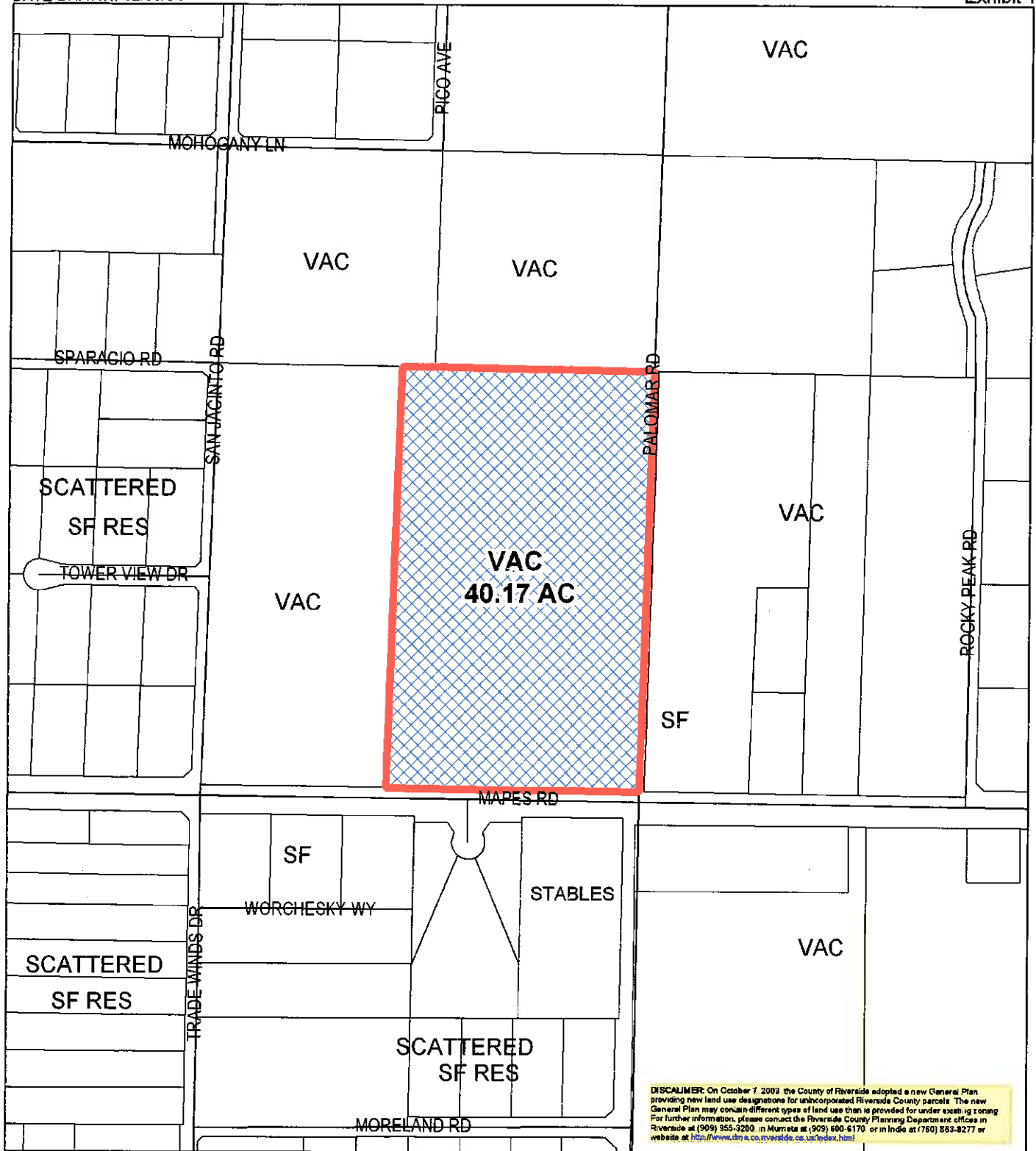
Area
Plan: Romoland

Township/Range: T5SR3W
SECTION: 2



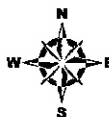
ASSESSORS 327-34
BK. PG.

THOMAS 808 E6
BROS.PG

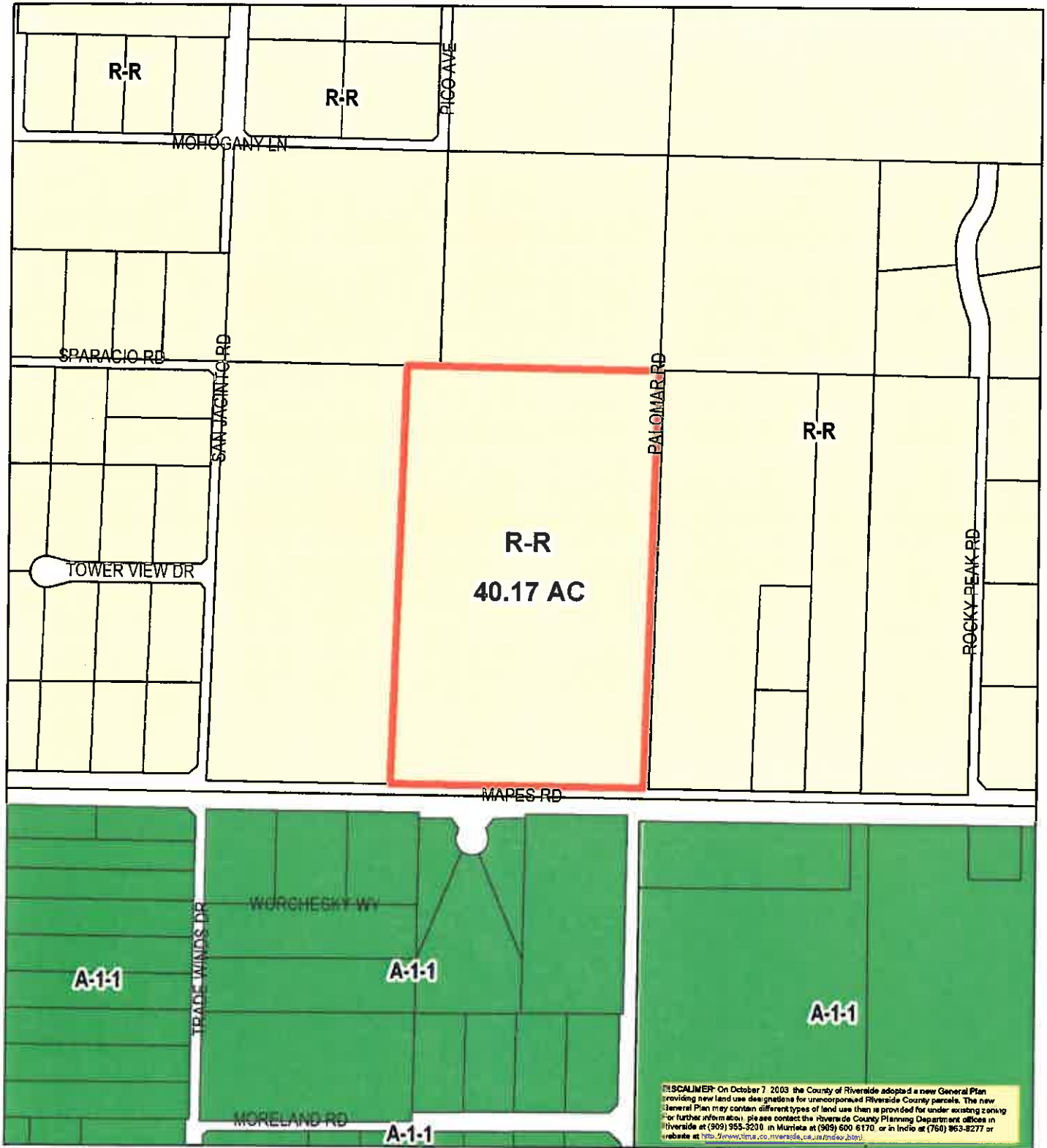


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Romoland**
Township/Range: **T5SR3W**
Section : 2



ASSESSORS 327-34
BK. PG.
THOMAS 808 E6
BROS.PG

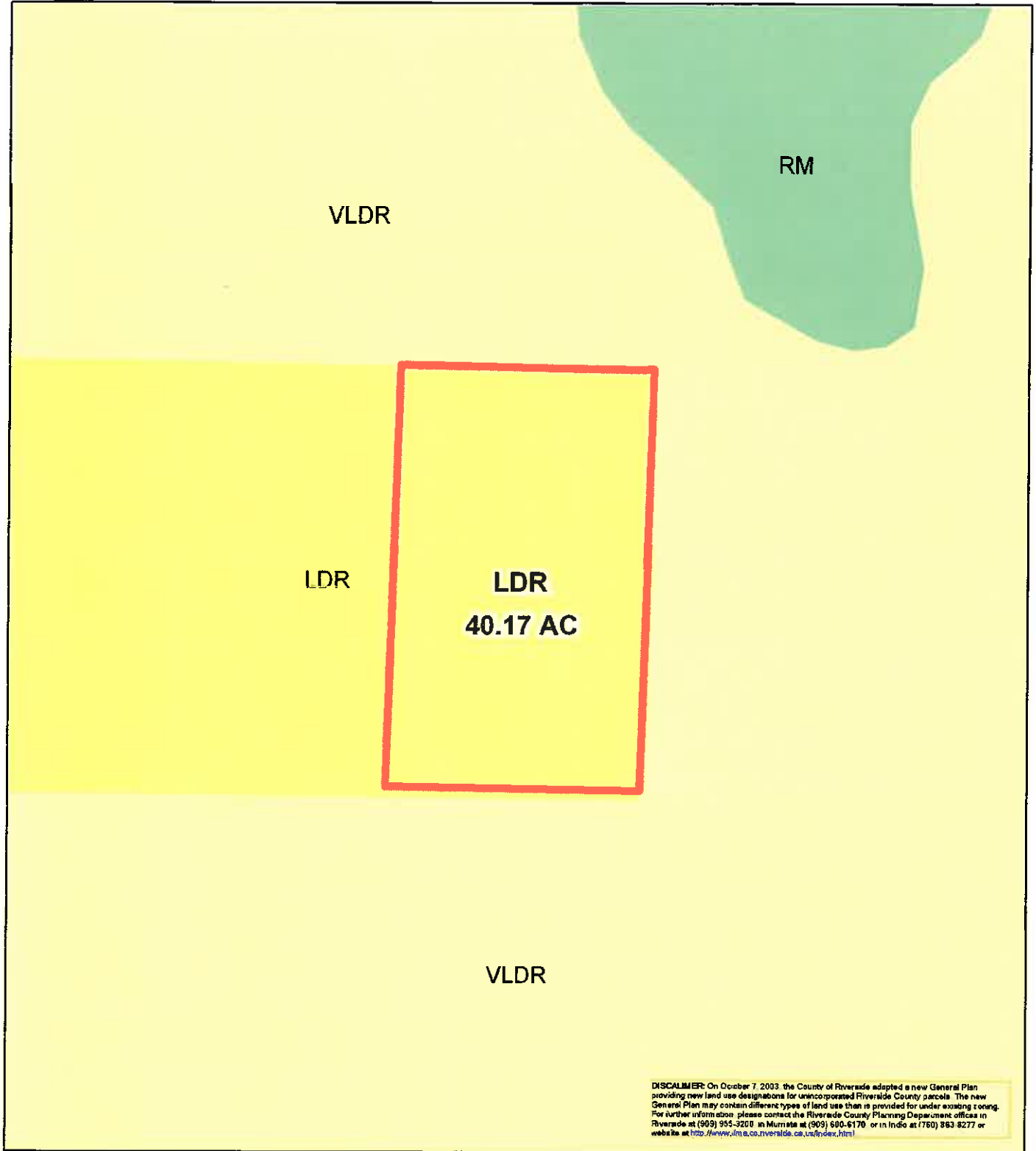


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Romoland**
Township/Range: **T5SR3W**
Section : **2**



ASSESSORS
BK. PG. **327-34**
THOMAS
BROS.PG **808 E6**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Romoland**
Township/Range: **T5SR3W**
Section : **2**



ASSESSORS **327-34**
BK. PG.
THOMAS **808 E6**
BROS.PG

Extension of Time Environmental Determination

Project Case Number: TR31687
 Original E.A. Number: 39303
 Extension of Time No.: Second
 Original Approval Date: May 25, 2005
 Project Location: – East of Trade Winds Dr., north of Mapes Rd. and west of Palomar Rd.

Project Description: Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots.

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Dionne Harris, Urban Regional Planner

Date: 10/11/16
 For Steve Weiss, Planning Director



June 17, 2016

Dionne Harris
Urban Regional Planner I
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31687.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above referenced Tentative Tract Map as set forth by the Riverside County LMS on 06/13/16.

As the Extension of Time Applicant, we hereby accept the following conditions:

- 10. E Health #1
- 50. E Health #5
- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 50. E Health #30
- 60. EPD #1
- 90. Trans #9

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT2- EMWD WATER AND SEWER

RECOMMND

TR31687 is proposing potable water service from and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT2- WATER & SEWER WILL SERVE

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

50.E HEALTH. 7 EOT2- NOISE CLEARANCE

RECOMMND

Provide documentation showing clearance from the Office of Industrial Hygiene, or otherwise provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

50.E HEALTH. 8 EOT2- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 30

MAP-SIGNING & STRPNG PLN EOT2

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - EOT MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

06/13/16
09:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9

MAP - LANDSCAPING (EOT2)


RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Maps Road.

Agenda Item No. 1.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31700
FIRST EXTENSION OF TIME
Applicant: EPC Holdings 781, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700

BACKGROUND:

The Tentative Tract Map No. 31700 was originally approved at Planning Commission on May 17, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6854 and both were approved on August 29, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

R

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 14, 2016) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 29, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

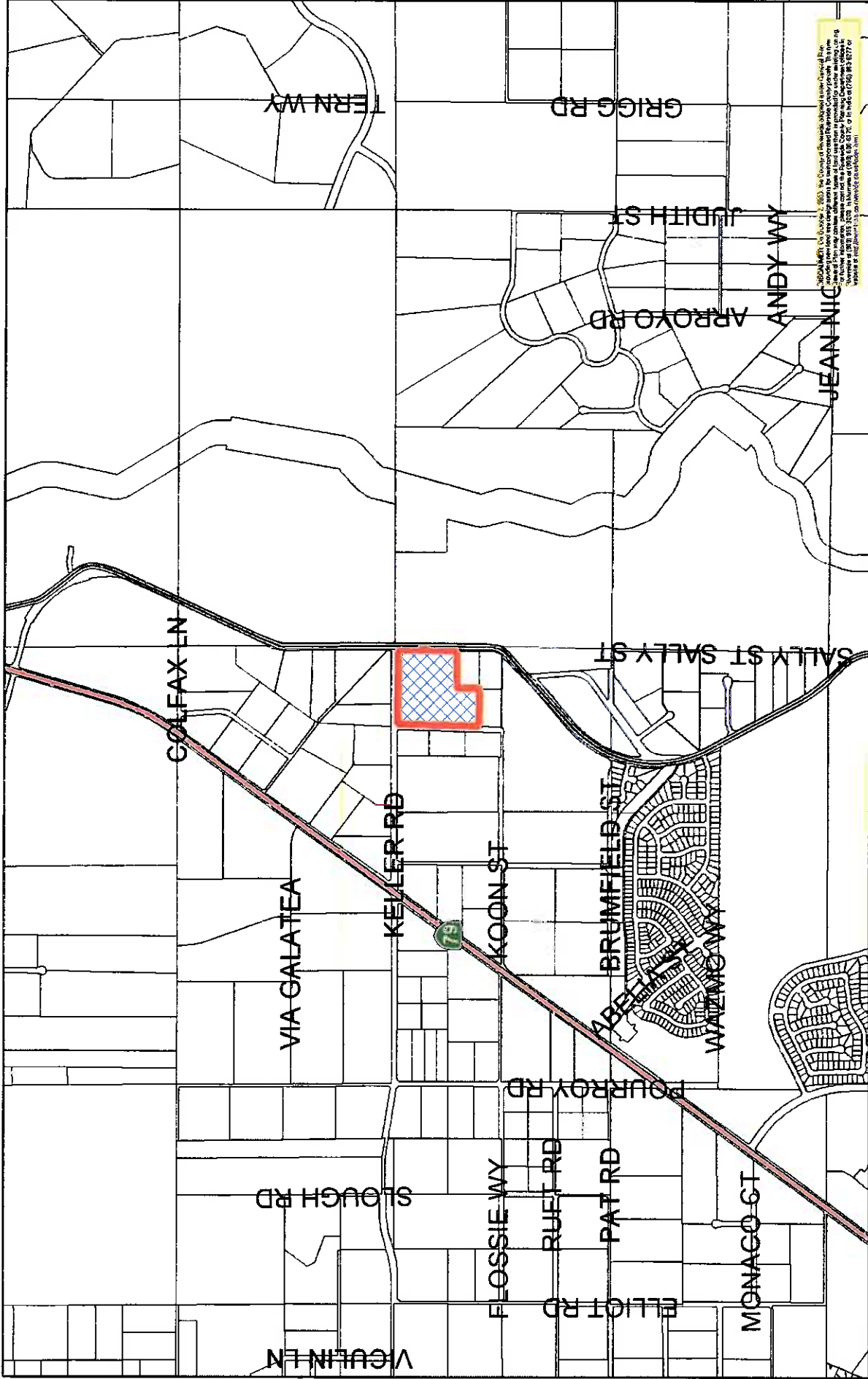
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ06854 TR31700
VICINITY MAP

Planner: Chris Stamps
 Date: 01/19/05
 Exhibit 5

Supervisor Stone
 District 3
 DATE DRAWN: 01/03/05



Copyright © 2005 by Riverside County Planning Department. All rights reserved. This map is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is for informational purposes only and is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.

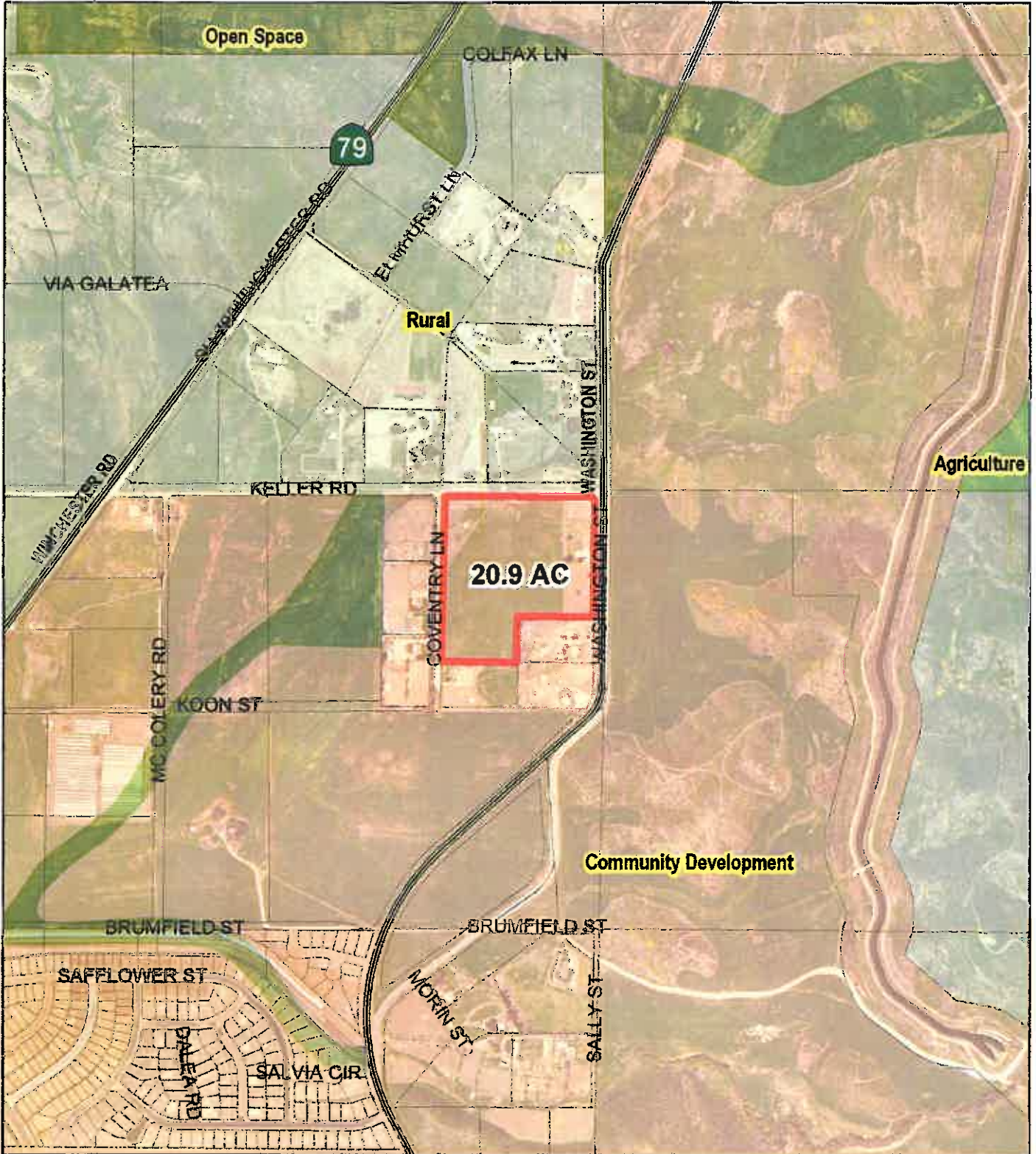
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Rancho California**
 Township/Range: T6SR2W
 Section : 28

ASSESSORS **467-17**
 BK. PG.
 THOMAS **899 F3**
 BROS.PG

CZ06854 TR31700

DEVELOPMENT OPPORTUNITY



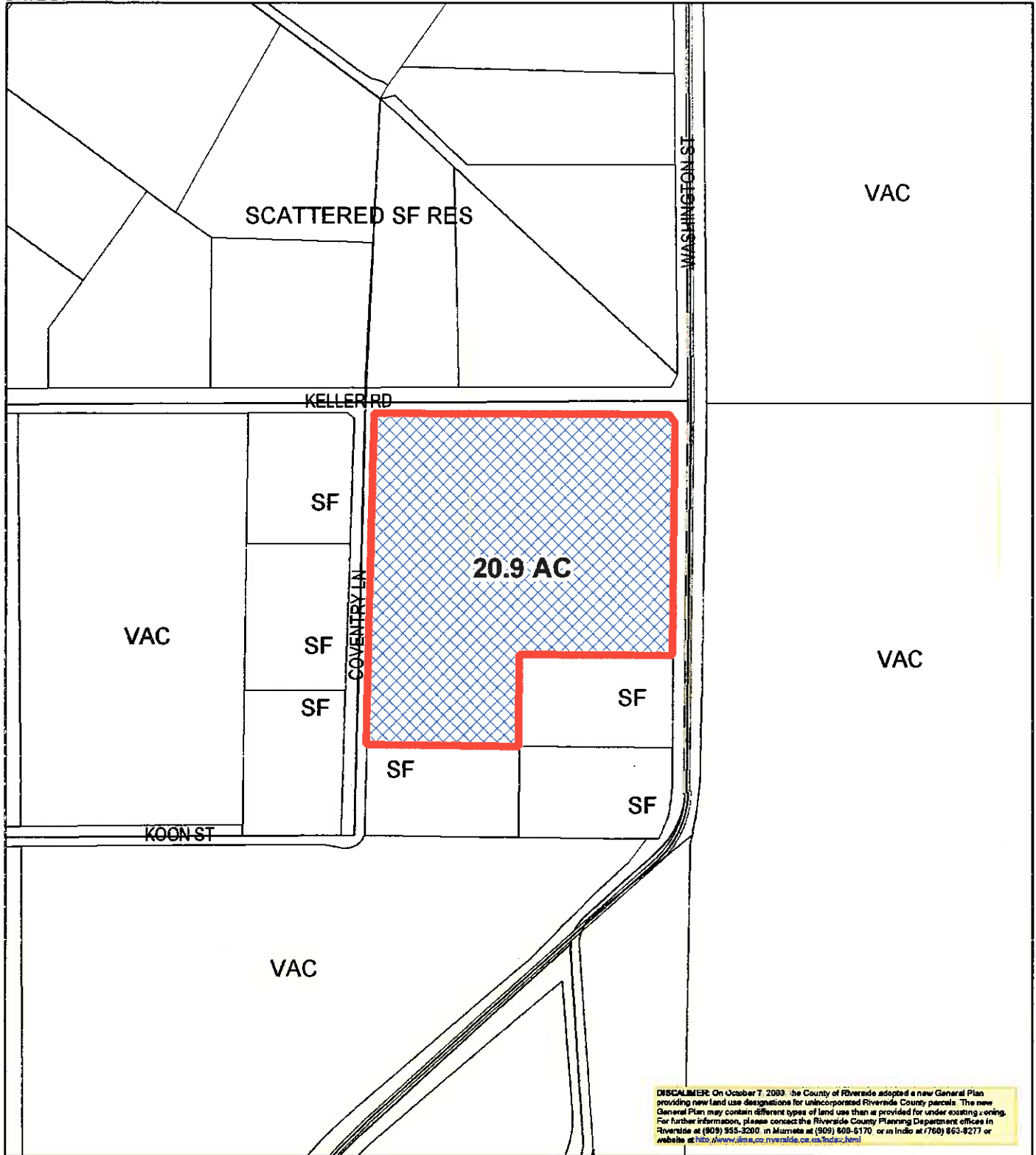
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Rancho California**

Township/Range: T6SR2W
SECTION: 28



ASSESSORS 467-17
BK. PG.
THOMAS 899 F3
BROS.PG



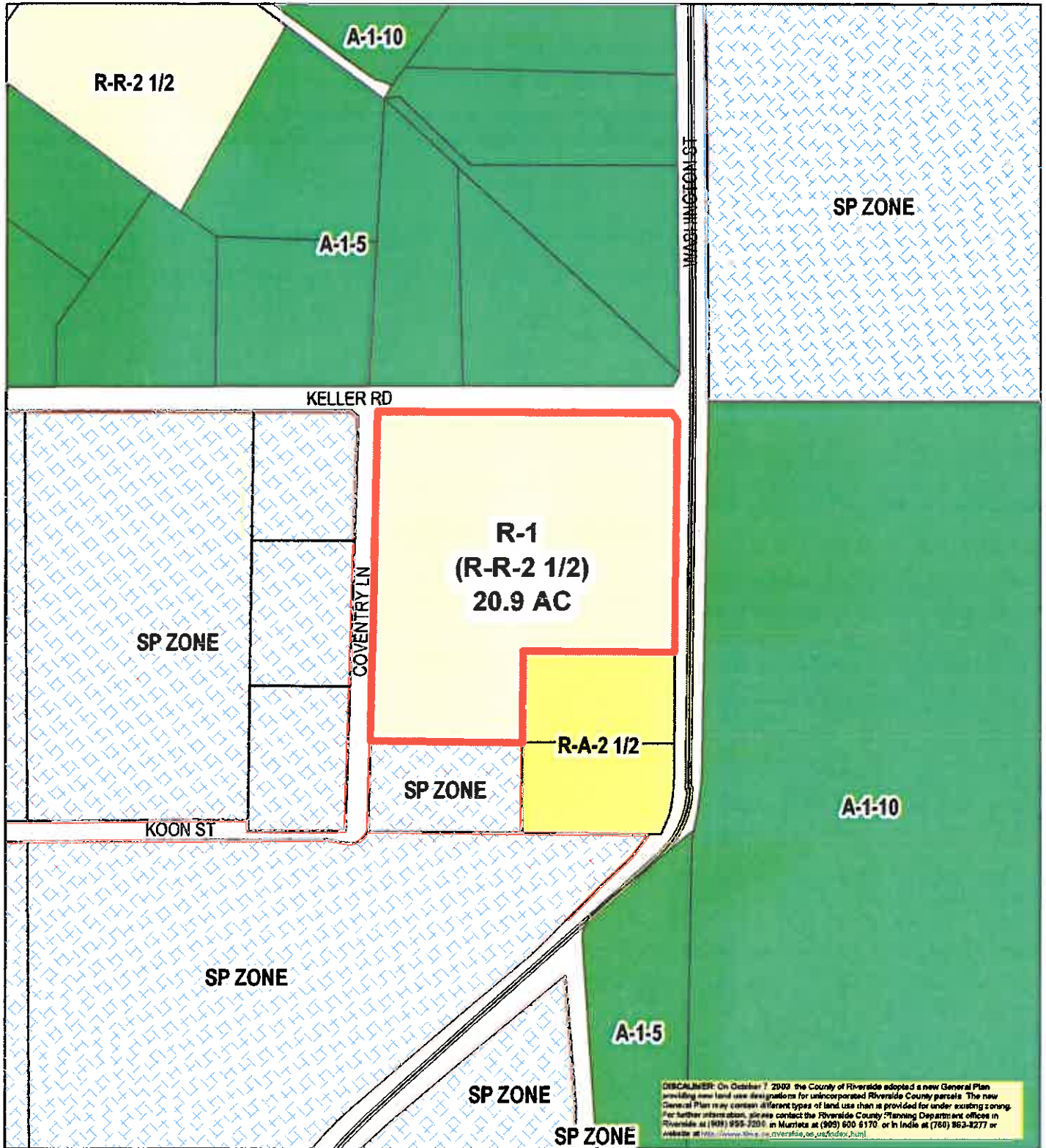
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**

Township/Range: T6SR2W
Section : 28



ASSESSORS 467-17
BK. PG.
THOMAS 899 F3
BROS.PG



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 or Murietta at (951) 600-6170 or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/plandev.htm>

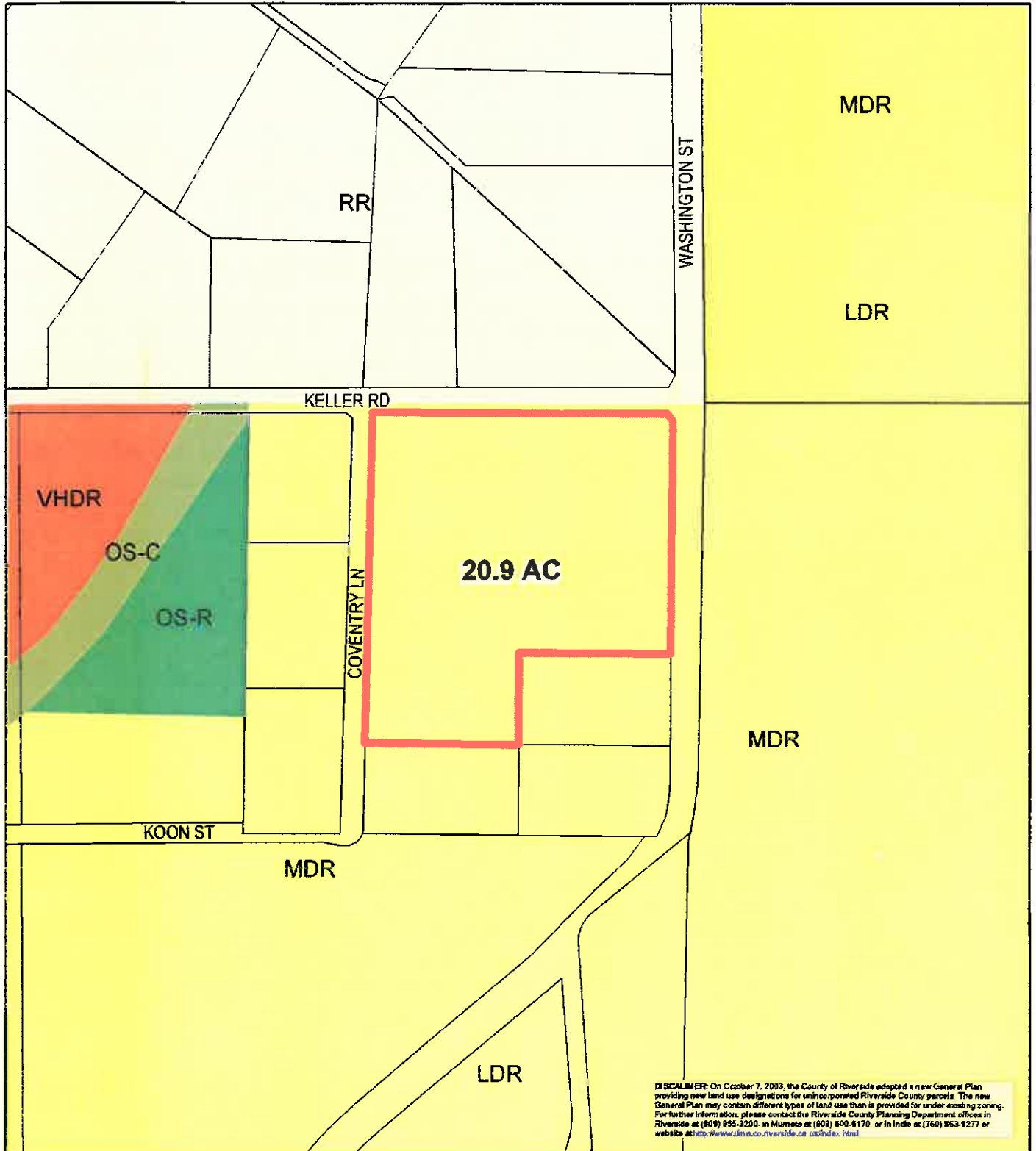
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Rancho California**

Township/Range: **T6SR2W**
Section : **28**



ASSESSORS
BK. PG. **467-17**
THOMAS
BROS.PG **899 F3**



RIVERSIDE COUNTY PLANNING DEPARTMENT

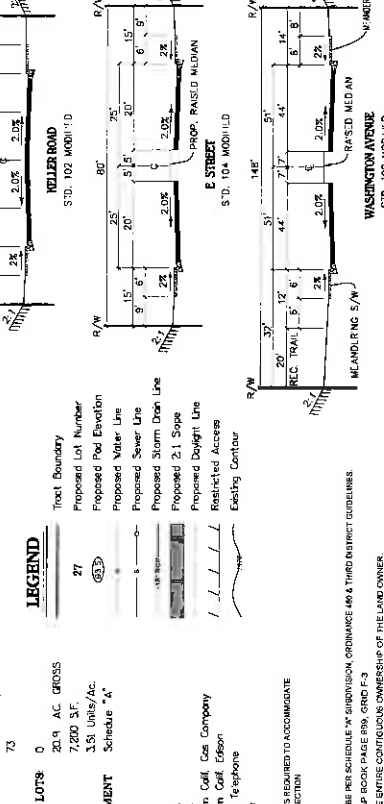
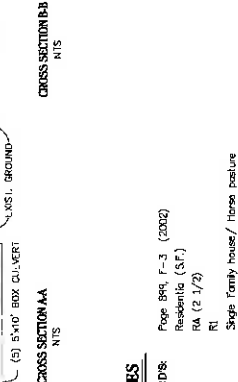
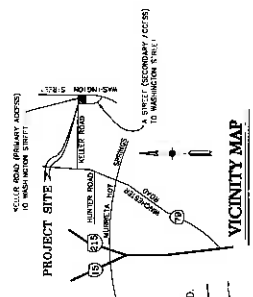
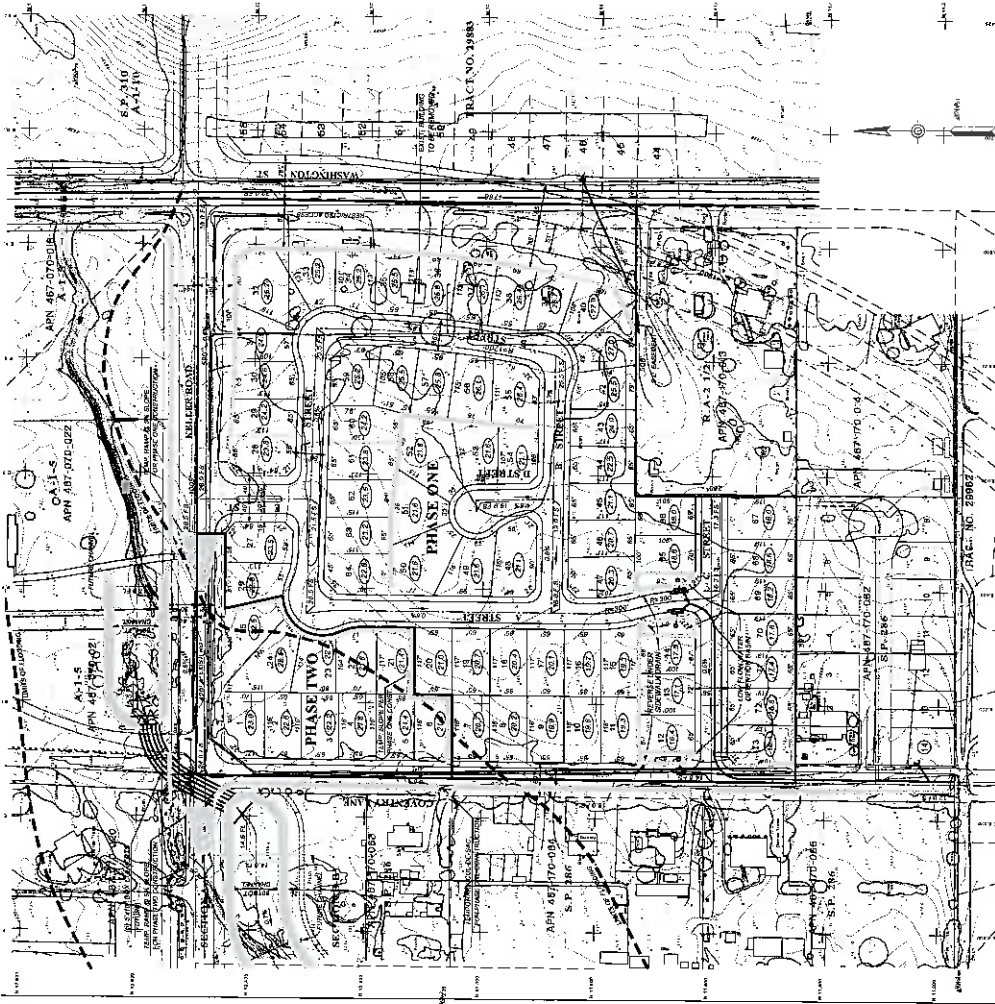
Zone
District: **Rancho California**

Township/Range: **T6SR2W**
Section : 28



ASSESSORS
BK. PG. 467-17
THOMAS 899 F3
BROS.PG

UNINCORPORATED AREA OF RIVERSIDE COUNTY TENTATIVE TRACT MAP NO. 31700 - AMENDED NO. 2 SCHEDULE "A" SUBDIVISION



GENERAL NOTES

THOMAS BRGS. COORDS:
Page 894 F-3 (2002)
Resubdiv (S.F.)
RA (2-1/3)
RI
Stags Family house/ horse pasture
73

EXISTING ZONING:
RA (2-1/3)

PROPOSED ZONING:
Stags Family house/ horse pasture
73

EXISTING USE:
Stags Family house/ horse pasture
73

PROPOSED USE:
Stags Family house/ horse pasture
73

TOTAL SINGLE FAMILY LOTS:
0

TOTAL OPEN SPACE LOTS:
0

TOTAL ACRES:
20.9 AC GROSS

MINIMUM LOT SIZE:
7,200 SF

DENSITY:
3.5 Units/Ac.

PROPOSED IMPROVEMENT SCHEDULE "A"

LEGEND

27 Proposed Lot Number

63 Proposed Pool Elevation

Proposed Water Line

Proposed Sewer Line

Proposed Storm Drain Line

Proposed 2:1 Slope

Proposed Daylight Line

Proposed Restricted Access

Existing Contour

1'-0" ASHP

1'-0" ASHP

1'-0" ASHP

UTILITIES

E.I.W.D.

E.I.W.C.

Southern Cal. Gas Company

Southern Cal. Edison

Central Telephone

ASHP

NOTES:

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE 494 & THIRD DISTRICT GUIDELINES.
- 2002 THOMAS BRGS. MAP BOOK PAGE 894, GRID F-3
- EXISTING COTING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED BY THE LAND OWNER.
- ALL EROSION AREAS SHALL BE SUBJECT TO FLOODING PER FEMA MAP DESIGNATION ZONE "2"
- RETRACERS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
- REMOVED EXISTING STRUCTURE ON PROJECT SITE
- ENTRY NUMBERS AT E. SECTIONS PER REGIONAL LONG-RANGE GUIDELINES IN SD SUPERVISOR DIST.
- THE MAP LIES WITHIN THE HERMET UNIFIED SCHOOL DISTRICT.
- THE PROJECT SITE IS NOT IN A LIQUEFACTION OR OTHER GEOLOGIC HAZARD AREAS PER THE COUNTY OF RIVERSIDE ENVIRONMENTAL HAZARD MAP
- THIS MAP DOES NOT INCLUDE COMMON AREA WORK RECREATIONAL AREA
- ALL WATER WELLS SHALL BE ABANDONED PER COUNTY STANDARDS UNLESS OTHERWISE NOTED.
- ALL UTILITIES TO BE UNDERGROUND WITHIN THE PRO. SET
- OPEN SPACE MAINTENANCE BY VALLEYVIEW PARKS AND RECREATION DISTRICT
- THIS PROJECT SHALL COMPLY WITH SUPPLEMENT A, ANTI-HOOD REQUIREMENT

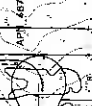
LOT AREA TABLE

NOTE: AVERAGE LOT SIZE = 6,974 S.F.

Lot No.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.
1	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
2	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
3	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
4	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
5	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
6	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
7	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
8	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
9	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
10	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
11	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
12	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
13	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
14	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
15	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
16	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
17	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
18	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
19	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
20	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
21	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
22	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
23	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
24	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
25	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
26	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
27	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
28	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
29	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700
30	1.10	47,700	1.10	47,700	1.10	47,700	1.10	47,700



ASSESSOR PARCEL NUMBER
467-170-081



ENGINEER
V.S.L. Engineering
4005 County Center Dr., Suite D
Riverside, CA 92504
Phone: (951) 298-3630

TOPO SOURCE
Topo Mapping Associates
945 Harbort Drive, Suite A 301
San Bernardino, CA 92407
Phone: (951) 857-7966

OWNER
Barn and San North
32405 Keller Road
Wheatster, CA 92407
Phone: (951) 826-2461

OWNER/DEVELOPER
Capita Pacific Homes
2885 Pacific Home
Corona, CA 92705
Phone: (951) 271-2447

LEGAL DESCRIPTION
Parcel 1, Parcel Map 2375, Book of Parcel Maps 27,
Page 37, Riverside County Records.

AMENDMENTS:
DATE: 05/01/02
DESCRIPTION: AMENDMENTS

PREPARED UNDER THE SUPERVISION OF
RICHARD L. VALDEZ
R.C.E. No. 45600 Expires 12/31/05



V.S.L. civil engineering, land planning & surveying
6065 COUNTY CENTER DRIVE, SUITE D, RIVERSIDE, CA 92504
TEL: (951) 298-3630 FAX: (951) 298-3631

TENTATIVE TRACT MAP NO. 31700
COUNTY OF RIVERSIDE
SCHEDULE "A"
TENTATIVE TRACT MAP

DATE PREPARED: 4-27-03

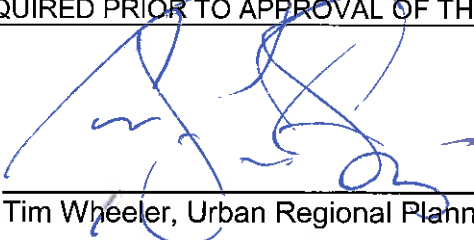
Extension of Time Environmental Determination

Project Case Number: TR31700
 Original E.A. Number: EA39203
 Extension of Time No.: First
 Original Approval Date: August 29, 2006
 Project Location: South of Keller Road, west of Washington Street and east of Coventry Lane.

Project Description: Schedule A tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet.

On August 29, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: October 19, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Tuesday, June 14, 2016 2:19 PM
To: Harris, Dionne
Cc: Wheeler, Timothy
Subject: RE: 4TH EOT TR31700 Recommended Conditions For Acceptance

Hi Dionne-

These are fine, thanks.

Mike Byer
Richland Investments, LLC
3161 Michelson Drive, Suite 425
Irvine, CA 92612

From: Harris, Dionne [<mailto:DHarris@rctlma.org>]
Sent: Thursday, June 09, 2016 2:57 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Cc: Wheeler, Timothy <TWHEELER@rctlma.org>
Subject: 4TH EOT TR31700 Recommended Conditions For Acceptance

Attn: EPC Holdings 781, LLC
3161 Michelson Dr., STE 425
Irvine, CA 92612

RE: EXTENSION OF TIME REQUEST for No. 31700.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 2, 2016**. The LDC has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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


50. E Health #5
50. E Health #6
50. E Health #7
50. Flood #9
60. Flood #6
90. Flood #2

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

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

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

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

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

Thank you,

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department

4080 Lemon Street, 12th Floor

PO Box 1409

Riverside, CA 92502

(P):951-955-6836

(F):951-955-1811

email: dharris@rctlma.org

Website: <http://planning.rctlma.org>



10/19/16
12:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 6 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 7 EOT1- NOISE STUDY REQUIRED RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

FLOOD RI DEPARTMENT

50.FLOOD RI. 9 MAP WQMP CONDITIONS FOR EOT4 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 MAP - EOT1 IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

10/19/16
12:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT1 IF WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.


3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1.6
Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisorial District: Second
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 28957
SECOND EXTENSION OF TIME
Applicant: Highgrove Property Owner, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' subdivision of 8.86 acres into 36 lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 28957**

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 28957 was originally approved at Planning Commission on January 11, 2006. A first Extension of Time was approved at the Planning Commission on April 20, 2016.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

W

The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the recommended condition of approval, and the correspondence from the Extension of Time applicant (dated October 17, 2016) indicating the acceptance of the one (1) recommended condition.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

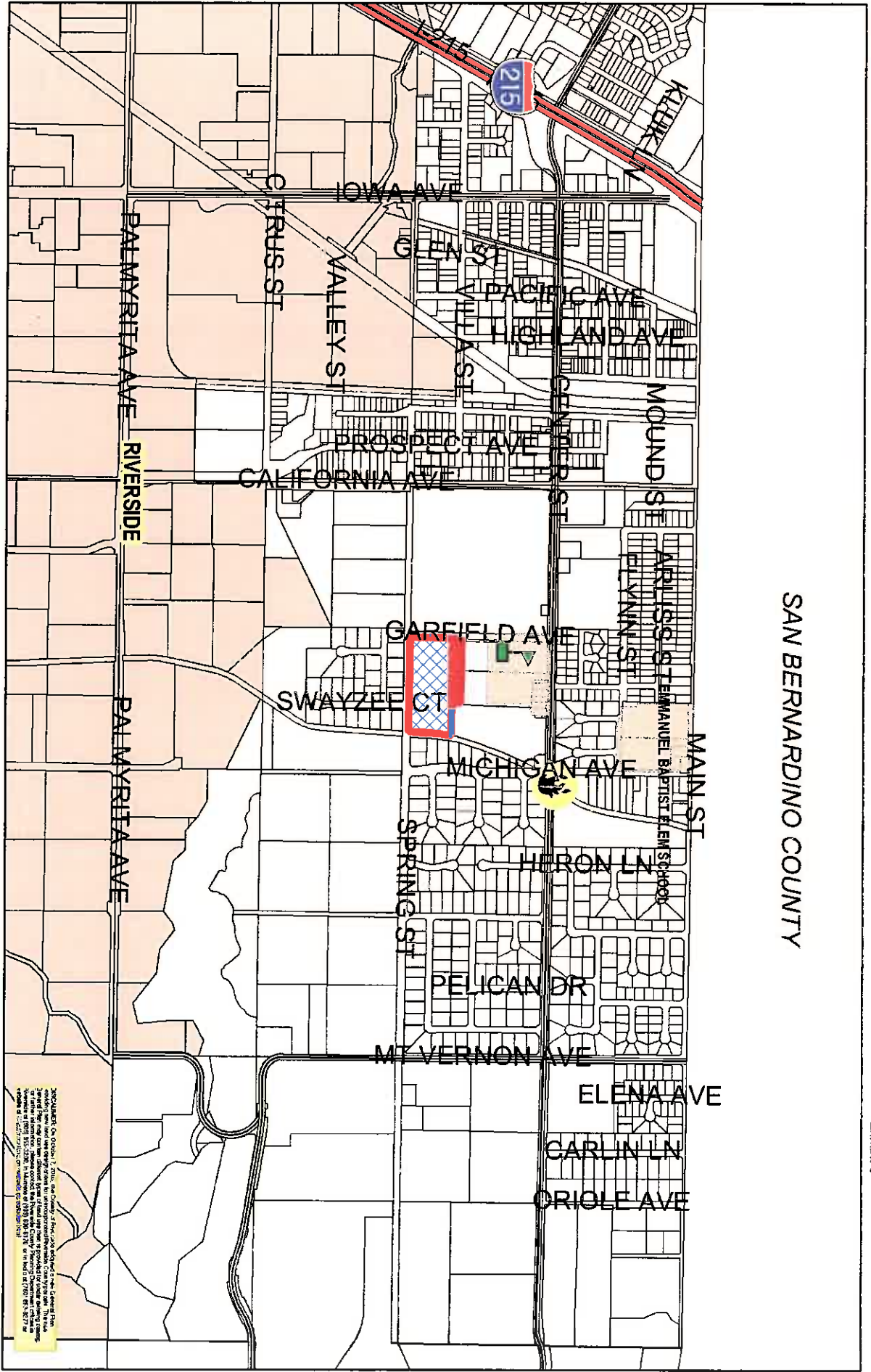
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 11, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 28957, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

TR28957
VICINITY MAP

SAN BERNARDINO COUNTY



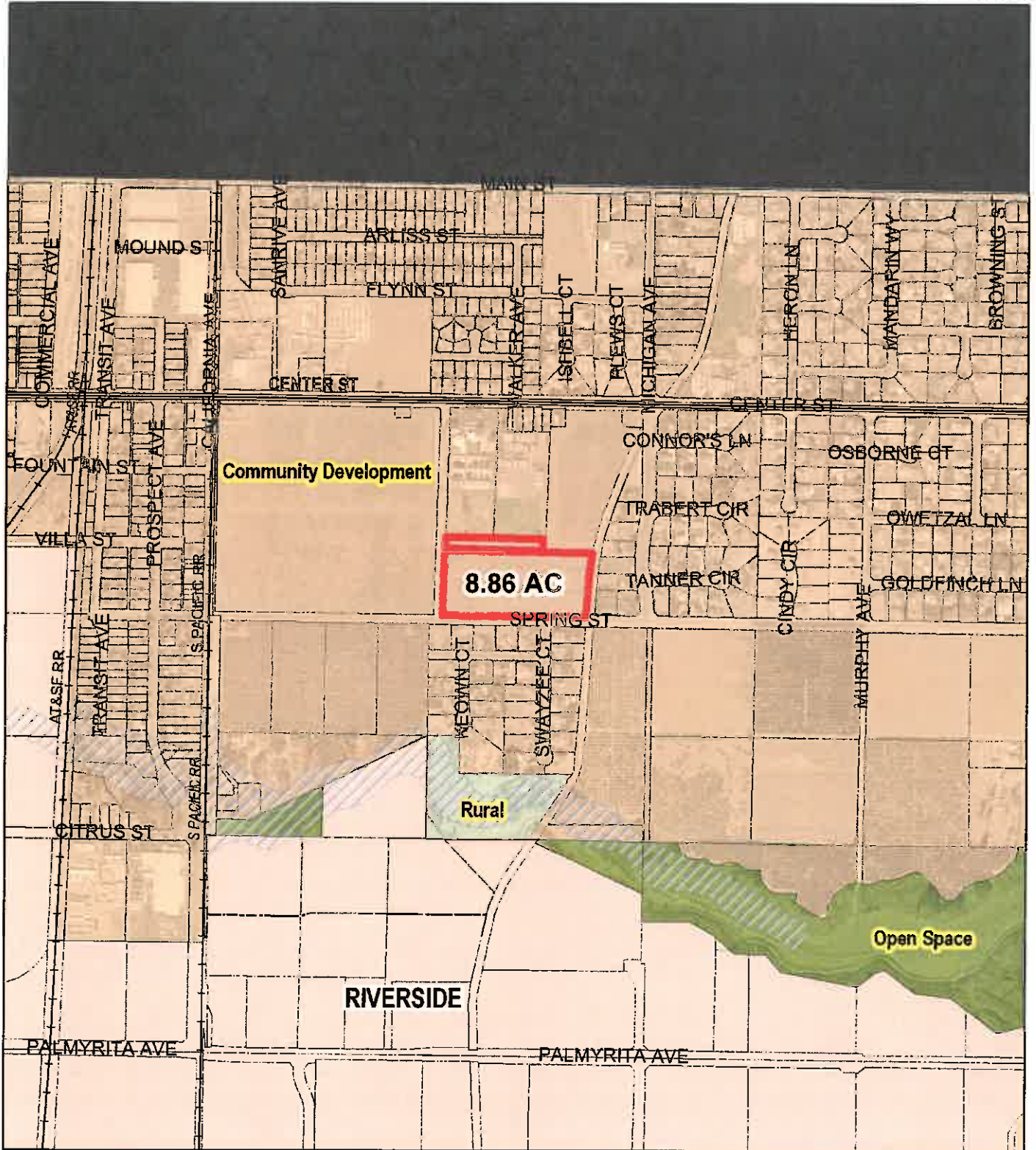
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **University**
 District: **University**
 Township/Range: **T2SR4W**
 Section: **8**



2004/2005: On October 7, 2004, the County of Riverside adopted a new General Plan. The General Plan is a long-range guide for the County's future. The General Plan is the foundation for all other planning documents. The Riverside County Planning Department is responsible for the implementation of the General Plan. For more information, please contact the Riverside County Planning Department at (951) 771-1500 or www.riversidecounty.net.

ASSESSORS **255-06**
 BK. PG. **THOMAS**
BROS.PG 646 D6

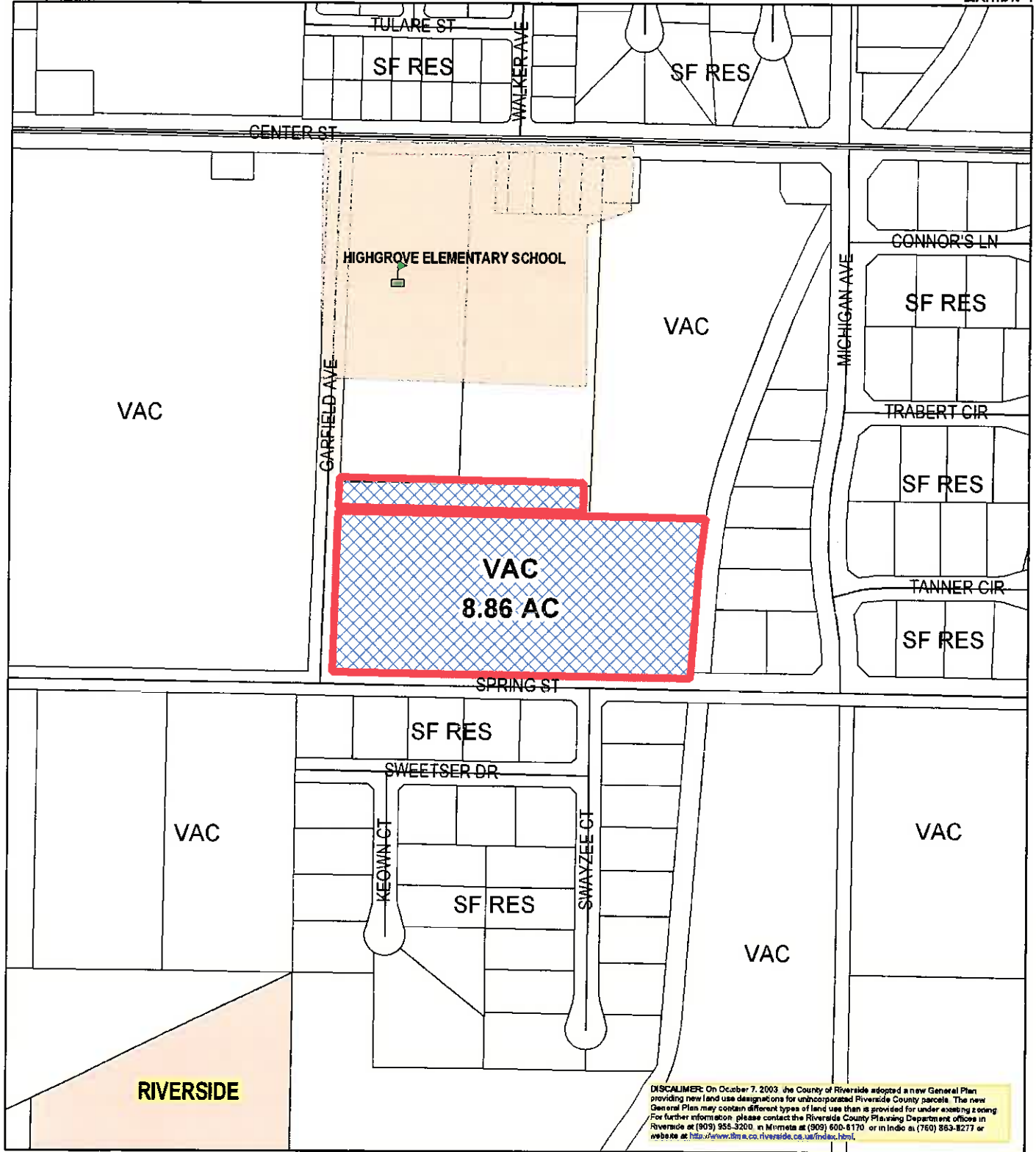


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **University**
Township/Range: T2SR4W
SECTION: 8



ASSESSORS 255-06
BK. PG.
THOMAS 646 D6
BROS.PG



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 (909) 955-3200, in Murietta at (909) 600-8170 or in Indio at (760) 863-8277 or website at <http://www.blm.ca.gov/riverside.ca.us/index.html>.

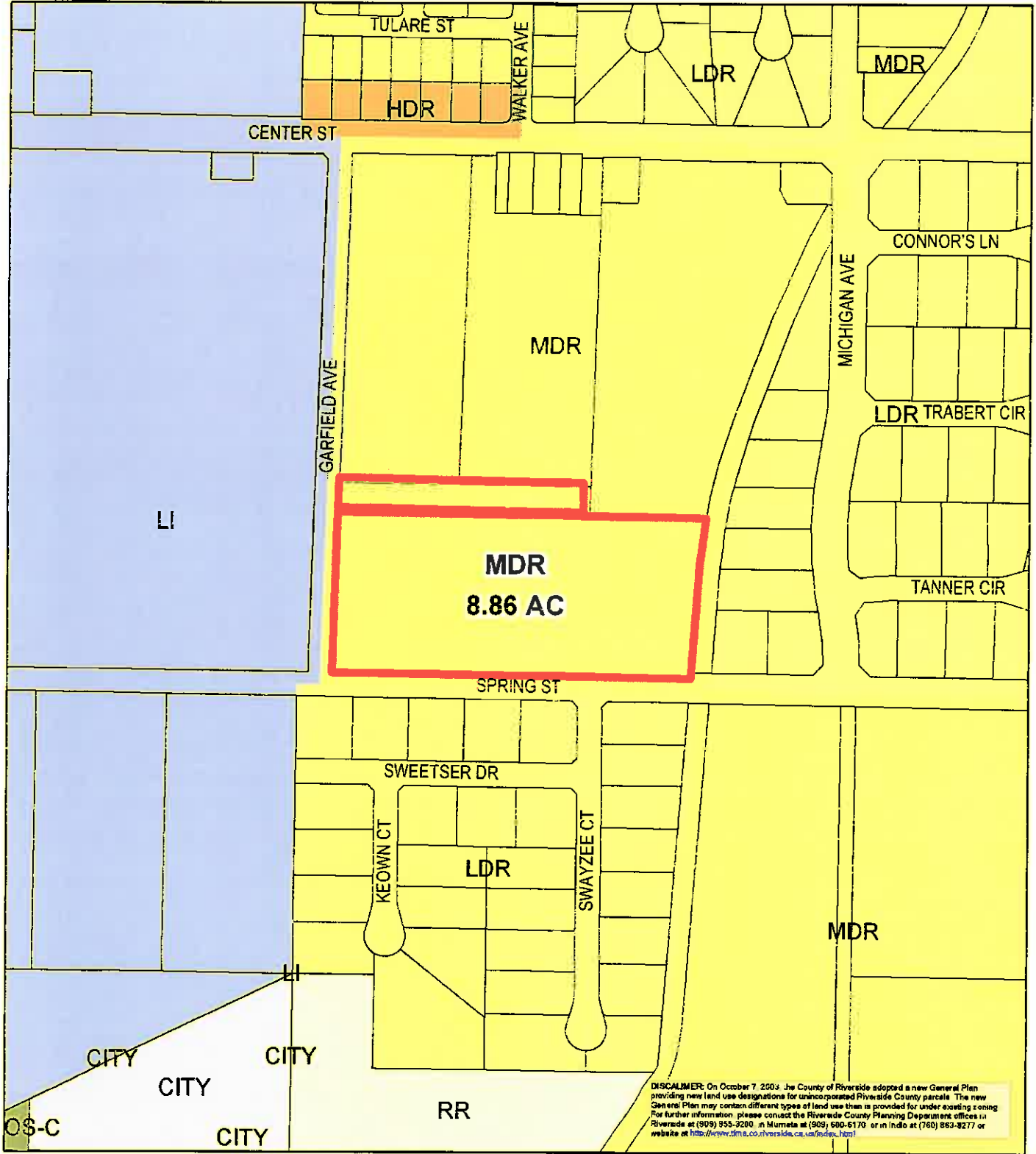
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2SR4W
Section : 8



ASSESSORS 255-06
BK. PG.
THOMAS 646 D6
BROS.PG

DATE DRAWN: 8/4/05



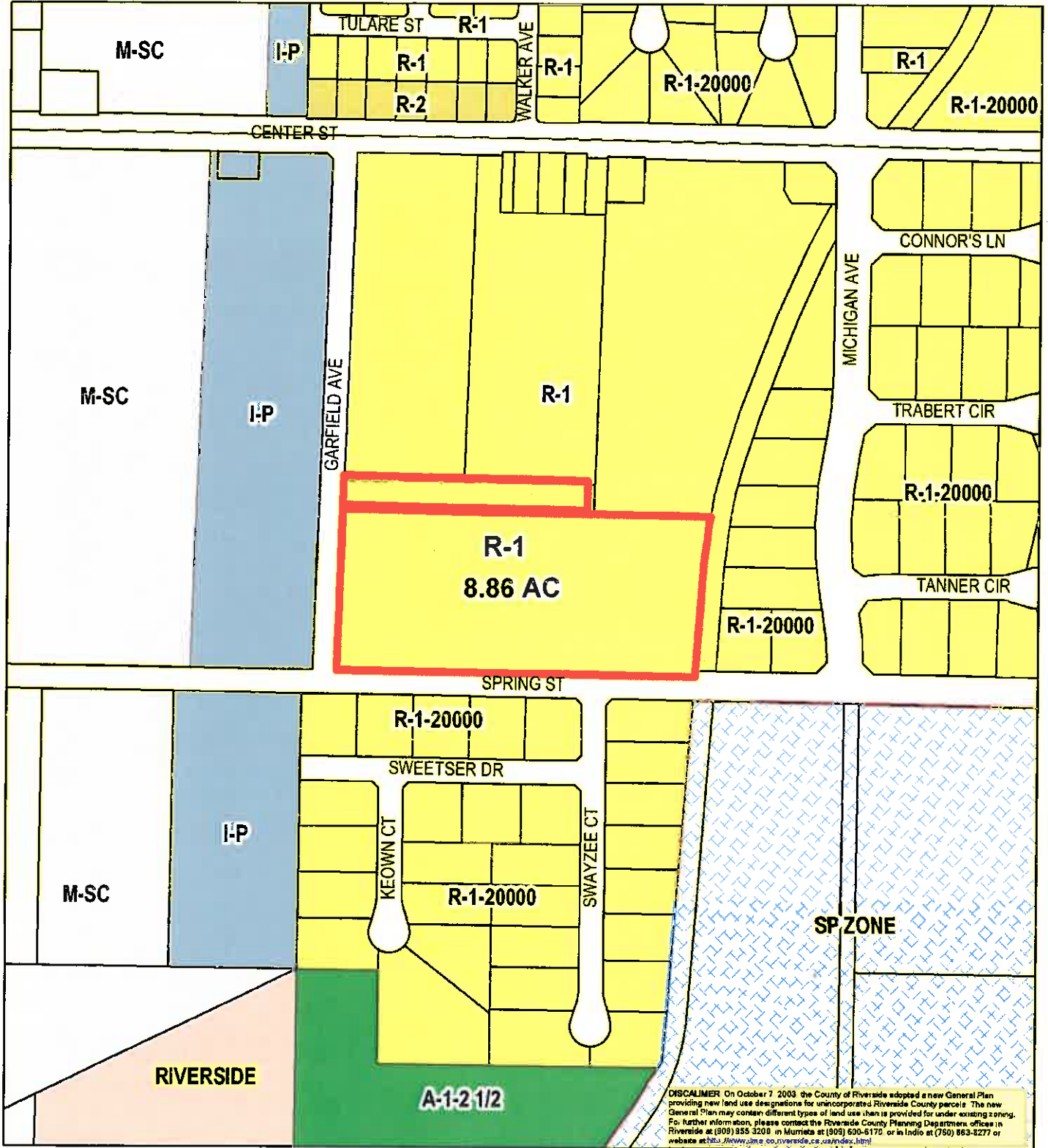
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.sra.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **University**
 Township/Range: T2SR4W
 Section : 8



ASSESSORS
 BK. PG. 255-06
 THOMAS
 BROS.PG 646 D6



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) 355-2200, in Murrieta at (951) 500-6170, or in Indio at (760) 863-8277 or website at <http://www.covriverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

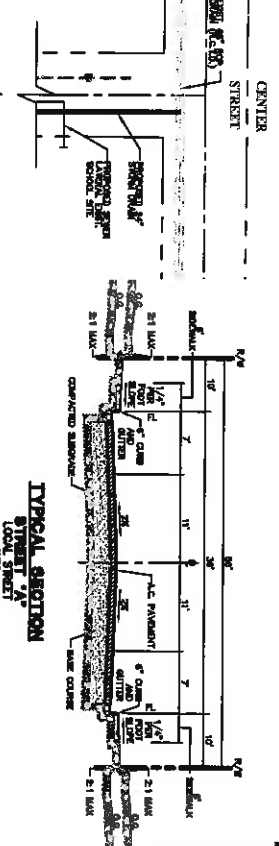
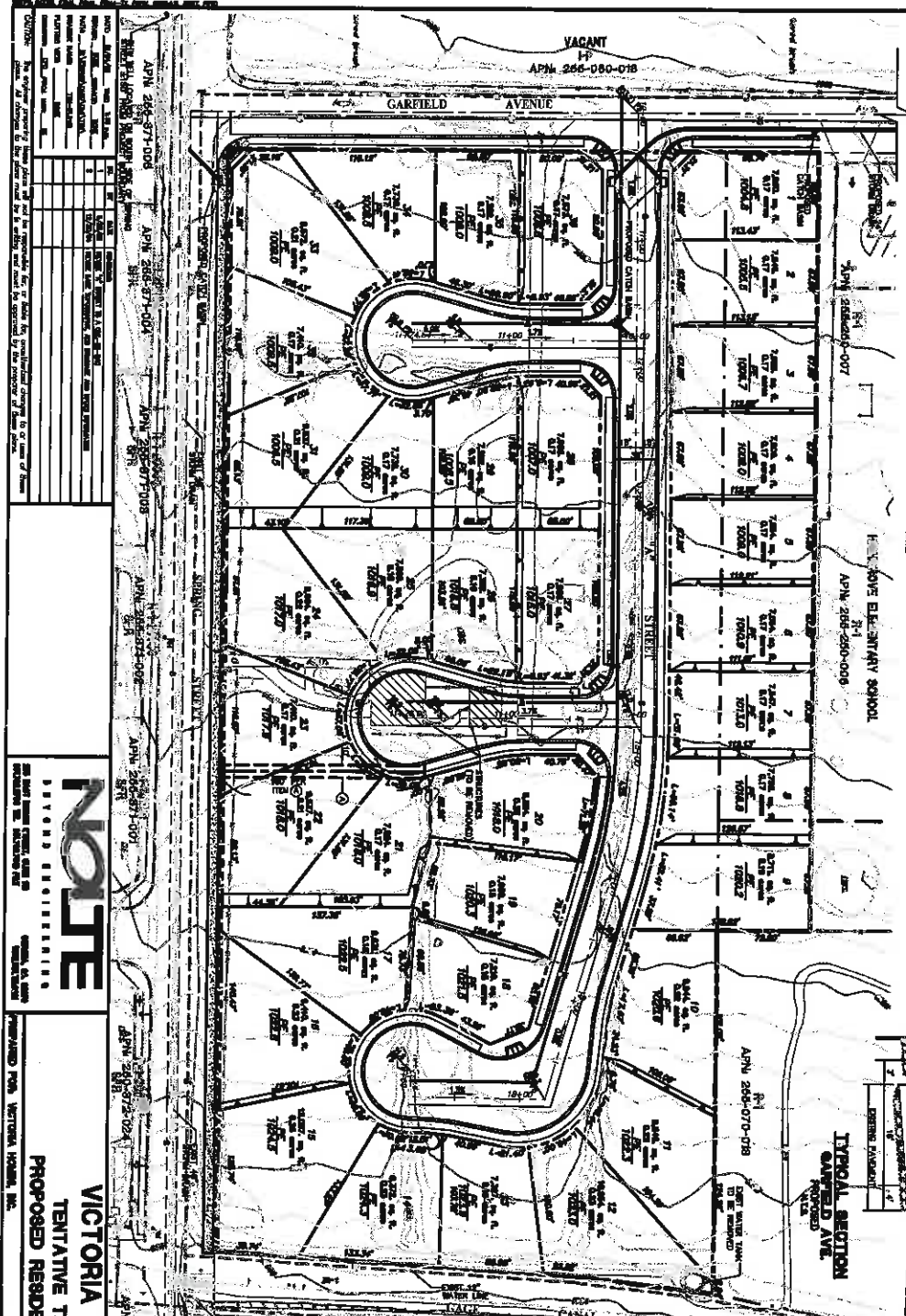
Zone
 District: **University**
 Township/Range: T2SR4W
 Section: 8



ASSESSORS
 BK. PG. 255-06
 THOMAS
 BROS.PG 646 D6

TENTATIVE TRACT NO. 28957

OWNER: VICTORIA HOMES, INC.
PROJECT: TENTATIVE TRACT NO. 28957
PROPOSED RESIDENTIAL DEVELOPMENT



NOTE
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

VICTORIA HOMES, INC.
 TENTATIVE TRACT NO. 28957
 PROPOSED RESIDENTIAL DEVELOPMENT
 DATE SUBMITTED: 01/15/2024

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
12. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
14. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
16. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
18. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
20. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.



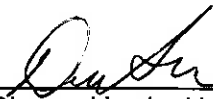
Extension of Time Environmental Determination

Project Case Number: TR28957
Original E.A. Number: 37700
Extension of Time No.: Second
Original Approval Date: January 11, 2006
Project Location: : North of Spring St. and east of Garfield Ave.

Project Description: Schedule 'A' subdivision of 8.86 acres into 36 lots.

On January 11, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner I

Date: 10/19/16
For Steve Weiss, Planning Director

From: Susan J. Paradiso [mailto:SJParadiso@drhorton.com]

Sent: Monday, October 17, 2016 12:08 PM

To: Harris, Dionne

Subject: 2nd EOT Conditions of Approval to acceptance for TR28957 revision (Highgrove Parcel A - TTM Extension)

Good Morning Dionne,

Please accept this email as acceptance of the attached condition for TR28957.

All the Best,

Susan Paradiso

SR. PROJECT MANAGER

South Coast / Inland Empire Division

Western Pacific Housing Inc., a Delaware corporation

Dba D. R. Horton, *America's Builder*

2280 Wardlow Circle, Suite 100

Corona, CA 92880

P: 951.739.5482

F: 855.816.5850

C: 951.403.0160



AMERICA'S #1 HOMEBUILDER
14 YEARS IN A ROW

09/02/16
12:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7

EOT2- SOLID WASTE SERVICE


RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

1.7

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO.31820
FIRST EXTENSION OF TIME
Applicant: Peter Pitassi


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' subdivision of 4.92 acres into 17 single family residential lots and one open space lot for water quality

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31820

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31820 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6928 and General Plan Amendment No. 689 which were approved on May 2, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 18, 2016) indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

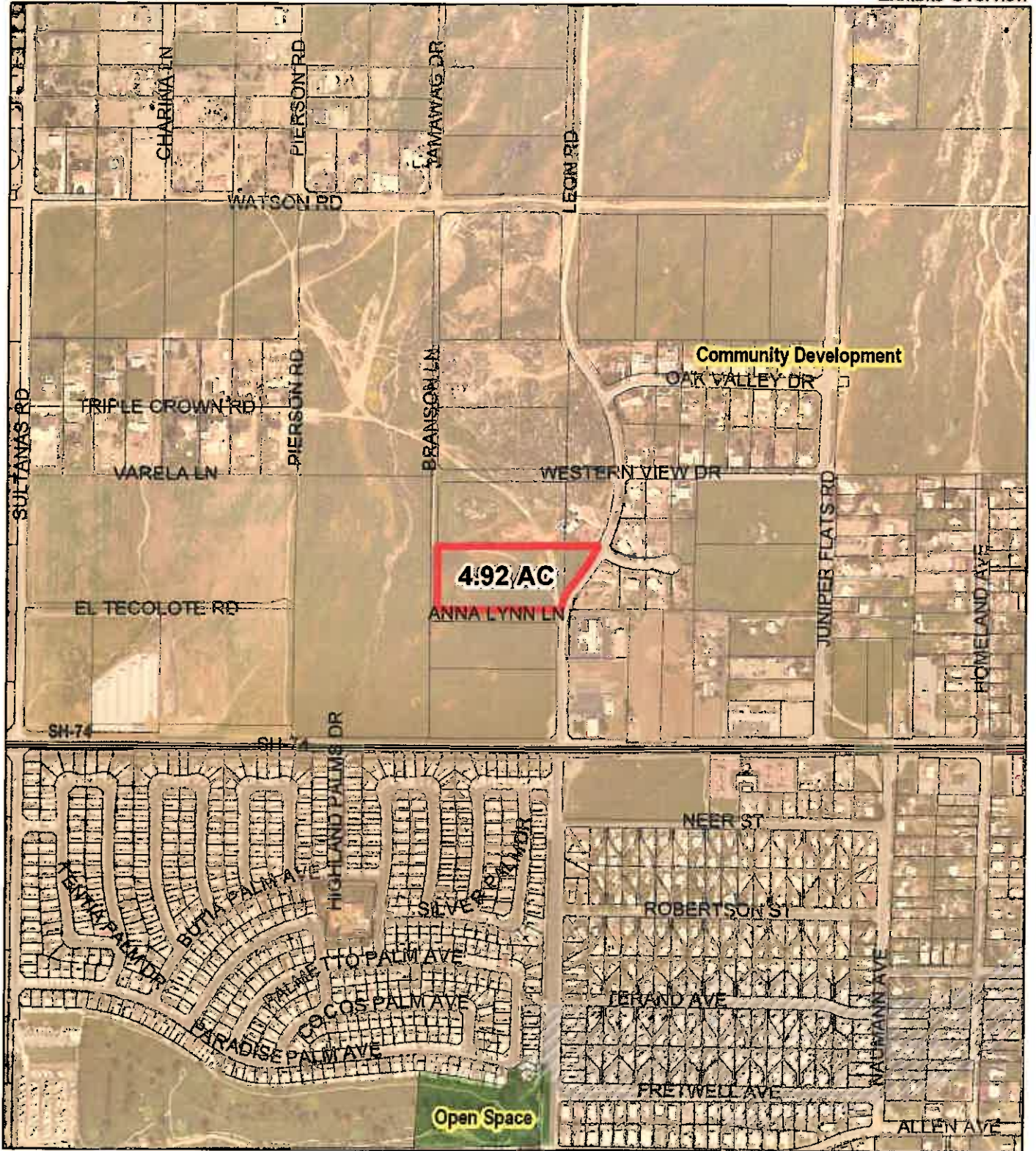
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 2, 2017. If a final map has not been recorded prior this date, a **second** extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31820**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 2, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



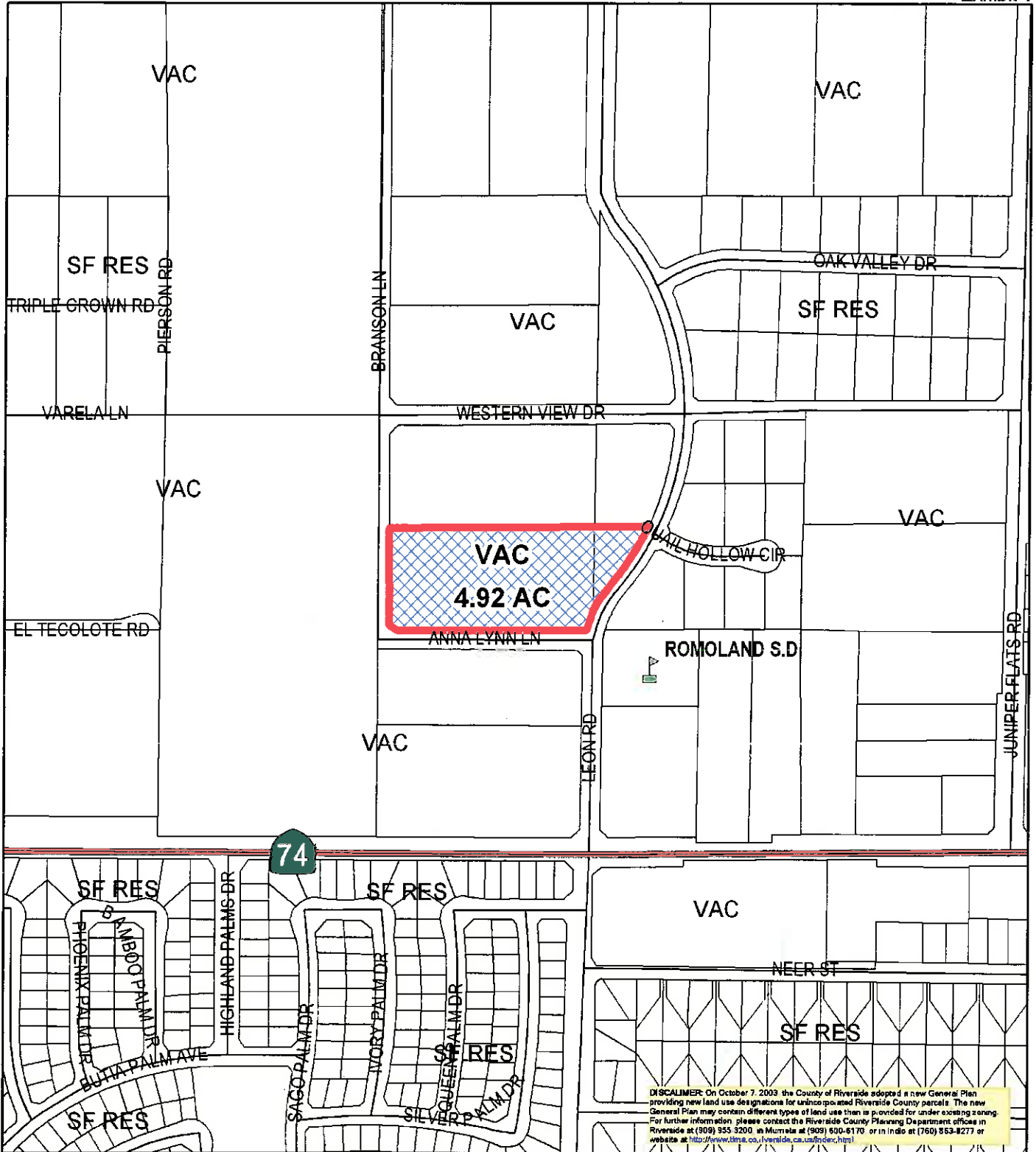
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Homeland**

Township/Range: **T5SR2W**
SECTION: **7 & 8**

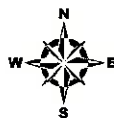


ASSESSORS
BK. PG. **457-35**
THOMAS
BROS.PG **839 D1**

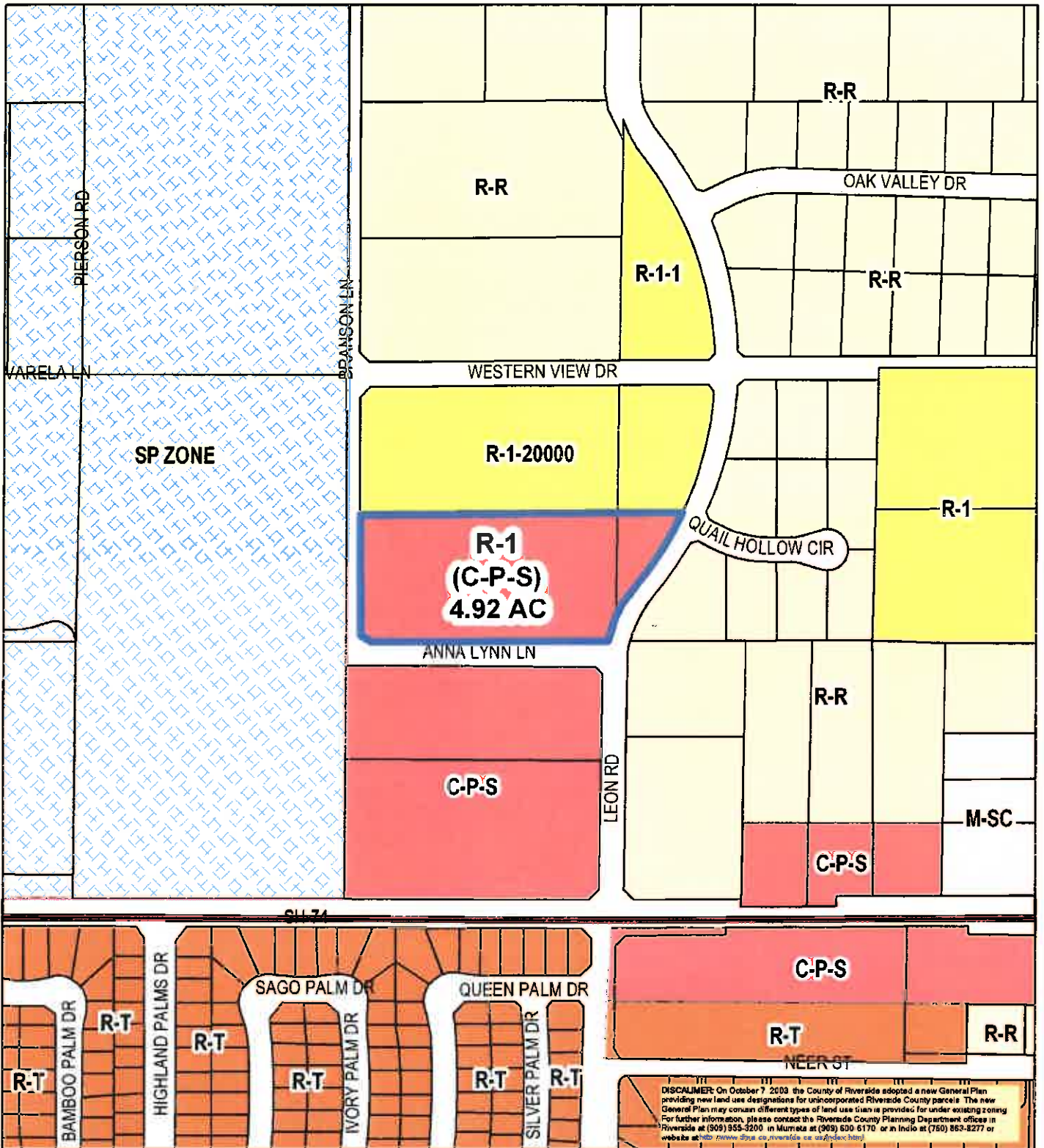


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
 Area:
 Township/Range: **T5SR2W**
 Section: **7 & 8**



ASSESSORS
 BK. PG. **457-35**
 THOMAS
 BROS. PG. **839 D1**



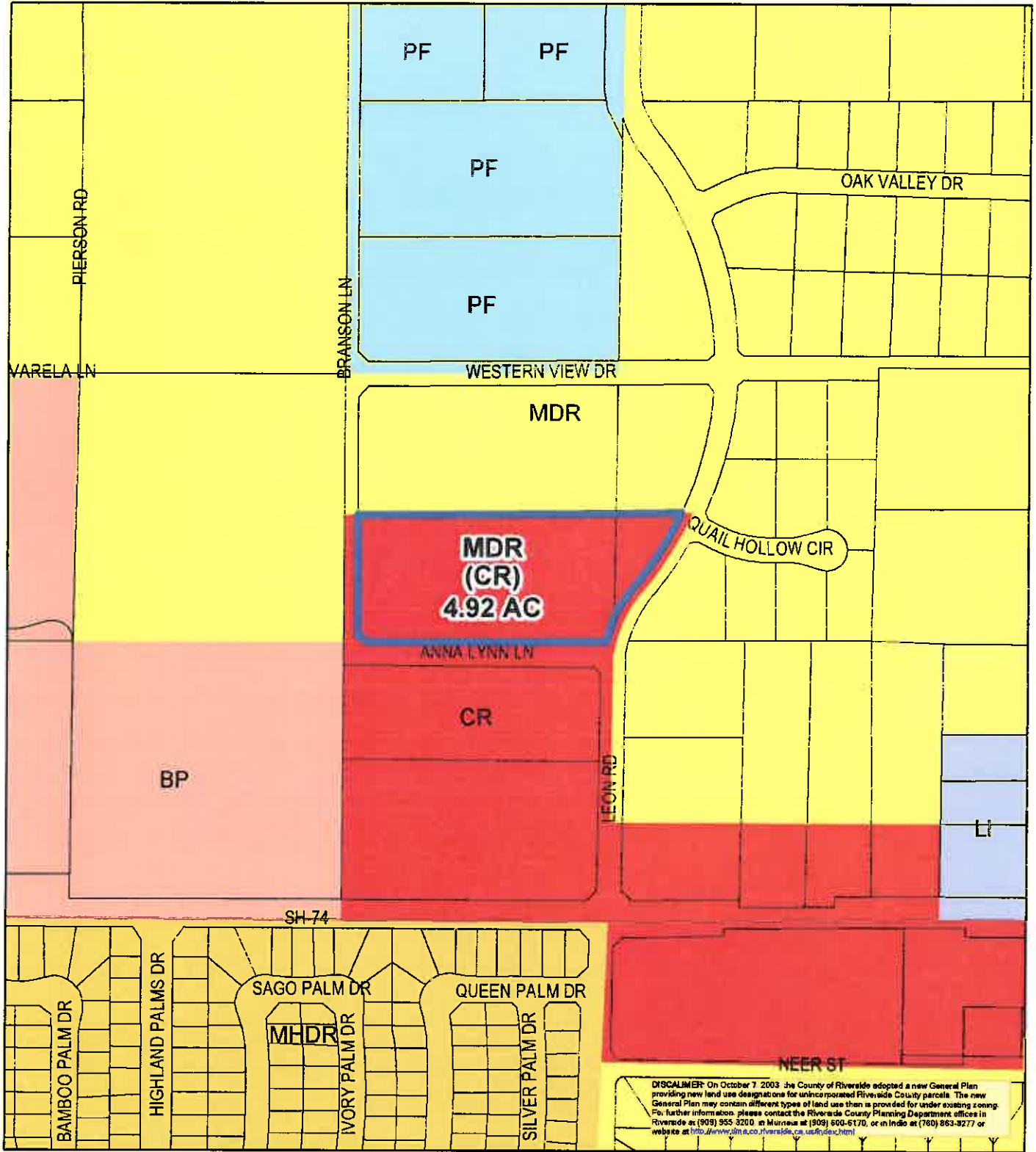
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
 Area:
 Township/Range: **T5SR2W**
 Section: **7 & 8**



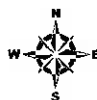
ASSESSORS
 BK. PG. 457-35
 THOMAS
 BROS.PG 839 D1

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 (909) 355-3200 in Murietta at (909) 600-6170 or in Indio at (760) 863-8277 or website at <http://www.dpsa.co.riverside.ca.us/index.htm>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
 Area:
 Township/Range: **T5SR2W**
 Section: **7 & 8**



ASSESSORS
 BK. PG. **457-35**
 THOMAS
 BROS.PG **839 D1**

GENERAL NOTES

DATE PREPARED
MARCH 14, 2006

LAND OWNER / APPLICANT
WESTVIEW DEVELOPMENT PARTNERS, LLC
15000 WILSON AVENUE
RIVERSIDE, CA 92504
TEL: (951) 507-9444
FAX: (951) 507-9442

ENGINEER
A.D. ENGINEERING, INC.
15000 WILSON AVENUE, SUITE 100
RIVERSIDE, CA 92504
TEL: (951) 507-9444
FAX: (951) 507-9442

APPROVAL STATEMENT OF COMPLIANCE
THE PROPOSED DEVELOPMENT AND CONVEYANCE WITH THIS TENTATIVE TRACT MAP IS IN COMPLIANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARTS 2 OF TRACT MAP NO. 1038, AS SHOWN BY MAP IN FILE NO. 97-0100, OF COUNTY OF RIVERSIDE.

COMMITTEE SERVICE DISTRICT

TRACT IS IN UNINCORPORATED SERVICE DISTRICT ZONING CODE R-2. COMMERCIAL ZONING CODE R-2. COMMERCIAL ZONING CODE R-2. COMMERCIAL ZONING CODE R-2.

SCHOOL DISTRICT

TRACT IS IN UNINCORPORATED SCHOOL DISTRICT ZONING CODE R-2. COMMERCIAL ZONING CODE R-2. COMMERCIAL ZONING CODE R-2.

AGENCY

TRACT IS IN UNINCORPORATED AGENCY ZONING CODE R-2. COMMERCIAL ZONING CODE R-2. COMMERCIAL ZONING CODE R-2.

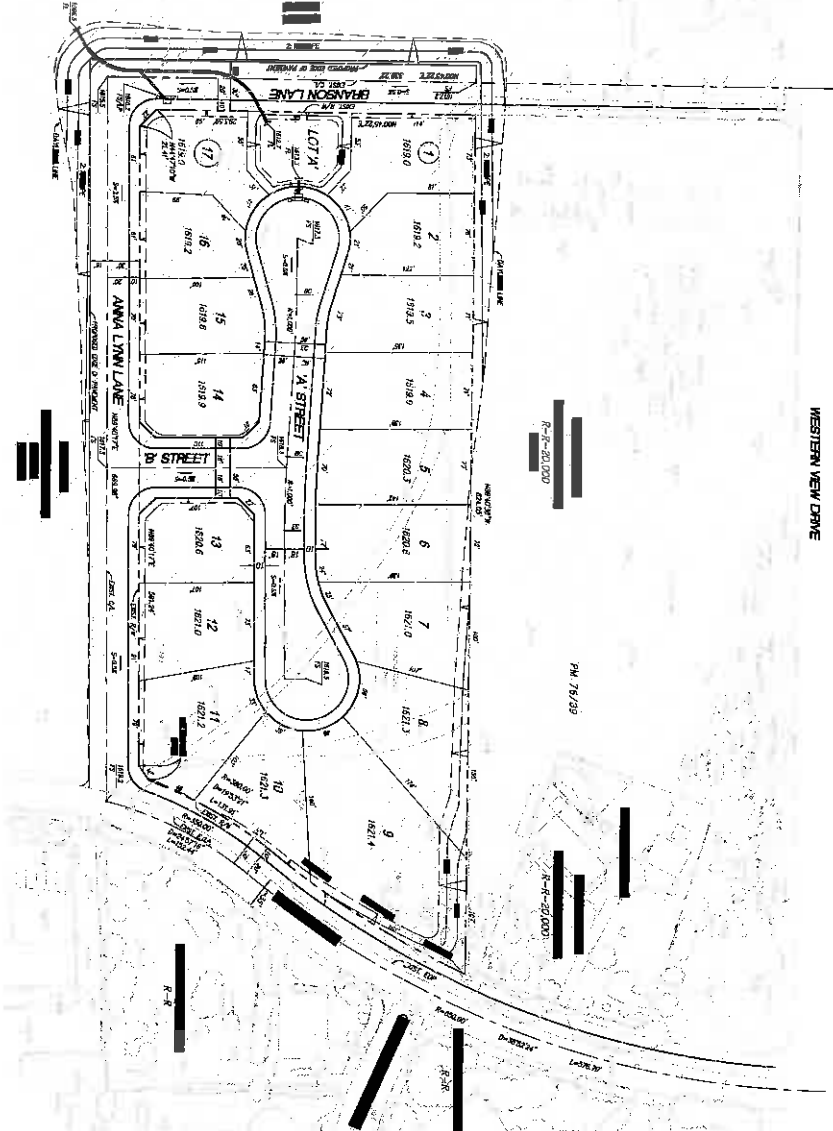
FLOOD ZONE

NOT DESIGNATED IN A FLOOD HAZARD ZONE. FLOOD HAZARD ZONE. FLOOD HAZARD ZONE.

- GENERAL COMMENTS**
- 1) NO BUILDINGS ON SITE.
 - 2) LAND IS NOT WITHIN A SPECIAL STUDIES ZONE AND LAND IS NOT SUBJECT TO UNDERFLOW OR OTHER GEOLOGICAL HAZARD.
 - 3) LAND IS NOT SUBJECT TO OVERFLOW, UNDERFLOW, OR FLOOD HAZARD.
- LOT 11 WILL BE SHOWN AS A DESIGNATED QUALITY HAZARD TO IMPROVE AIR QUALITY AND TO MAINTAIN NATURAL RESOURCES. THE SHOWN WILL BE REMOVED BY THE COUNTY.

TENTATIVE TRACT MAP NO. 31820
IN THE COUNTY OF RIVERSIDE, CA
(AMENDED MAP NO. 2)

WESTERN VIEW DRIVE



A.D. ENGINEERING
15000 WILSON AVENUE, SUITE 100
RIVERSIDE, CA 92504
TEL: (951) 507-9444
FAX: (951) 507-9442

LEGEND

- TRACT BOUNDARY
- LOT NUMBER
- PAVED EXISTING
- FINISHED SURFACE
- MAIN POINT
- LINE OF FINANCIAL PROPOSED 1:1 SCALE
- PROPOSED EASEMENT
- PROPOSED SECTION

SCALE: 1" = 50'

GRAVING SCALE: 1" = 20'

LOT	AREA	NET AREA
1	10,000	10,000
2	10,000	10,000
3	10,000	10,000
4	10,000	10,000
5	10,000	10,000
6	10,000	10,000
7	10,000	10,000
8	10,000	10,000
9	10,000	10,000
10	10,000	10,000
11	10,000	10,000
12	10,000	10,000
13	10,000	10,000
14	10,000	10,000
15	10,000	10,000
16	10,000	10,000
17	10,000	10,000

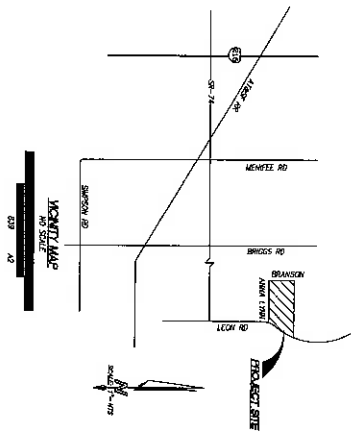
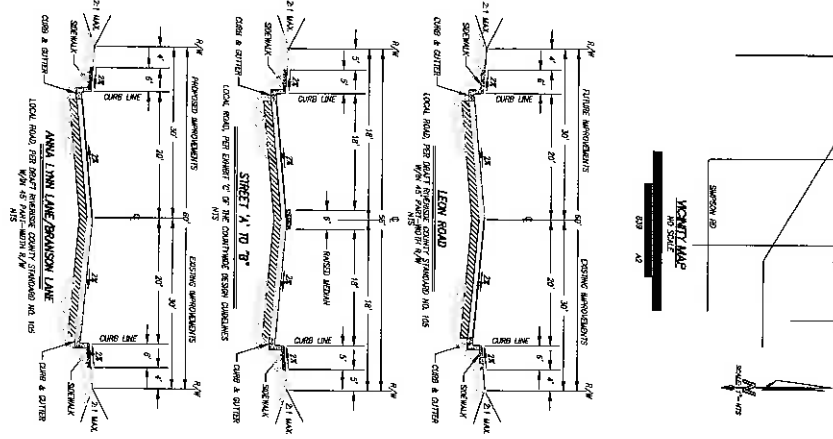
TITLE / GRADING SHEET

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP 31820

SHEET TITLE: AS SHOWN

SCALE: 1" = 100'



Extension of Time Environmental Determination

Project Case Number: TR31820
Original E.A. Number: 39419
Extension of Time No.: First
Original Approval Date: May 2, 2006
Project Location: North of Anna Lyn Lane, east of Branson Lane, south of Western View Drive, and west of Leon Road.
Project Description: Schedule 'A' to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality.

On May 2, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner I

Date: 10/19/16
For Steve Weiss, Planning Director

From: Susan J. Paradiso [mailto:SJParadiso@drhorton.com]

Sent: Monday, October 17, 2016 12:08 PM

To: Harris, Dionne

Subject: 2nd EOT Conditions of Approval to acceptance for TR28957 revision (Highgrove Parcel A - TTM Extension)

Good Morning Dionne,

Please accept this email as acceptance of the attached condition for TR28957.

All the Best,

Susan Paradiso

SR. PROJECT MANAGER

South Coast / Inland Empire Division

Western Pacific Housing Inc., a Delaware corporation

Db a D. R. Horton, *America's Builder*

2280 Wardlow Circle, Suite 100

Corona, CA 92880

P: 951.739.5482

F: 855.816.5850

C: 951.403.0160



**AMERICA'S #1 HOMEBUILDER
14 YEARS IN A ROW**

10/17/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31820

Parcel: 457-350-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT1- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 27 MAP WQMP REQUIRED FOR EOT1 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA 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

10/17/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31820

Parcel: 457-350-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - EOT1 ROUGH GRADE APPROVA (cont.)

RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE
PLANNING COMMISSION


NOVEMBER 2, 2016
COUNTY ADMINISTRATIVE CENTER

ITEM NO. 1.8

REMOVED FROM THE AGENDA

Agenda Item No. 1.9
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO.32027
FIRST EXTENSION OF TIME
Applicant: Martha Boone


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 32027 was originally approved at Planning Commission on December 7, 2005. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7031 and was approved on March 3, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 17, 2016) indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 3, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

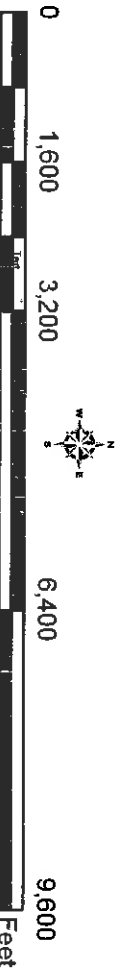
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 3, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ07031 TR32027

VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT



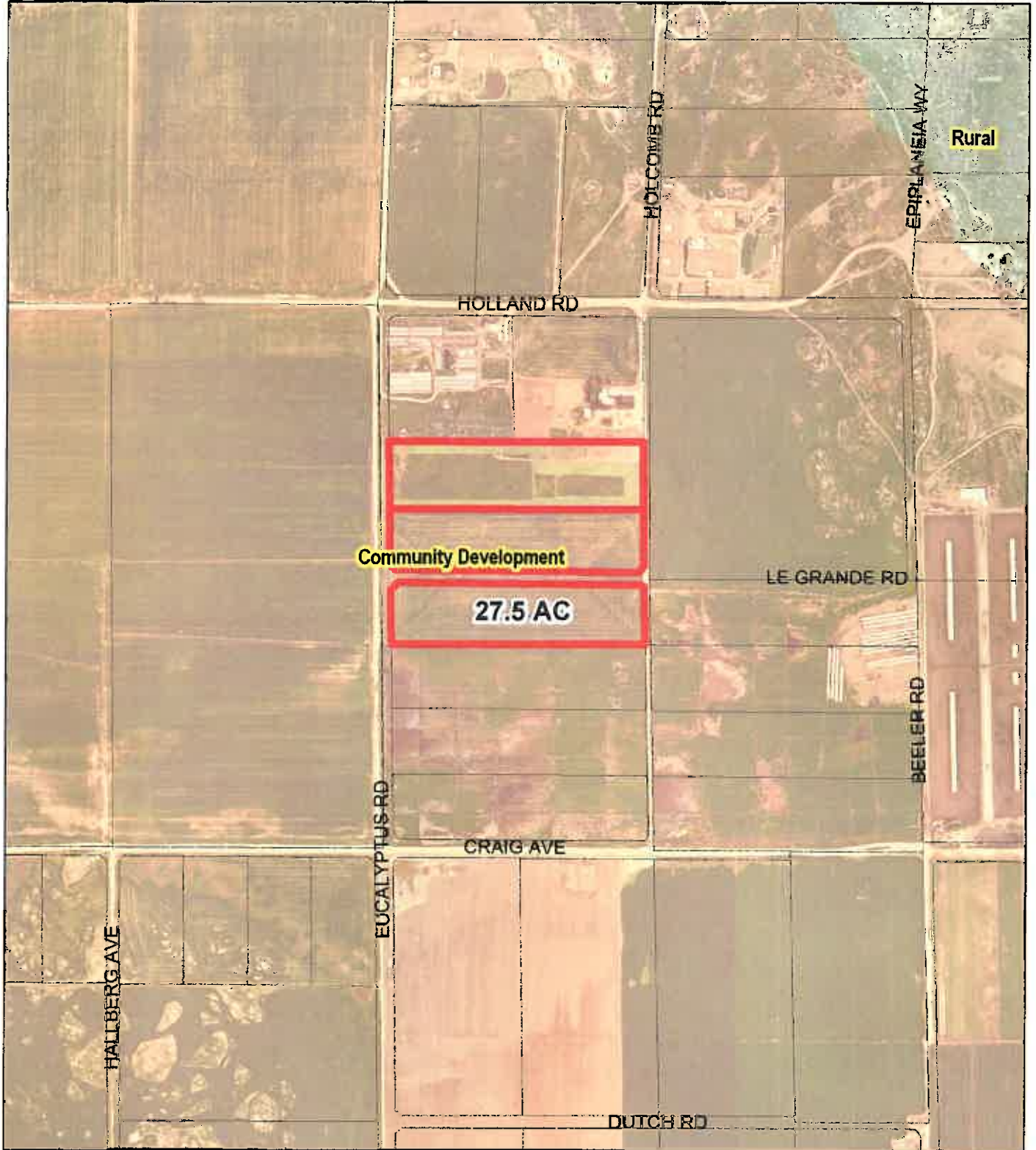
30304482, Co. October 1, 2003. The County of Riverside adopted a new District Plan and a new land use design system for unincorporated Riverside County. The new design system was adopted by the Board of Supervisors on October 1, 2003. The new design system was adopted by the Board of Supervisors on October 1, 2003. The new design system was adopted by the Board of Supervisors on October 1, 2003.

Zone: Winchester
District: T6SR2W
Township/Range: T6SR2W
Section: 8

ASSESSORS: 466-31
BK. PG. THOMAS 869 C4&5
BROS. PG.

CZ07031 TR32027

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Winchester**
Plan:

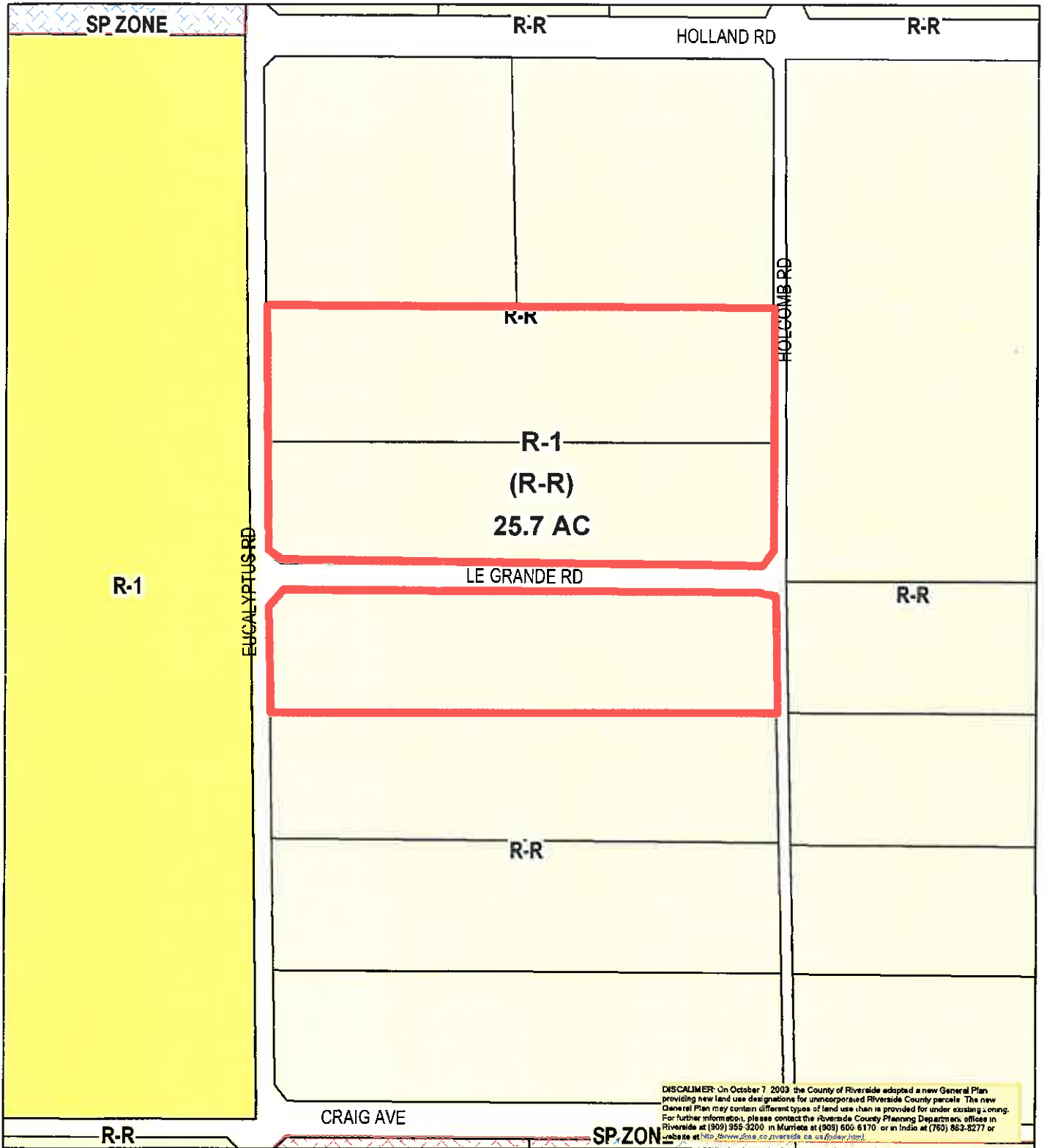
Township/Range: **T6SR2W**
SECTION: **8**



ASSESSORS **466-31**
BK. PG.

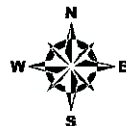
THOMAS **869 C4&5**
BROS.PG

CZ07031 TR32027
PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

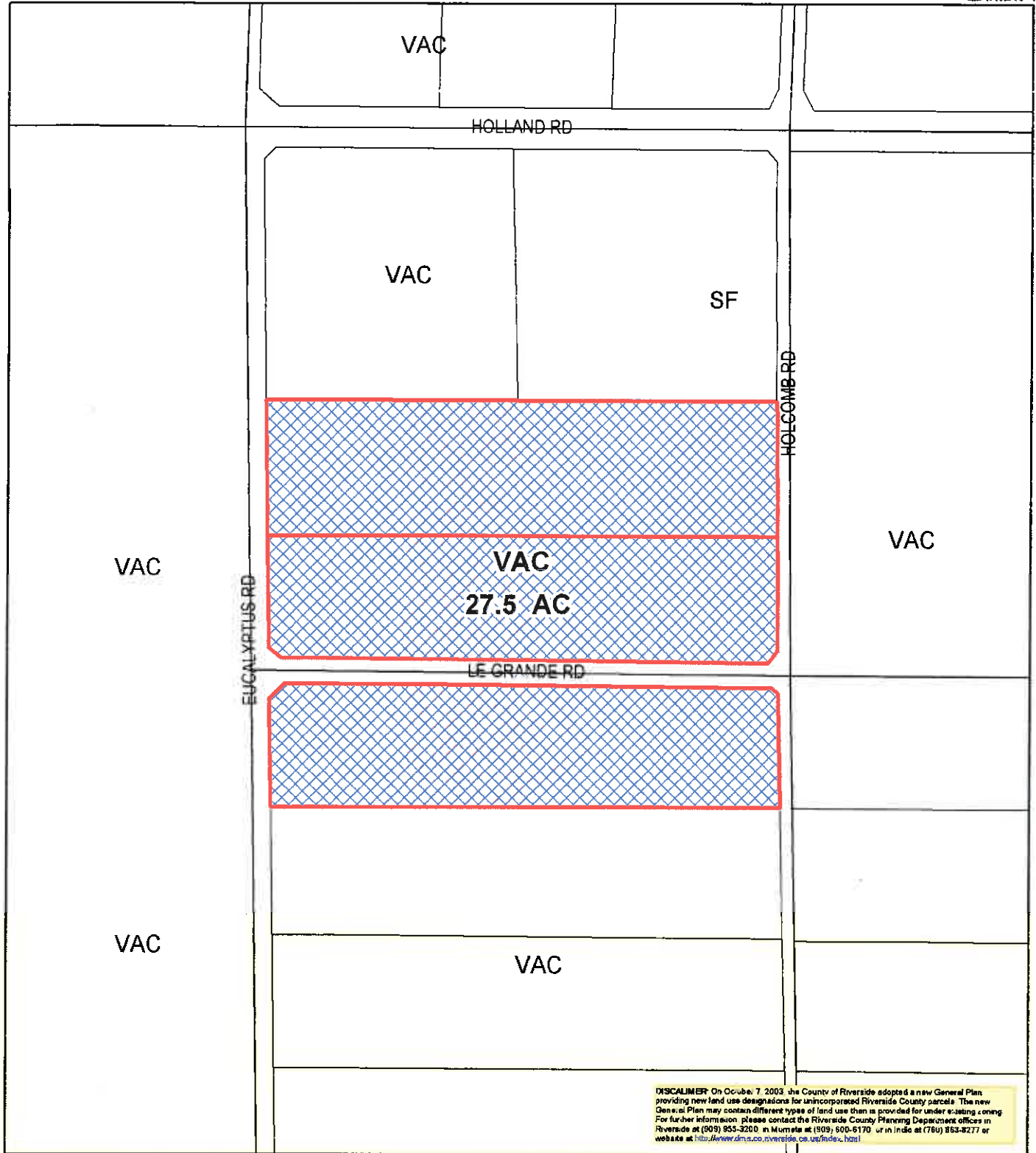
Zone
District: **Winchester**
Township/Range: **T6SR2W**
Section: **8**



ASSESSORS
BK. PG. **466-31**



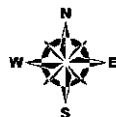
THOMAS
BROS.PG **869 C4&5**



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 (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://riverside.dms.co.riverside.ca.us/index.html>

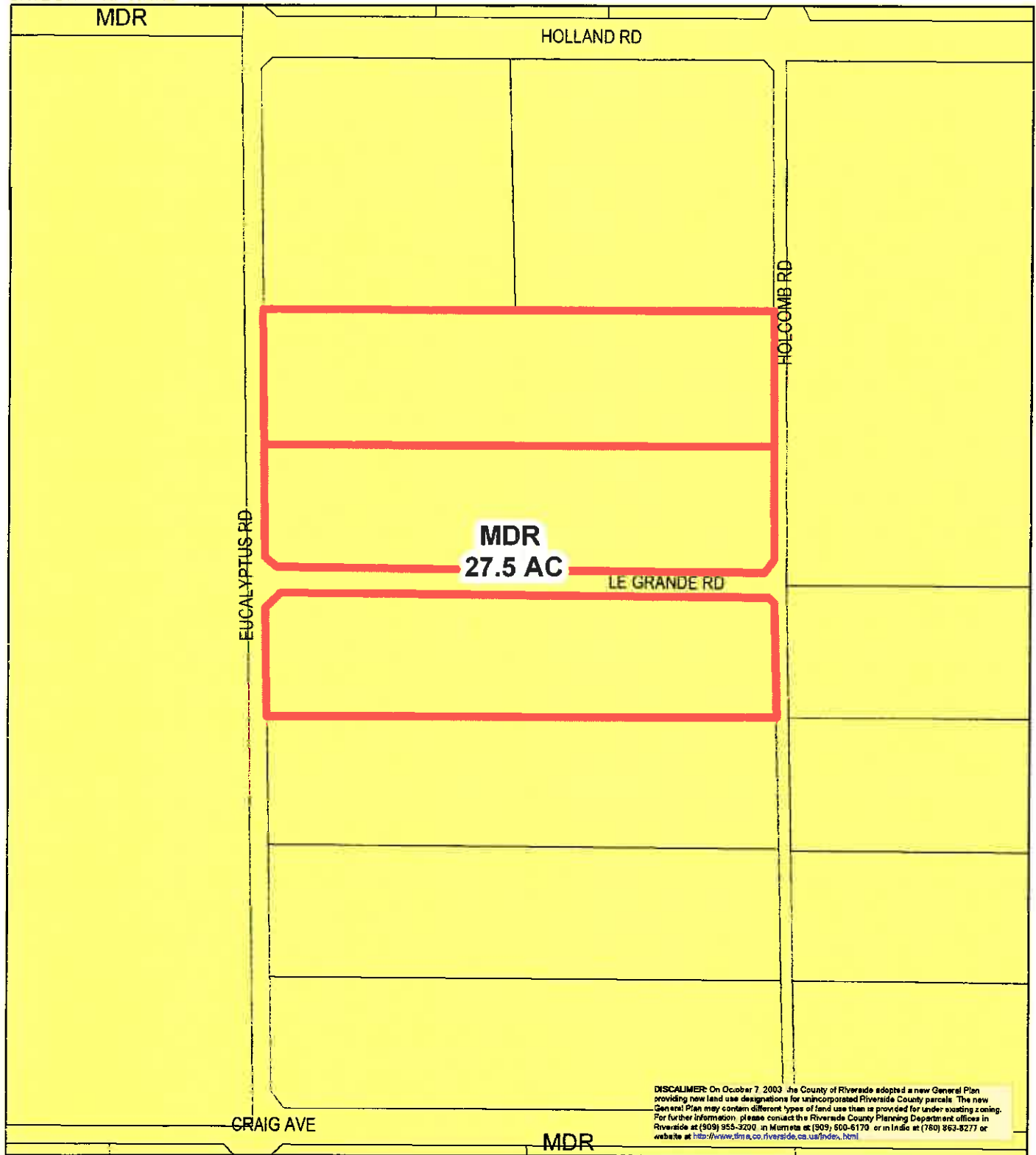
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T6SR2W
Section : 8



ASSESSORS 466-31
BK. PG.

THOMAS 869 C4&5
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T6SR2W**
Section : **8**



ASSESSORS
BK. PG. **466-31**
THOMAS
BROS.PG **869 C4&5**

OWNER/DEVELOPER:
 SAKE ENGINEERS, INC.
 400 S. GAVIN AVE. STE. 202
 DALLAS, TEXAS 75246
 (714) 460-9000

ENGINEER:
 SAKE ENGINEERS, INC.
 400 S. GAVIN AVE. STE. 202
 DALLAS, TEXAS 75246
 (714) 460-9000

LOCAL JURISDICTION:
 COUNTY OF TARRANT
 CITY OF DALLAS, TEXAS

PROJECT NAME: TRACT NO. 32227
 COUNTY OF RIVERSIDE
 TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.

ASSESSOR'S PARCEL NO.: 444-340-010
 444-340-010
 444-340-010

FLOOD ZONE:
 FLOOD ZONE - C

NOTES:
 ALL PROPERTY MUST BE FURNISHED WITH EVIDENCE OF TITLE TO THE PROPERTY.

UTILITIES:
 20' DIA. DRAINAGE
 12" DIA. WATER
 12" DIA. GAS

LOT SUMMARY

LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)
1	10,000	11	10,000
2	10,000	12	10,000
3	10,000	13	10,000
4	10,000	14	10,000
5	10,000	15	10,000
6	10,000	16	10,000
7	10,000	17	10,000
8	10,000	18	10,000
9	10,000	19	10,000
10	10,000	20	10,000
21	10,000	31	10,000
22	10,000	32	10,000
23	10,000	33	10,000
24	10,000	34	10,000
25	10,000	35	10,000
26	10,000	36	10,000
27	10,000	37	10,000
28	10,000	38	10,000
29	10,000	39	10,000
30	10,000	40	10,000
31	10,000	41	10,000
32	10,000	42	10,000
33	10,000	43	10,000
34	10,000	44	10,000
35	10,000	45	10,000
36	10,000	46	10,000
37	10,000	47	10,000
38	10,000	48	10,000
39	10,000	49	10,000
40	10,000	50	10,000
41	10,000	51	10,000
42	10,000	52	10,000
43	10,000	53	10,000
44	10,000	54	10,000
45	10,000	55	10,000
46	10,000	56	10,000
47	10,000	57	10,000
48	10,000	58	10,000
49	10,000	59	10,000
50	10,000	60	10,000
51	10,000	61	10,000
52	10,000	62	10,000
53	10,000	63	10,000
54	10,000	64	10,000
55	10,000	65	10,000
56	10,000	66	10,000
57	10,000	67	10,000
58	10,000	68	10,000
59	10,000	69	10,000
60	10,000	70	10,000
61	10,000	71	10,000
62	10,000	72	10,000
63	10,000	73	10,000
64	10,000	74	10,000
65	10,000	75	10,000
66	10,000	76	10,000
67	10,000	77	10,000
68	10,000	78	10,000
69	10,000	79	10,000
70	10,000	80	10,000
71	10,000	81	10,000
72	10,000	82	10,000
73	10,000	83	10,000
74	10,000	84	10,000
75	10,000	85	10,000
76	10,000	86	10,000
77	10,000	87	10,000
78	10,000	88	10,000
79	10,000	89	10,000
80	10,000	90	10,000
81	10,000	91	10,000
82	10,000	92	10,000
83	10,000	93	10,000
84	10,000	94	10,000
85	10,000	95	10,000
86	10,000	96	10,000
87	10,000	97	10,000
88	10,000	98	10,000
89	10,000	99	10,000
90	10,000	100	10,000

AVERAGE LOT SIZE = 10,000 S.F.

TENTATIVE TRACT MAP NO. 32027

OF PARCELS 3 & 4 OF PARCEL MAP NO. 11181 AS SHOWN ON MAP RECORDED IN BOOK 48, PAGE 69, AND OF PARCEL 1 OF PARCEL MAP NO. 11135, AS SHOWN ON MAP RECORDED IN BOOK 48, PAGE 10, BOTH OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, WITHIN SECTION 8, TOWNSHIP 6, SOUTH, RANGE 2, WEST, S.B.M.
 SAKE ENGINEERS, INC.
 AUGUST, 2005

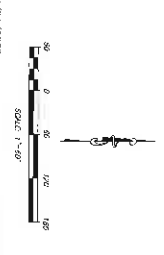
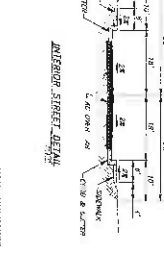
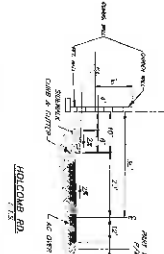
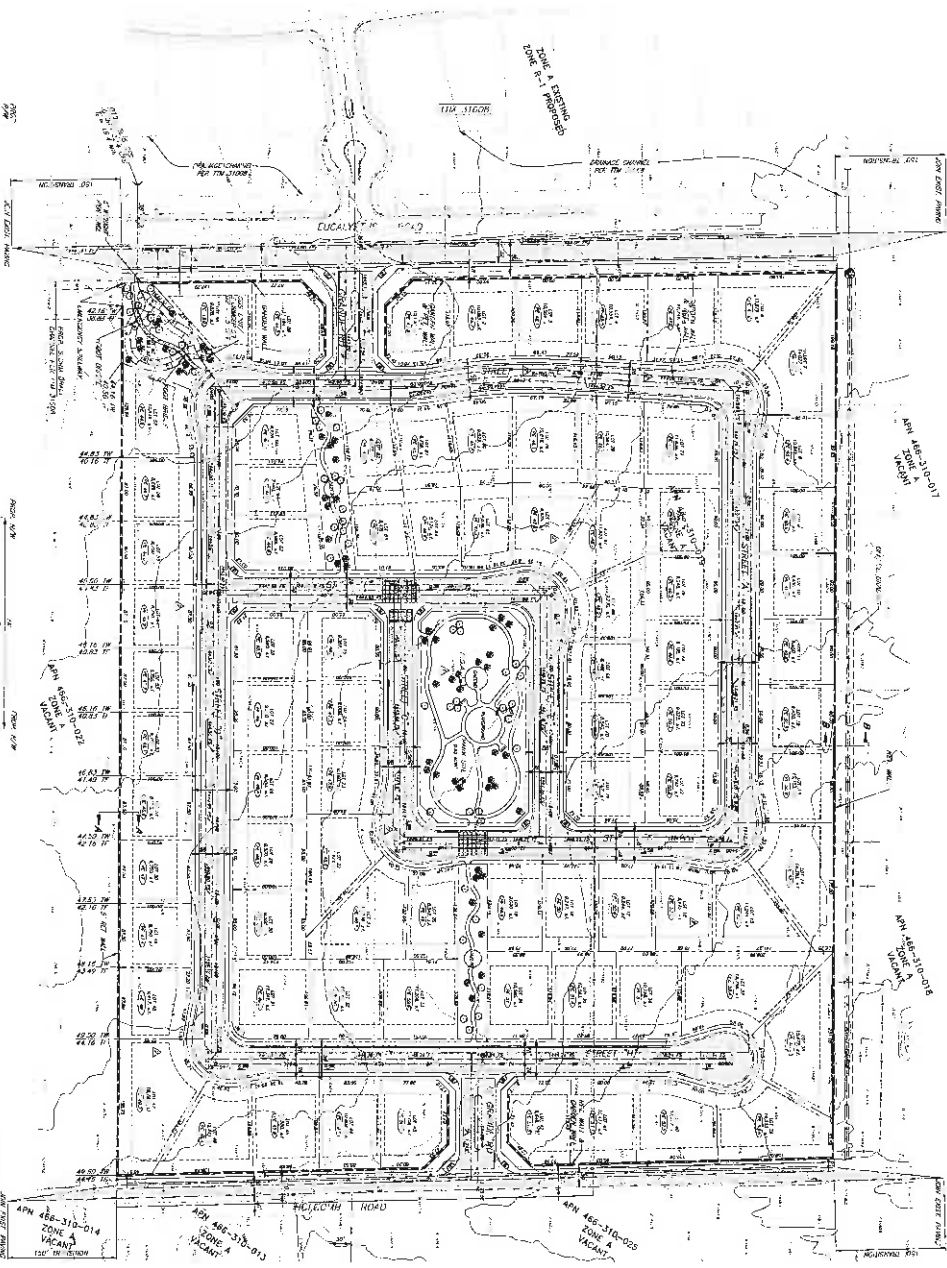
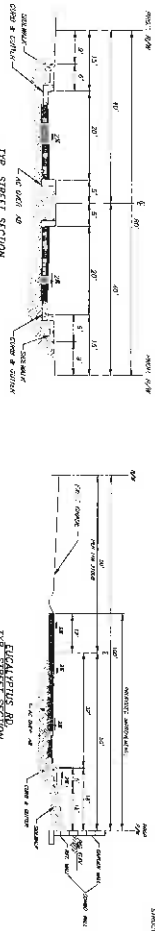


EXHIBIT 2-A
 SCHEDULE "A" SUBDIVISION
 TENTATIVE MAP
 TRACT NO. 32227
 COUNTY OF RIVERSIDE
 SAKE ENGINEERS, INC.
 AUGUST, 2005

NOTES:

1. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
2. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
3. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
4. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
5. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
6. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
7. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
8. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
9. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.
10. THIS MAP IS SUBJECT TO THE RECORDS OF THE COUNTY ENGINEER.

ZONING AND LAND USE:
 Zone 1, Residential
 Zone 2, Residential
 Zone 3, Residential
 Zone 4, Residential
 Zone 5, Residential
 Zone 6, Residential
 Zone 7, Residential
 Zone 8, Residential
 Zone 9, Residential
 Zone 10, Residential

Extension of Time Environmental Determination

Project Case Number: TR32027
 Original E.A. Number: 39744
 Extension of Time No.: First
 Original Approval Date: March 3, 2009
 Project Location: : North of Craig Road, south of Holland Road, west of Holcomb Road, east of Eucalyptus Road.
 Project Description: Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

On March 3, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____ Date: 10/20/16
 Dionne Harris, Urban Regional Planner | For Steve Weiss, Planning Director

Harris, Dionne

From: David Leonard <leonarddla@earthlink.net>
Sent: Monday, October 17, 2016 10:55 AM
To: Harris, Dionne; Wheeler, Timothy
Cc: martin@shermanandboone.com
Subject: RE: 1st EOT TR32027 Recommended Conditions For Acceptance

Hi Dionne,

I just got off the phone with Martin Boone to discuss these conditions. We have no objection to the conditions listed below inasmuch as they were applied to the original map approval. We therefore ask that the extension be approved with the condition below remaining in place.

Thank you,

David Leonard

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

From: "Harris, Dionne"
Sent: Oct 17, 2016 9:03 AM
To: 'David Leonard' , "Wheeler, Timothy"
Subject: RE: 1st EOT TR32027 Recommended Conditions For Acceptance

Hi David,

I am now the Planner processing this project. We can remove three of the Flood conditions but we cannot remove the Environmental Health Phrase 1 COA.

Are you will to accept the COA below and attached?

50. E Health #5
50. E Health #6
50. E Health #7
50. E Health #8
50. Flood #26

Thank you,

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502
(P):951-955-6836
(F):951-955-1811
email: dharris@rctlma.org
Website: <http://planning.rctlma.org>

TRACT MAP Tract #: TR32027

Parcel: 466-310-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT1- NOISE STUDY REQUIRED RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

50.E HEALTH. 8 EOT1- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.


FLOOD RI DEPARTMENT

50.FLOOD RI. 26 MAP WQMP CONDITIONS FOR EOT1 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Agenda Item No.:
Area Plan: Temescal Canyon
Supervisory District: Second
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1174
Property Owner: Multiple
Applicant: Pinecrest Badger Associates, LLC
Engineer/Representative: KWC Engineers



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1174 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course. The site is located within the Temescal Canyon Area Plan.

PROJECT APNs: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

BACKGROUND: This Foundation General Plan Amendment application is a proposal to amend the Mountain View Golf Course Land Use Designation from Open Space: Recreation to Community Development with a combination of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR) Land Use Designations. The Mountain View Golf Course is located in both the County of Riverside and City of Corona and ceased operations in 2009. The entire golf course encompasses 107 gross acres whereby 82 gross acres are located within the County area and 25 gross acres are located within the City area. This application proposes a Land Use change for the 82 acres within the County's jurisdiction. No application for a land use change within the City of Corona has been filed. Furthermore, this Foundation General Plan Amendment application does not include an accompanying implementing project. The attached draft site plan, showing the proposed locations of future residential areas within the golf course, is conceptual only. No development of any kind is being considered at this phase of the proposal. This is an application for a Foundation General Plan Amendment only.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then

go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, “Required and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is attached to this report.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was continued to the October 6, 2016 GPAC meeting.

During the first GPAC meeting on August 25, 2016, a number of community members spoke out against the project, citing potential impacts that a development within the golf course would create. Specifically, the community was highly concerned about additional traffic in the area as well as taking away the open space. The GPAC members listened to the concerns of the community and recommended continuation of the project to the October 6, 2016 GPAC meeting. The GPAC instructed the project applicant and community members to meet before the next meeting, for the purpose of envisioning an alternative plan that both parties could agree with. The GPAC further instructed County staff to meet with the City of Corona’s planning staff to discuss the project together.

Prior to the second meeting, the project applicant and community met to discuss the proposal. The applicant revised the proposal by replacing the High Density Residential (HDR) (8-14 du/ac) Designation with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 1 and replacing the Medium High Density Residential (MHDR) (5-8 du/ac) with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 8. Furthermore the applicant is proposing to age restrict many of the single story homes and increase the open space areas to provide approximately 5 miles of multipurpose trails. Separately, County staff discussed the project with the City of Corona, as directed. Since there is no implementing project at this time and no application has been filed at the City of Corona, the County and City staff are providing each other with any updated information and assistance with the current process, as needed.

During the second GPAC meeting on October 6, 2016, a number of community members still spoke out against the project, for many of the same reasons. The community did not agree with the revised concept plan and had multiple comments. The GPAC listened to the concerns of the community, but expressed that the property is no longer viable for use as a golf course and the property owners have a right to repurpose it. The GPAC also stated that the project applicant and community members need to continue dialog to establish a workable plan that satisfies both sides. Given the complexity of this project and that it spans both County and City areas, the GPAC suggested that when an implementing plan is submitted, the County and City consider a kind of joint review and entitlement hearing process. GPAC felt that a joint process would help bridge the informational and processing gap, whereby both sides would benefit from the input at the same time.

After two GPAC meetings and discussion between the applicant, community, and staff, GPAC made a recommendation for initiation of this application to the Planning Commission. The recommendation was for a Foundation General Plan Amendment to change the golf course properties within the County area from an Open Space General Plan Foundation to a Community Development Foundation with the understanding that the applicant and community would continue working together, refining the plan.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Recreation (R) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR) |
| 5. Surrounding General Plan Designations: | City of Corona surrounds the project site |
| 6. Existing Zoning Classification: | R-1 (One-Family Dwellings) |
| 7. Surrounding Zoning Classifications: | City of Corona surrounds the project site |
| 8. Existing Land Use: | Mountain View Golf Course (closed) |
| 9. Surrounding Land Uses: | City of Corona surrounds the project site |
| 10. Project Size (Gross Acres): | 82 gross acres County – 25 gross acres City |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during two GPAC meetings, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1174 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, staff received public comment regarding this project, which is included with this report package.
2. The project site is not located within:
 - a. An airport influence area; or
 - b. An agricultural preserve or area of farmland importance; or
 - c. A fire hazard area; or
 - d. A State responsibility area for fire protection service; or
 - e. A MSHCP criteria cell or conservation boundary; or
 - f. A CSA.
3. The project site is located within:
 - a. The City of Corona Sphere of Influence; and
 - b. A special flood hazard area; and
 - c. A half-mile off a fault line and fault zone.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.11

GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – **ENGINEER/REPRESENTATIVE:** KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – **ZONE:** One-Family Dwellings (R1) – **LOCATION:** Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – **PROJECT SIZE:** 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

II. DISCUSSION:

Mr. Miller recused himself.

Mr. Silver: The gap between the applicant and the owners may need mediation. He won't say "go forward".

Ms. Isom: Familiar with this area and feels this change is extreme. Recommends a combination and open space is an important component

Ms. Trover: Not in favor of the foundation change; higher density is absurd; open space must remain. The project needs to be redrawn. Applicants should reach a compromise with the owners and comeback with a better plan.

Mr. Roos: Generally in favor, but there are traffic issues.

Ms. Limont: The groups need to come together. I cannot support this.

Mr. Rosenthal: This is far too extreme for a foundation change at this time.

III. GPAC ACTION:

Mr. Mize motioned to continue this for 30-day to give the homeowners, City of Corona, Planning and the developers time to come together;

Ms. Montelone second the motion.

All members agreed.

CONTINUED TO SEPTEMBER 22, 2016



Oxbow Partners
2855 Pacific Coast Highway, Suite 217
Corona, CA 92882
www.oxbowpartners.com

September 27, 2016

Dale Ploung

President

Mountain View Civic Association (MVCA)

2621 Green River Road #105-242

Corona, CA 92882

Dear Mr. Ploung,

Thank you for meeting with Oxbow Partners over the past several weeks and again last Tuesday, Sept. 20th. We appreciate everyone's questions and feedback on the former golf course.

After the neighborhoods initial comments from last spring, and the subsequent meetings with MVCA, Oxbow has made significant changes to the design in response to our neighbor's input including:

- Active adult age restriction and all single story homes on 2, 3, 4, 5, 6, and 7 Planning Areas (PA's) which will significantly reduce impacts to schools, noise, and traffic impacts to the existing neighborhood.
- Providing only market rate for sale housing.
- Include some mixed use zoning which will allow for some retail and commercial opportunities.
- In addition, we have worked to optimize the open space in the plan by:
 - Including approximately 5 miles of multipurpose trails
 - Pedestrian linkage through neighborhood and to retail spaces
 - Open space parks
 - Preserving existing views of the mountains
 - Well over 30 feet in Setbacks to provide separation from the existing residents

We have taken into account your existing views to the mountains in our draft design. We will do further site line studies once we formally submit a project application in the future. Importantly, we do understand your desire to maintain those views. To address views of the open space, we have designed a landscape buffer of a minimum of 30 feet wide between the backyards of existing homes and the back yard of new homes, and in many instances, this distance is much greater than 30 feet.

We are also proposing within our landscape buffer to have multi-purpose trails and parks with exercise stations, but again, we want your input on how to program these open space areas. There will be close to 5 miles in active trails which should be open to the public.

Following up on our meeting August 30th, we understand that MVCA is requesting:

- To reduce the density in Planning Areas 1 & 8 to Medium Density Residential 2-5 DU/A.

- The addition of Open Space as a land use designation in the Foundation Plan Amendment for all planning areas.

When MVCA provides affirmative feedback on the requests above, Oxbow will study new layouts for PA1 & PA8 and clarify the open space land use designations.

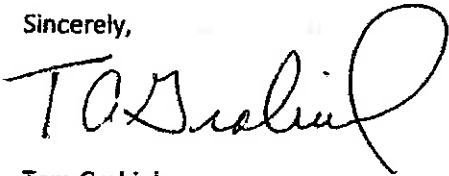
The neighbors understandably want answers to specific questions such as drainage, traffic, site line, and others. Many of those details only become available as the project moves from concept to actual design. Once we have received GPACs approval to submit an application, the actual engineering studies that will provide those answers, will commence.

We look forward to working with the community through the entire process including traffic, drainage, line of site, and other studies. We believe the potential project schedule moving forward would be:

- If our GPA is approved, a project application will likely be submitted by 3rd Quarter of 2017
- A Draft EIR out for public review on a proposed project 4th Quarter 2018
- Public hearings 1st Quarter 2019
- First potential construction on the site would be end of 2019, after the 91 freeway widening and the Foothill Corridor construct are complete.

We look forward to working with MVCA on a mutually beneficial outcome.

Sincerely,



Tom Grabiel

Cc: Steve Weiss, Planning Director, County of Riverside Planning Department
John Hildebrand, Case Planner, County of Riverside Planning Department
County of Riverside General Plan Advisory Committee



Argument Against Application for Foundation
Plan Component Change No. 1174

August 2016

Contents

Community Concerns

Neighborhood Character 3
Traffic 5
Fiscal Impact..... 8
Additional Concerns..... 9

Other Considerations

A Unified Community..... 11
Support from the City of Corona 12
Economic Feasibility of a Revitalized Golf Course 13
News Coverage 14
Attempted Communication with Prospective Developer 15
Current Condition of Property 16

Exhibits

Exhibit 1: Dedication of Construction and Development Rights 18
Exhibit 2: Corona City Council Resolution No. 2016-061 19

Community Concerns

Neighborhood Character

The County of Riverside General Plan, dated December 8, 2015, states this about Coronita:

“Some people seek a place in their own, small enclave. Such a place is Coronita, an older, somewhat self-contained golf course residential community completely surrounded by the City of Corona. Located adjacent to Interstate 91 and the Atchison Topeka and Santa Fe Railroad, this neighborhood is largely built-out. Its character and density are intended to remain unchanged throughout the life of the plan.”¹

The population density in Coronita is less than 3,800 people per square mile². In the City of Corona, it is 4,100. Allowing the proposed change in the golf course property’s Foundation Plan Component would increase Coronita’s population density to upwards of 5,500 people per square mile – a **44.7%** increase.



August 2016 aerial photo of the Mountain View area

Many residents are concerned with the proposed development’s impact on open space in Coronita and the views for which owners paid a premium. Original owners paid a \$5,000 surcharge for fairway adjacent property, and property appraisals as recent as 2016 show adjacent homeowners being given \$10,000 - \$40,000 adjustments over comparable properties for “woodland” and “greenbelt” views.

¹ [County of Riverside General Plan, December 2015, page 7](#)

² [2010 United States Census](#)

A statistical analysis shows that changing the golf course parcels from Open Space to Residential reduces Temescal Valley’s Recreational Open Space by 12.5% and eliminates all remaining, designated Open Space in Coronita – a drastic, devastating change to the character of this golf course community. The proposed addition of medium high and high density residential designations to this community also presents an extreme change to neighborhood character.



Land use map of Coronita, from the December 2015 Riverside County General Plan for Temescal Valley³

³ [County of Riverside General Plan, December 2015, page 15](#)

Traffic

History

Traffic circulation in the Coronita area has been an ongoing concern since the 91 freeway began operation in the 1970s. The surface streets from the county line to Maple Street have been impacted almost continuously ever since. Neighborhood associations and government agencies have attempted solutions such as closing Pine Crest Drive, closing Green River Road (prior to the construction of Sierra Del Oro and the current Green River Road), and widening the freeway with general use, HOV, and toll lanes.

As early as 1985 Traffic engineer Richard Barrera stated to the Press Enterprise that Pine Crest Drive (which traverses the heart of the proposed development) is designed for a daily volume of 750 vehicles. At that time the Riverside County Road Department noted that 1,000 cars use the street between 5:45 and 6:45am alone. There have been no improvements to Pine Crest Drive since that time.

Present Day

Traffic in Corona is notorious, particularly in Coronita and West Corona as the gateway to Orange County. “The Corona Crawl” and “Slowrona” are just two of the nicknames the media has for our commute. In May 2016, ABC 7 Eyewitness News’ traffic anchor, Alysha Del Valle, did her morning broadcast live from the McDonalds on Serfas Club Drive to put a spotlight on Corona’s traffic woes.



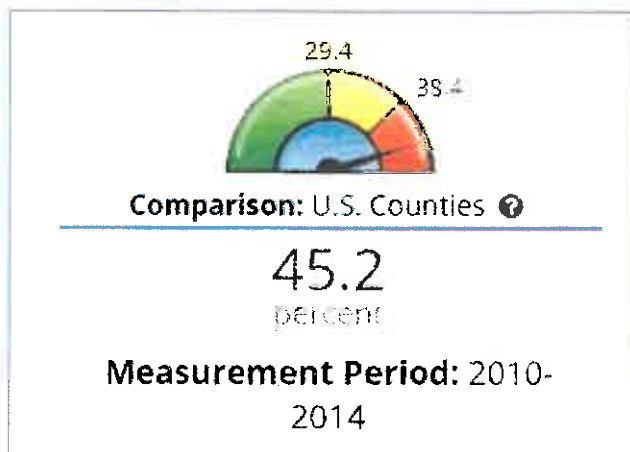
Everyday traffic on Paseo Grande

Everyday traffic reaches Level of Service (LOS) F—severely congested conditions. The City of Corona’s General Plan has a stated goal of providing a LOS of D on arterial streets wherever possible, and a higher standard LOS of C or better for local and collector streets in residential areas.⁴ Cars stack up bumper to bumper on our residential streets, leaving citizens unable to exit their own driveways for 10-20 minutes

⁴ [City of Corona General Plan, page 126](#)

at a time. In the mornings, it frequently takes 30-40 minutes to travel +/- one mile to the 91 freeway. Commute times from Sierra del Oro to Corona High School are already in excess of 40 minutes.

According to County Health Rankings, Riverside County ranks 49 out of 57 California counties for Physical Environment, a category which includes solo driving to work and long commutes.⁵ Section 1.1.1 of Riverside County's 2016-2020 Health Improvement Plan has a stated goal to improve time spent by residents commuting. Long commutes increase time spent sedentary, which leads to increased Body Mass Index (BMI), hypertension, risk of chronic disease, and increased exposure to automobile emissions.⁶



45.2% of Riverside County residents have a solo commute in excess of 30 minutes

As part of the justification offered by the applicant for a Foundation Plan Component amendment, they mention the "walkability" aspect of the planned community. Walkability is more than fancy sidewalks and trails; its purpose is to facilitate active transport (defined as the ability to conduct life's business without using a car. It is a proven phenomenon that as traffic increases, the public's ability to use active transport to walk to schools and businesses decreases, which is why the County has dedicated programs like Injury Prevention Services' "Safe Routes to School" program to deal with the issue.

The proposed development will directly impact the nearly 2,500 children that are encouraged to walk back and forth to neighboring primary schools daily. Traffic on Serfas Club Drive, Pine Crest Drive, Paseo Grande, Dawn Ridge Drive, and other surrounding streets are already at LOS of F in the mornings and afternoons—unacceptable for a suburban, residential area. With or without a sidewalk, children cannot reasonably walk down these gridlocked streets to get to and from school. West Corona businesses suffer as they are not easily reached through the congestion.

Two once-in-a-century traffic projects, the 91 Project and the Foothill Parkway Westerly Extension, are currently underway. Corridor B, the extension of the planned Mid County Parkway to Orange County via

⁵ <http://www.countyhealthrankings.org>

⁶ [Riverside County Health Improvement Plan 2016-2020](#), page 9

a tunnel that was never approved, was included in the traffic modeling for the Foothill Parkway project.⁷ The Green River Road Widening Project recently concluded, and it cannot be judged as a success (or a failure) until the other major projects are complete. Our area has carried the burden of these projects, our streets overflowing with the traffic diverted away from the construction areas and our citizens essentially sequestered due to constant traffic in all directions.



A map shows that our community (within the blue square) is completely surrounded by traffic projects (in red)

Officials admit that despite all these efforts to improve the situation, there is no end in sight to gridlocked traffic through the Corona area. Dennis Ralls, Traffic Manager for the City of Corona, discussed the \$1.5 billion in traffic improvement projects with the OC Register in November 2015, stating "is all this going to fix the problem? No... To solve the problem, you either have to build another major alternative or more people have to start working closer to home."⁸

The Green River Ranch property was recently listed for sale; this property is already zoned for 98 +/- acres of Residential and 40 +/- acres of Commercial use.⁹

No Foundation Plan Component change should be considered, let alone approved, before the dust has settled on the current projects and their aggregate impact measured.

⁷ [Foothill Parkway Westerly Extension Traffic Assessment, City of Corona, page 2](#)

⁸ ["Meet Corona, a city plagued by gridlock on the 91 freeway and what they're doing about it", Orange County Register, December 2015](#)

⁹ <http://www.greenriverranchcorona.com/>

Fiscal Impact

The Proposed Foundation Plan Component Change does not include a Fiscal Impact Analysis, a key study that would provide evidence of fiscal sustainability of the area. The applicant has not considered the likely annual budget shortfall that would be created if the Foundation Plan Component is changed. Property taxes generated from residential development will not be sufficient to offset the cost of urban services. Both visible (Sheriff, Code Enforcement, etc.) and invisible (behind the scenes services such as Social Services, District Attorney, Probation, etc.) components go into the total fiscal impact of the proposal.

II. WHAT IS FISCAL IMPACT ANALYSIS?

In general, a fiscal impact evaluation analyzes cash flow (revenue generation and operating and capital costs) to a jurisdiction associated with the provision of public services and facilities to serve new development—residential, commercial, industrial, or other land use. A fiscal impact analysis is different than an economic impact analysis, which evaluates the economic benefits to a community in terms of jobs, income, and economic output.

Fiscal analysis enables local governments to estimate the difference between the costs of providing services to development and the taxes, user fees, and other revenues that will be collected by the government as a result of new development. It can be used to evaluate the level of subsidy for or contribution of an individual project (such as a request for rezoning), analyze changes in land-use policies (such as increasing or decreasing allowable densities for development), assist in determining the appropriate balance of land uses (residential, retail, industrial), or identify fiscal impacts related to a proposed annexation.

Fiscal impact analysis helps local governments estimate the difference between the costs of providing services for and the revenues collected from new development.

*Definition of a Fiscal Impact Analysis from TischlerBise, a fiscal, economic, and planning firm specializing in fiscal/economic impact analysis*¹⁰

¹⁰ ["Fiscal Impact Analysis for California Communities," TischlerBise, May 2016](#)

Additional Concerns

There are a number of other concerns that have been brought up by the community regarding development of the Mountain View Golf Course property. These include but are not limited to:

- Flood control
 - The property is known for flooding when it rains; according to the applicants' geological report, there is a "need to raise the site grade due to 100-year flood consideration that could incur undesirable consolidation settlement of underlying soil strata." This directly contradicts the prospective developer's assurances that they would not use fill or raise the site grade (when homeowners brought up concerns about views being impeded).
- Police & fire services
 - The proposed project includes creating two cul-de-sacs on Pine Crest Drive, which in conjunction with being a traffic nightmare, raises concerns about police and fire services' ability to access area residents in the event of an emergency. This was rejected by the County as a potential solution to traffic woes in 1987.
- Safety
 - The project proposes a seven way intersection where Frontage Road, Pine Crest Drive, Serfas Club Drive, the McDonalds/Arco parking lot, and two new additional roads for the planned development collide. Neighbors have serious concerns about worsening an already dangerous situation for drivers and pedestrians alike. Atkinson Walsh Joint Venture has identified this intersection as already being dangerous and challenging.
- School overcrowding
 - Area schools are already at capacity. They are also very difficult to access due to traffic, with Corona High School being the closest high school for students in our area and even the community of Green River. Paseo Grande, the street on which César Chávez Academy sits, is already at a LOS of F.
- Health & wellness
 - As was mentioned in the Traffic section, residents are already unable to effectively walk to local businesses; an increase in the number of cars on the road in an already impacted area does nothing to help area walkability.
- Area Overdevelopment
 - There are already a large number of developments underway in the surrounding areas in Corona, including Skyline Heights (292 housing units), Sierra Bella (249 housing units), Arantine Hills (1,621 housing units), North Main Street (464 housing units), Harrington Village (148 housing units), Crossroads Christian Church property (96 housing units), apartments at 6th and Rimpau (85 apartments), Dos Lagos apartments (479 housing units), and Green River Ranch (# of housing units TBD). Additionally, Lake Elsinore, Eastvale, and Jurupa Valley have over 13,500 housing units under construction.

Other Considerations

A Unified Community

Petition Drive

When word first got out about the proposed rezoning and development of the Mountain View Golf Course, concerned neighbors organized a petition drive. To date, 656 residents have signed the petition stating they do not support a change to the land use. Yard signs can be seen throughout the neighborhood, ensuring residents and passersby alike know our stance on the issue.



Signs throughout the community showing neighbors united against this Foundation Plan Component change

Formation of the Mountain View Civic Association

As community efforts to stop development of the golf course expanded, citizens decided to form a neighborhood association to represent our area. The Mountain View Civic Association (MVCA) became an official California corporation in May 2016. MVCA was created in response to the proposed rezoning and development, but is intended to be a long term answer to other needs and desires of our neighborhood, such as lack of representation with local jurisdictions, crime and code enforcement, and community unity. Our seven-member Board of Directors represents our members residing in the 1,000+ Coronita and West Corona homes surrounding the old Mountain View Golf Course property.

Support from the City of Corona

The Corona City Council has stood in opposition to development in this area. Councilmember Eugene Montanez has maintained his position since 2008, when he was quoted in The Press Enterprise as saying, "I think putting more homes in the backyards of people that expected a golf course is the wrong course to take." Councilmember Karen Spiegel is on the record expressing her difficulty in allowing development in an area where residents had purchased homes on a golf course for a premium price. Vice Mayor Dick Haley has been a vocal supporter of the area residents' fight against rezoning and development.

The property located in the City of Corona has had an encumbrance on its title since 1968, a Dedication of Construction and Development Rights dedicating the development rights of the 25 acres in the City to the City of Corona. In February 2016, the City's Community Development Department recommended a termination of this Dedication, but the City Council voted unanimously against terminating it, maintaining development rights for the acreage in the City's jurisdiction.¹¹

On June 29, 2016, the Corona City Council unanimously passed resolution 2016-061, declaring their expectation for any potential development of the former Mountain View Golf Course property to be planned and developed in cooperation with the community.¹²

- See Exhibit 1: Dedication of Construction and Development Rights
- See Exhibit 2: Corona City Council Resolution 2016-061

¹¹ [Minutes of the Corona City Council Meeting, February 3, 2016](#)

¹² [Video of Corona City Council Study Session](#)

Economic Feasibility of a Revitalized Golf Course

The applicant claims the property is “economically unfeasible to operate as a golf course.” They make this claim because their profits stand to increase from a successful change to the Foundation Plan Component, as the land becomes more valuable if it can be used for residential development. However, neither the County of Riverside nor the City of Corona has any obligation to help the owners of this property, current or future, to make any money off of this land, especially on the backs of the surrounding community. Further, it is *not* certain that operating a golf course on this property is economically unfeasible.

This particular course has a storied past. Designed by Arnold Palmer, it attracted celebrities including Desi Arnaz and Lucille Ball. Tiger Woods played golf here as a boy, and Rod Carew used the course up to the time it closed. Kevin Costner’s family lived in the neighborhood, with his father serving as the President of the old neighborhood association. There was even a tournament, “the Mountain View Open,” played here on the PGA tour in 1964.

The National Golf Foundation reported earlier this year that the number of golf rounds played in the United States is up for the first time since 2012. In May, Golf Datatech revealed that uptick is “not a digression, as participation in 2016 continues to trend upward. Through three months, golf rounds played are up 5.5 percent.”¹³ The reintroduction of Golf for the 2016 Olympic Games is further proof that golf is on the rise.

Additionally, we understand that the property owners have received multiple offers from golf course developers to purchase the property. Several residents report being contacted by golf course developers attempting to contact the property owners to make an offer to purchase. One confirmed offer came from John Flowers, Business Development Director for Alliance Golf Management Services, Inc.



Business card provided to local resident by a golf course developer seeking to purchase the property

¹³ [National Golf Rounds Played Report, Golf Datatech](#)

Media Coverage

Our community's efforts have garnered media attention, including features in both The Press Enterprise¹⁴ and ABC7 Eyewitness News¹⁵.



Front page of the Local section in The Press Enterprise's Sunday, July 31, 2016 edition



A screenshot from the ABC7 Eyewitness News 5:00 PM newscast on August 5, 2016

¹⁴ ["Corona Neighbors Uniting to Forestall Development," The Press Enterprise, July 2016](#)

¹⁵ [Video from ABC 7 Eyewitness News report, August 2016](#)

Attempted Communication with Prospective Developer

By their own admission, Oxbow Partners (the prospective developer of the supporting project at hand) has very little experience with infill development. This inexperience has been demonstrated through Oxbow Partners' lack of communication with area residents, despite being a requirement of local officials.

Oxbow representatives first met with Dale & Sandy Ploung on March 22. During that meeting, Dale made them aware of the petition efforts and suggested a group meeting with neighborhood leaders. As the civic association formed, we reached out to Oxbow Partners, attempting to schedule that group meeting. It took several months of effort on our end, but we finally got Oxbow Partners to commit to a meeting date. Even then, the meeting location was provided by Oxbow Partners less than 24 hours before the meeting was scheduled to occur. Oxbow Partners finally met with Mountain View Civic Association's Board of Directors on June 8.

From that meeting, there were several pieces of information (references, studies) that Oxbow promised to provide to the MVCA Board. When we followed up on this information the week after the meeting, Oxbow stated they would provide everything to us in July, as they would be on summer vacations. When we checked in at the beginning of August, we were told it would be September before they could provide the information promised. At the time of this report, none of the outstanding information has been provided.

Despite claims that information was pending their summer vacations, Oxbow Partners has been spotted in our neighborhood since that June 8 meeting and has had time to reach out to individual residents. The lack of communication and transparency with our neighborhood association makes area residents nervous; more importantly, it makes it challenging for us to pose questions, raise concerns, and respond to allegations made by the developer. Our Association has remained committed to open communication throughout this process, but we have not been afforded the same courtesy by Oxbow Partners.

Current Condition of Property

The property owner and prospective developer address the current condition of the property in their justification for a Foundation Plan Component amendment. They allege that the land is “fields of brown weeds with trash dumped and homeless encampments taking over.” They also claim “Motocross and mountain bike riders are often seen riding onsite.”

Ultimately, it is the responsibility of the property owner to continue caring for their property, despite choosing to cease operations as a golf course. While it is true that the property is currently brown, we are in the middle of summer in California, where we are experiencing a drought. In the winter, the property does green up. Regardless of the time of year, the open space is treasured by locals.

While trash is unfortunately dumped in the area (not only on the course, but also on streets throughout Sierra del Oro and the Community of Green River), residents take pride in our community and have expressed willingness to conduct clean ups as necessary. On multiple occasions, our residents have spent their own time and money to clean up graffiti that the property owners failed to prevent or clean.

Homelessness is an ongoing issue and something that residents would like to see addressed by the County. However, there is no reason to believe that the homeless currently in our area would leave if the area is further developed. While there have been homeless people found camping on the course on occasion, the majority of the homeless in the area do not sleep on the course, but in bushes on Palisades Drive or in the large cement tubes awaiting use in the 91 Project.

The presence of motocross and mountain bike riders is certainly preventable if the property owner was so inclined, but there is no indication that this is the case, as they went out of their way to post “Right to Pass” signs throughout the property just a couple years ago.

The open space in its current state (post-golf course) has kept longtime residents in the neighborhood and attracted new homeowners here as well. Like with any neighborhood, there are issues to be addressed. But the bottom line is that it is up to the property owner to maintain their property, and development will not fix the problems at hand.



View of the Mountain View Golf Course from a home on Northmoor Drive

Exhibits

Exhibit 1: Dedication of Construction and Development Rights

DEDICATION OF CONSTRUCTION AND DEVELOPMENT RIGHTS

R. A. WATT COMPANY, a partnership maintaining its principal office of business at 16901 South Western Avenue, Gardena, California, hereby dedicates to the CITY OF CORONA, CALIFORNIA, a Municipal Corporation, all construction and development rights in and to the following described real property located in the County of Riverside, State of California, and described as follows:

That portion of Lots 1 and 2 of the Trinidad Yorba Tract, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 2, page 22 of Maps, in the office of the Recorder of said County, which lies within the following described boundaries:

Commencing at the northerly terminus of that certain course showing as having a bearing and length of "North 13°09'15" East 54.20 feet" in the westerly boundary of lot 169, Tract No. 2702, ~~map~~ map recorded in Book 53, pages 61 to 63 inclusive, of Maps, in the office of said recorder; thence along the westerly boundary of said Tract No. 2702 North 24°22'35" East 10.08 feet to the TRUE POINT OF BEGINNING; thence leaving said boundary north 58°59'03" West 304.29 feet; thence North 08°40'59" East 605.58 feet; thence North 03°06'38" West 1063.52 feet; thence North 15°49'36" West 407.99 feet; thence North 42°04'47" East 431.11 feet; thence South 25°00'57" East 47.46 feet; thence South 15°49'36" East 446.01 feet; thence South 20°55'19" East 79.50 feet; thence South 31°06'44" East 79.49 feet; thence South 36°12'26" East 361.93 feet; thence South 7°30'04" East 6.72 feet to the northwesterly line of Lot 119, Tract No. 2701 as shown on map recorded Book 48, pages 27 to 31, inclusive, of said Maps; thence along the westerly boundary of said Tract No. 2701 the following two courses south 7°30'04" East 336.75 feet; thence South 17°58'17" West 280.83 feet to the northwesterly corner of Lot 153 said Tract No. 2702; thence along the westerly boundary of said Tract No. 2702 the following courses: South 17°58'09" West 304.73 feet; thence South 6°19'33" East 90.18 feet; thence South 27°14'15" West 353.00 feet; thence South 7°28'22" West 173.46 feet; thence South 24°22'35" West 163.82 feet to the point of beginning

EXCEPTING and reserving unto R. A. WATT COMPANY, its successors and assigns, all development and construction rights in and to said property for golf course, country club and other recreational purposes. This dedication is made upon the express condition subsequent that said CITY OF CORONA shall not cause the construction or development upon said property of any structure or facility which would interfere with the use of said property for golf course, country club or other recreational purposes.

NO Documentary stamp tax is due because consideration or value of the interest or property conveyed herein does not exceed \$100.00.

Exhibit 2: Corona City Council Resolution No. 2016-061

RESOLUTION NO. 2016-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA DECLARING EXPECTATION FOR ANY DEVELOPMENT OF THE FORMER MOUNTAIN VIEW GOLF COURSE PROPERTY TO BE PLANNED AND DEVELOPED IN A MANNER DESIGNED TO CREATE CONSISTENCY WITH AND ACCEPTANCE BY THE SURROUNDING RESIDENTIAL COMMUNITY

WHEREAS, in 1966, R.A. Watt Company ("Owner"), as the owner of approximately 25 acres of real property located west of Avenida del Vista and north of West Ontario Avenue in the City of Corona ("Property"), dedicated to the City all construction and development rights over the Property subject to Owner's right to develop a golf course, country club and other recreational facilities pursuant to that certain document titled "Dedication of Construction and Development Rights" recorded on August 7, 1968 in the Official Records of Riverside County, California ("Development Covenant"); and

WHEREAS, the Property, although separate, was part of a larger property located in the unincorporated area of Riverside County that was developed sometime in the 1960's as a golf course and country club known as the Mountain View Golf Course; and

WHEREAS, the Mountain View Golf Course ceased operations in 2009 and the Property has remained vacant and undeveloped since that date; and

WHEREAS, the Property is surrounded by existing single family residential development that was developed around the time that the Property was being used as a golf course and country club and was marketed and sold with views of the golf course ("Surrounding Residential Community"); and

WHEREAS, not only is the Property surrounded by the Surrounding Residential Community, there is only approximately 500 feet of public street frontage on Kirkwood Drive located on the northwestern edge of the Property, which means there is only one point of ingress and egress to the Property; and

WHEREAS, there is a natural drainage course that traverses the easterly boundary of the Property, which must be taken into consideration and accommodated prior to any potential development of the Property; and

WHEREAS, the Surrounding Residential Community has significant and understandable concerns regarding the future development of the Property in light of the limited ingress and egress points to the Property, development constraints created by the natural drainage course on the Property, the potential impacts to the existing view shed and the elimination of open space associated with any future development; and

CA-JR-05-000-95007-10170715.2

WHEREAS, pursuant to Goal 1.4 of the City of Corona General Plan (“General Plan”), the City desires to encourage strategic growth that preserves existing viable residential neighborhoods; and

WHEREAS, pursuant to Policy 1.4.2 of the General Plan, the timing of growth should be distributed and phased in order to protect the viability, character, and quality of existing residential neighborhoods; and

WHEREAS, pursuant to Policies 1.8.7 and 1.8.10 of the General Plan, new development in existing neighborhoods should be designed to complement existing structures in terms of property setbacks, scale, building materials, and color palette to ensure that such new development: (i) is compatible with existing homes and neighborhood character; (ii) respects the privacy of nearby homes; and (iii) preserves solar access and views; and

WHEREAS, pursuant to Policy 1.2.2 of the General Plan, land uses are to be located and designed to reflect and incorporate the property’s natural drainage courses, to the extent feasible in consideration of public safety and habitat preservation; and

WHEREAS, in furtherance of the above General Plan goals and policies and in recognition of the City’s rights under the Development Covenant and the significant concerns expressed by the Surrounding Residential Community and their desire to participate in the planning process for any future development of the Property, the City Council desires, by adoption of this Resolution, to declare its expectation that any future development of the Property be planned and developed in a manner designed to create consistency with and acceptance by the Surrounding Residential Community.

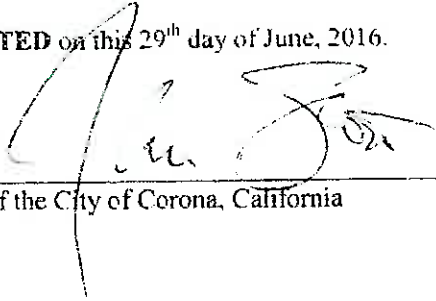
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA AS FOLLOWS:

SECTION 1. The City Council of the City of Corona, California, hereby finds and declares its expectation that any future development of the Property be planned and developed in a manner designed to create consistency with and acceptance by the Surrounding Residential Community.

SECTION 2. By adopting this Resolution, the City Council simply intends to encourage the current and/or future owners of the Property to work cooperatively with the Surrounding Residential Community when developing the Property. The City Council does not intend to limit the discretion and authority of future City councils in their exercise of legitimate legislative authority or to make any type of predetermination on the future development of the Property, and expressly rejects any interpretation of this Resolution to the contrary. Any future development of the Property shall be subject to the City’s discretion under applicable laws, recorded documents, and otherwise, as well as any agenda deadline requirements, public noticing requirements or other applicable federal, state and local laws, ordinances, regulations, codes, standards and other requirements.

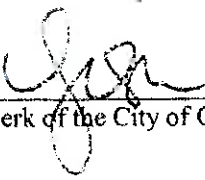
SECTION 3 The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

PASSED, APPROVED AND ADOPTED on this 29th day of June, 2016.



Mayor of the City of Corona, California

ATTEST:



City Clerk of the City of Corona, California

CERTIFICATION

I, Lisa Mobley, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 29th day of June 2016, by the following vote:

AYES: FOX, HALEY, MONTANEZ, SCOTT, SPIEGEL
NOES: NONE
ABSENT: NONE
ABSTAINED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 29th day of June 2016.



City Clerk of the City of Corona, California

(SEAL)

October 6, 2016

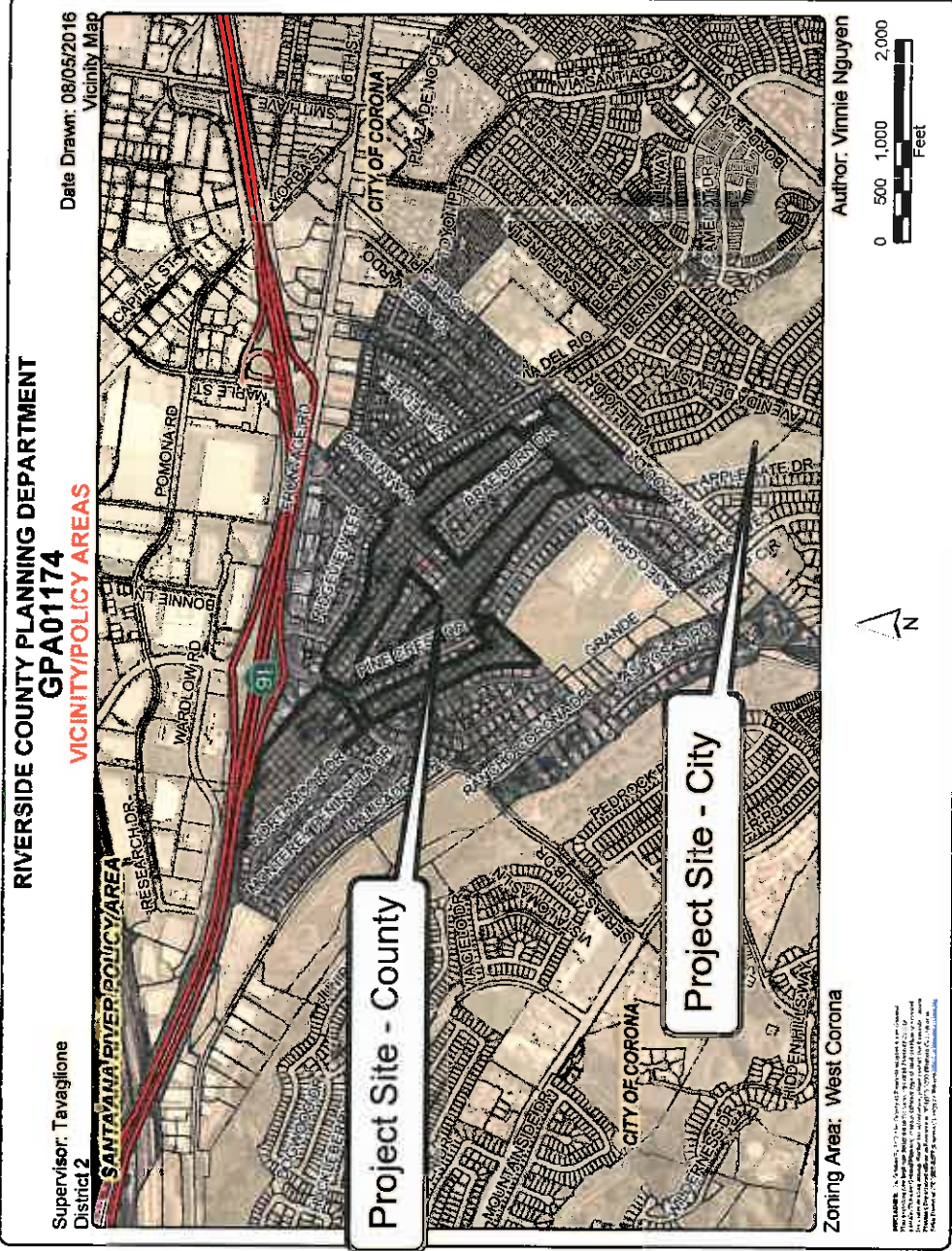


Agenda Item No. 2.1

General Plan Advisory Committee



Aerial Location Map



Golf Course:
107 acres

County Area:
82 acres

City Area:
25 acres



General Plan Designation

Existing General Plan Designations:

County Area:

Open Space: Recreation (OS, R)

City Area:

Low Density Residential (3-6 du/ac)

Proposed General Plan Designations:

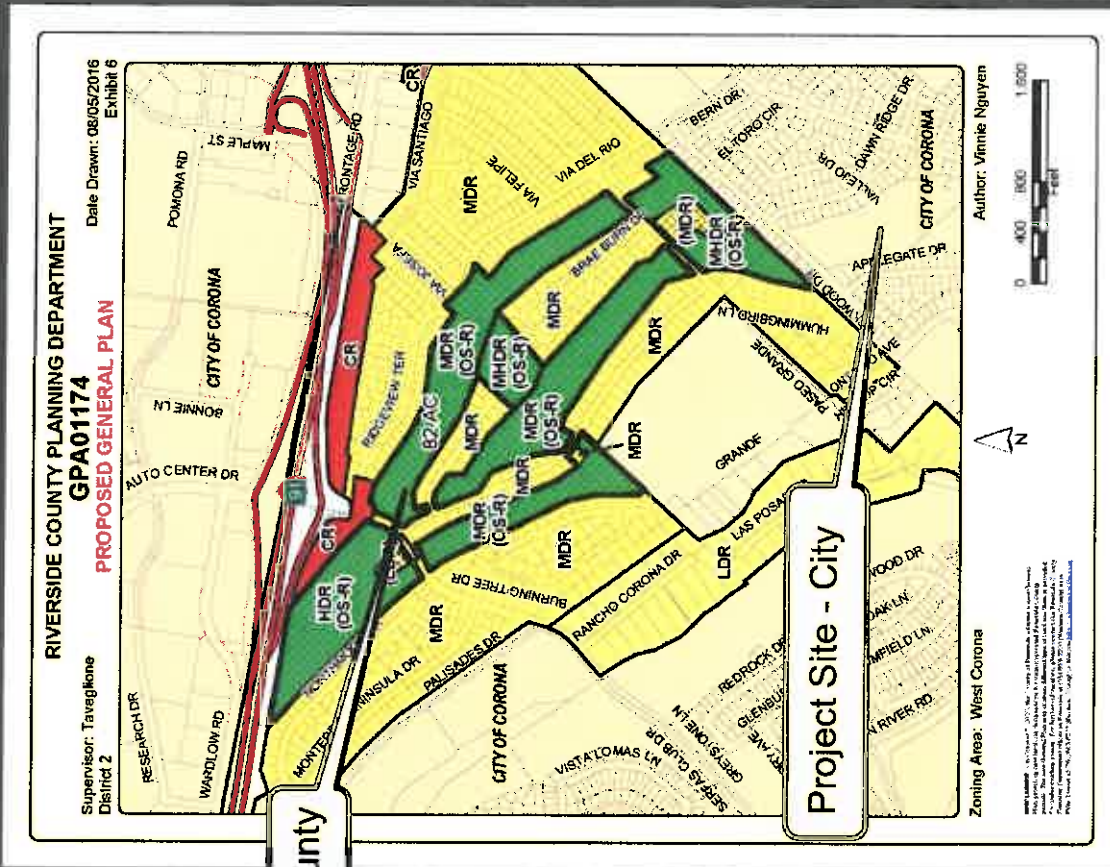
County Area:

Community Development: Medium Density Residential (2-5 du/ac)
Includes Planning Areas: 2, 4, 5, 6, & 7

Community Development: Medium High Density Residential (5-8 du/ac)
Includes Planning Areas: 3 & 8

Community Development: High Density Residential (8-14 du/ac)
Includes Planning Area: 1

*NOTE: Planning Area 9 within City area



Conceptual Plan



08/26/16

OXBOW PARTNERS

ULTRAFLEX

THE TRAILS
Cerritos, California

OVERALL

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE: One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

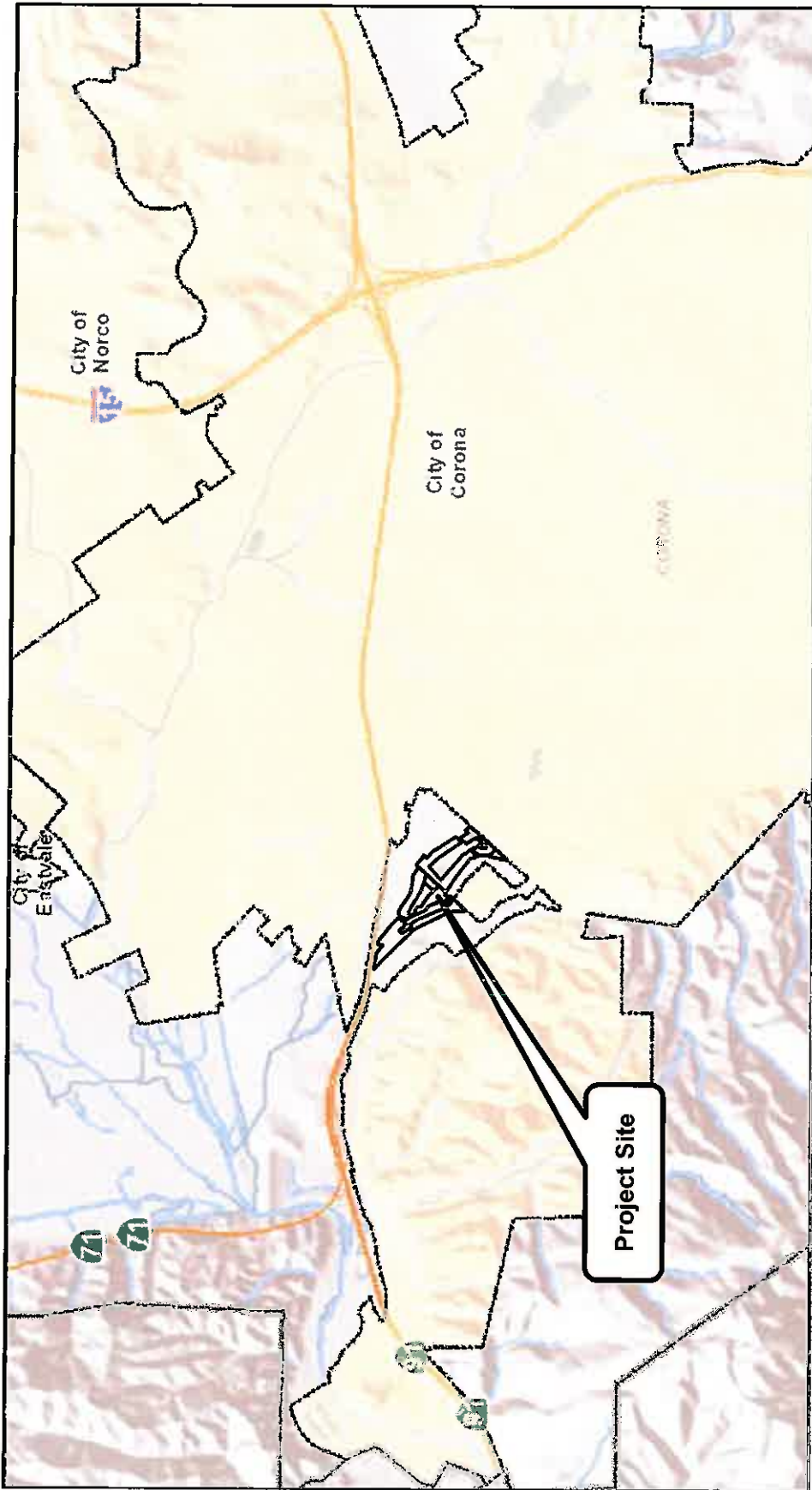
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 9:18 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208012
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 137 Li
Bill Size: 274.00

Amount Due: **\$397.30**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) - APPLICANT: Pinecrest Badger Association, LLC - **ENGINEER/REPRESENTATIVE:** KWC Engineers - **Second Supervisorial District - Temescal Canyon Area Plan - West Corona Zoning Area - ZONE:** One-Family Dwellings (R1) - **LOCATION:** Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course - **PROJECT SIZE:** 82 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APN:** 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

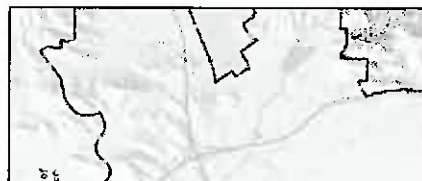
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

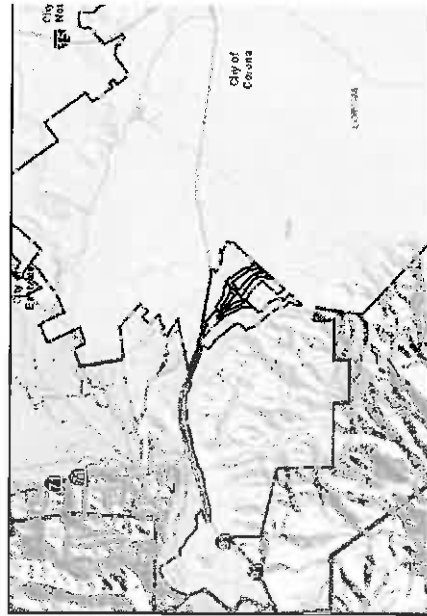
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1174
Supervisory District: Second
Area Plan: Temescal Canyon
Zoning Area/District: West Corona Area
Property Owner(s): Multiple
Project Representative(s): KWC Engineers

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres.

LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course.

PROJECT APNs: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

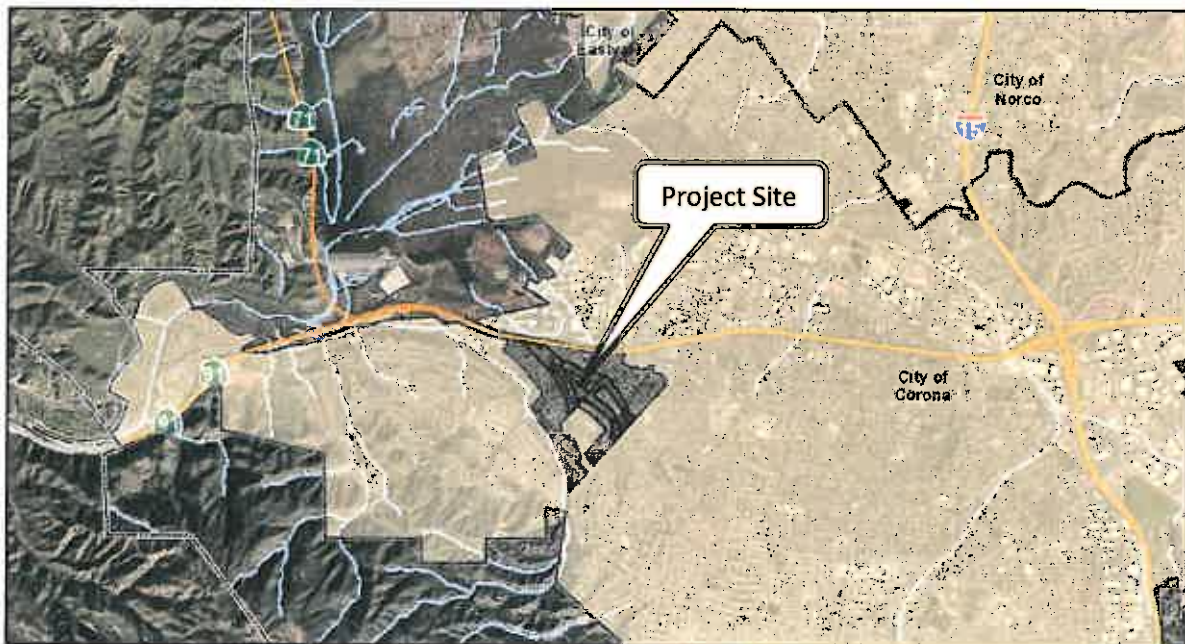


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres.

The Mountain View Golf Course extends through both County of Riverside and City of Corona areas. This project includes a proposed Foundation General Plan Amendment over the 82 acre portion within the County area only. 25 acres of the golf course area lies within the City of Corona and all land use decisions is under their jurisdiction.

This Foundation General Plan Amendment application does not include an accompanying implementing project. The attached draft plan, showing the proposed locations of future residential within the golf course area, is conceptual only. No development of any kind is being considered at this phase of the proposal. Any future development will be subject to the public review and hearing process.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: See attachment.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	82 (25 gross acres under City of Corona jurisdiction)
Number of Parcels:	11
Sphere of Influence:	Yes – City of Corona
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Recreation (R)
Proposed General Plan Land Use:	Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR)
Surrounding General Plan Land Use	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)
Existing Zoning Classification:	R-1 (One-Family Dwellings)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)
Existing Development and Use: Mountain View Golf Course	
Surrounding Development and Use	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01174 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	None – "Urban – Built Up Land"
Fire Hazard Area:	Not in a High Fire Area
Fire Responsibility Area:	County
Special Flood Hazard Area:	Yes – Riverside County Flood Control
Liquefaction Area:	Yes - Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within half mile of a Fault Line
Fault Zone:	Yes – Within half mile of a Fault Zone
Paleontological Sensitivity:	Unknown

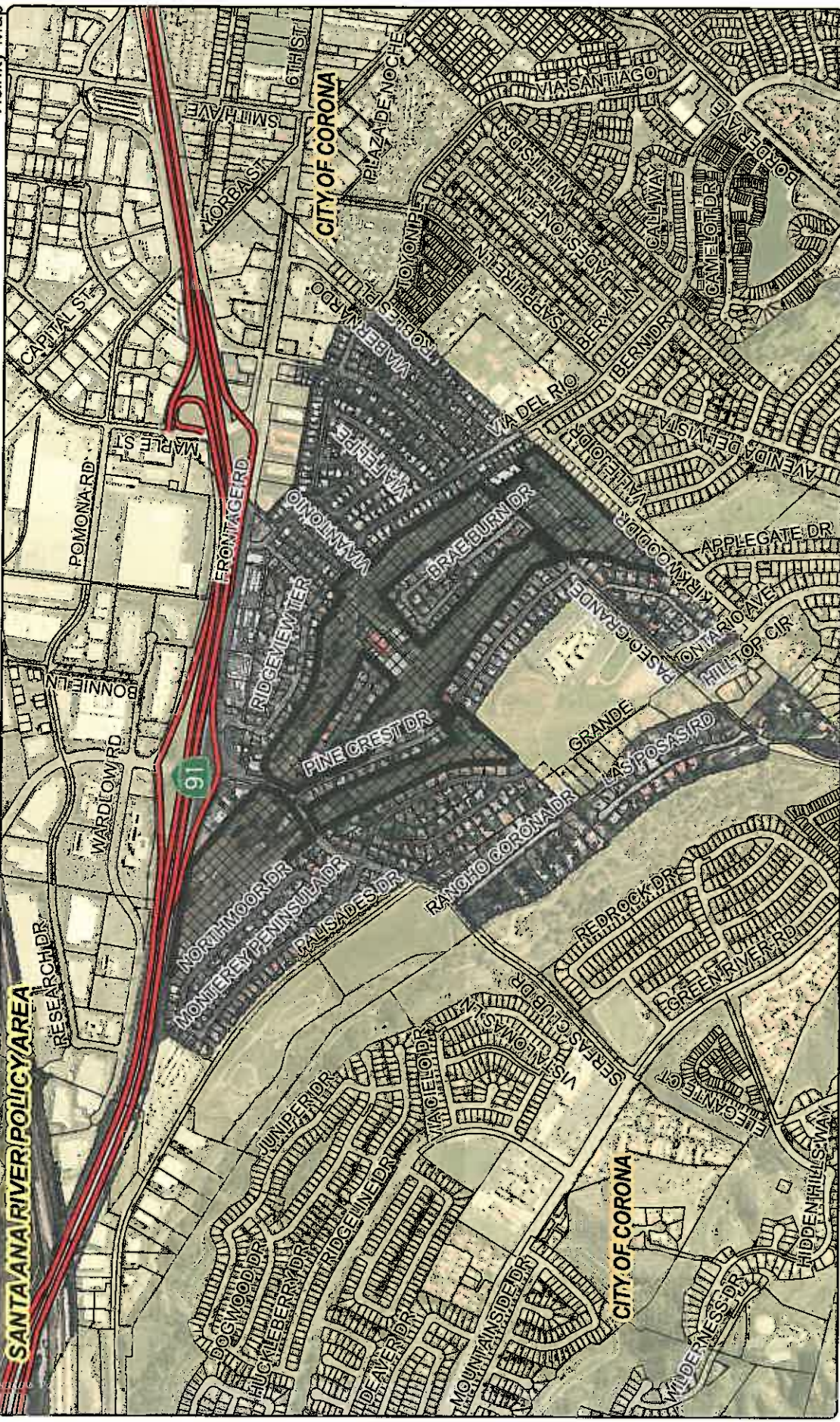
Utility Information:

Water Service:	Yes – City of Corona Department of Water and Power
Sewer Service:	Yes – City of Corona Department of Water and Power

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01174
VICINITY/POLICY AREAS

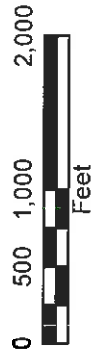
Supervisor: Tavaglione
 District 2

Date Drawn: 08/05/2016
 Vicinity Map



Zoning Area: West Corona

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan is the basis for all future decisions regarding land use in Riverside County. For more information, please contact the Riverside County Planning Department at (951) 955-3200 (Western Contact) or in the Planning Department at (951) 955-3217 (Eastern Contact) or Website: www.riversideca.gov

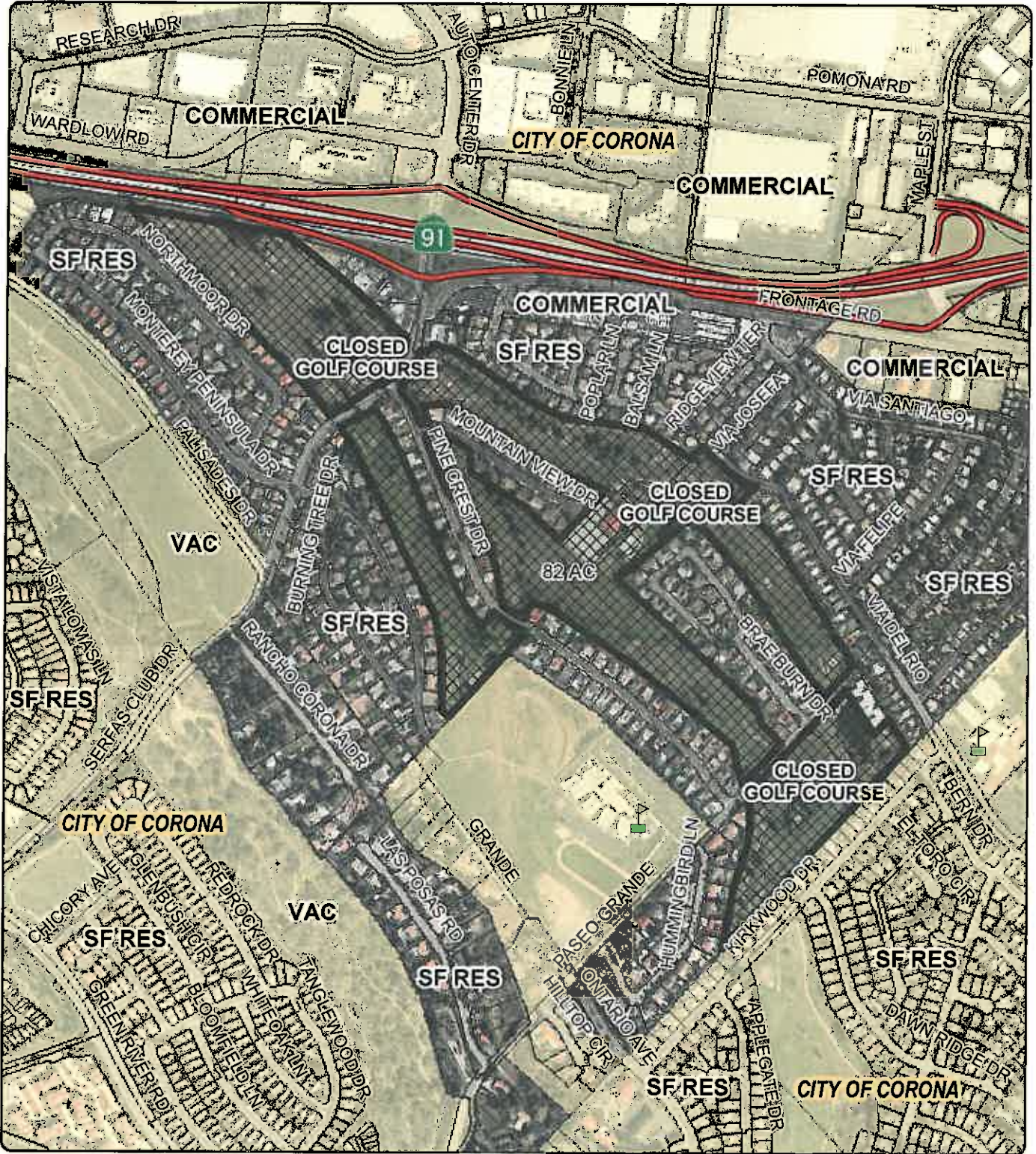
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

LAND USE

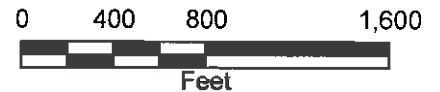
Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 1



Zoning Area: West Corona

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.rctdms.org>

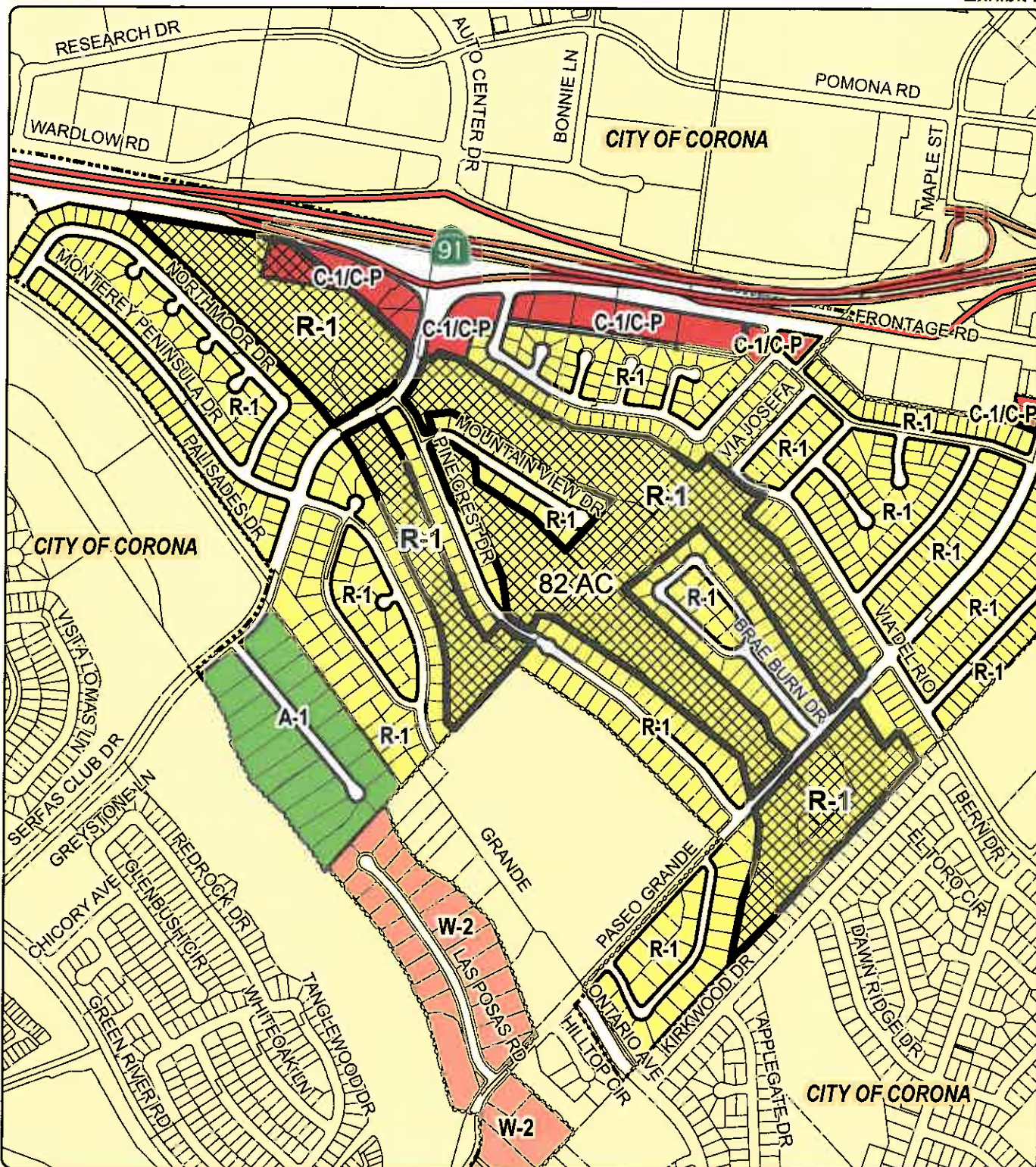
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

EXISTING ZONING

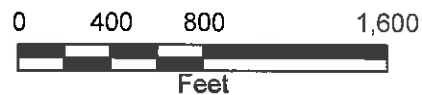
Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 2



Zoning Area: West Corona

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)965-8277 (Eastern County) or Website <http://riverside.cedma.org>

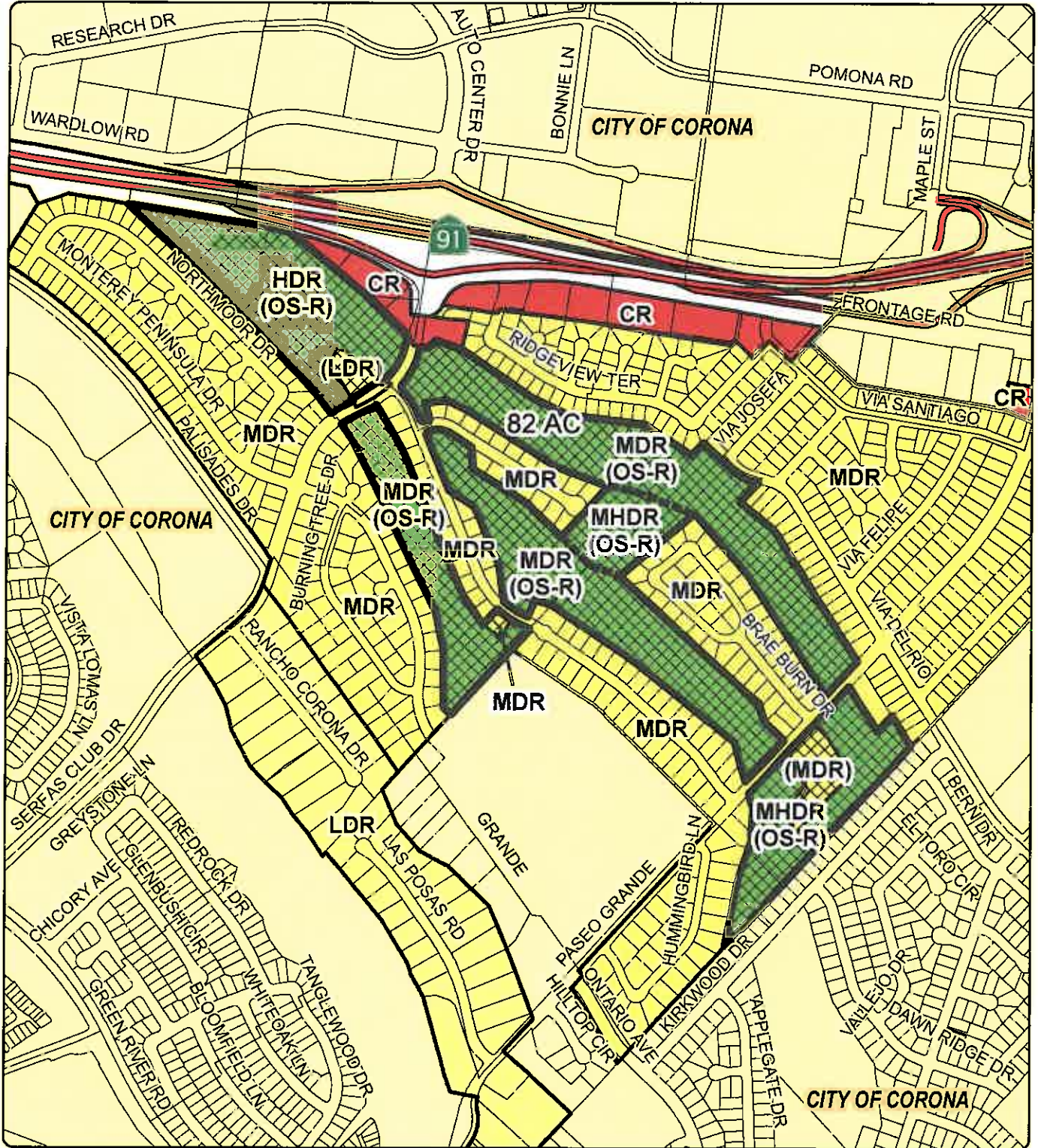
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

PROPOSED GENERAL PLAN

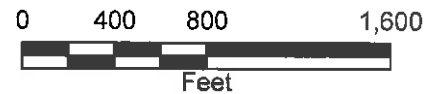
Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 6



Zoning Area: West Corona

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://rdmtrivc.ctbma.org>



OVERALL



THE TRAILS

Corona, California

04.26.16





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: PINECREST BADGER ASSOCIATES LLC

Contact Person: DIANNE O'BRIEN E-Mail: O'BRIENDIANNE@COMCAST.NET

Mailing Address: 48900 AILMENT DR
FREMONT CA 94538
Street City State ZIP

Daytime Phone No: (408) 891-2519 Fax No: ()

Engineer/Representative Name: KWC ENGINEERS

Contact Person: BRANDON BARNETT E-Mail: BRANDON.BARNETT@KWC
1880 COMPTON AVE, STE 100 ENGINEERS.COM
CORONA CA 92881
Street City State ZIP

Daytime Phone No: (951) 734-2130 Fax No: ()

Property Owner Name: (SEE ATTACHED SIGNATURE PAGES)

Contact Person: DIANNE O'BRIEN E-Mail: O'BRIENDIANNE@COMCAST.NET

Mailing Address: 48900 AILMENT DR
FREMONT CA 94538
Street City State ZIP

Daytime Phone No: (408) 891-2519 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Dianne O'Brien
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 102-160-003; 102-192-017; 102-203-006; 102-203-007
102-050-003, 004, 006; 102-050-008; 102-112-008; 102-113-015

Approximate Gross Acreage: 82.07

General location (nearby or cross streets): North of PINECREST DR, South of 91 FREEWAY, East of SERRAS CLUB DR West of KIRKWOOD DR

Existing General Plan Foundation Component(s): OPEN SPACE

Proposed General Plan Foundation Component(s): SEE ATTACHED MAP & JUSTIFICATION

Existing General Plan Land Use Designation(s): RECREATION

Proposed General Plan Land Use Designation(s): SEE ATTACHED

General Plan Policy Area(s) (if any): NONE

Existing Zoning Classification(s): R-1

Provide details of the proposed General Plan Amendment (attach separate pages if needed):
SEE ATTACHED MAPS AND JUSTIFICATION MEMO

Are there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) NONE EIR No. (if applicable): NONE

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 signed copy(ies): BIOLOGICAL AND GEOTECHNICAL PHASE I & II ENVIRONMENTAL

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District <u>CITY OF CORONA DWP</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)


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

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)  Date 5/10/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

NONE

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page


By: Pinecrest Badger Associates, LLC

By: 
Name: Dianne O'Brien
Title: Member

By: 
Chi-Yu King

By: Serfas Development, LLC

By: 
Name: Lawrence Shih
Title: Member

By: 
Bi Shia King

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: 
Bi-Shia King (POA)
Bi-Lien Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Tai-Nan Wang

By: _____
Hsiu-Mei Wang

By: Hsing-Chieh Shih and Bi-Ya W. Shih
Living Trust dated February 3, 2003

By: 
Name: Hsing-Chieh Shih
Title: Trustee

By: _____
Grace Adora Hsu

By: _____
Alice Tamoura Lee

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page

By: Pinecrest Badger Associates, LLC

By: _____
Name: Dianne O'Brien
Title: Member

By: _____
Chi-Yu King

By: Serfas Development, LLC

By: _____
Name: Lawrence Shih
Title: Member

By: _____
Bi Shia King

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: _____
Bih-Lien Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984


By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Tai-Nan Wang

By: _____
Hsin-Mei Wang

By: Hsing-Chieh Shih and Bi-Yu W. Shih
Living Trust dated February 3, 2003

By: _____
Name: Hsing-Chieh Shih
Title: Trustee

By: 
Grace Adora Hsu

By: _____
Alice Tamoura Lee

Application for Foundation Component Amendment to the
Riverside County General Plan
Owner Signature Page

By: Pinecrest Badger Associates, LLC

By: _____
Name: Dianne O'Brien
Title: Member

By: _____
Chi-Yu King

By: Serfas Development, LLC

By: _____
Name: Lawrence Shih
Title: Member

By: _____
Bi Shia King

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Sherman Shyh Huang Lee
Title: Trustee

By: _____
Bih-Lien Chuang

By: Sherman Shyh Huang Lee Family Trust
dated July 19, 1984

By: _____
Name: Min Ling Lee
Title: Trustee

By: _____
Yen-Shan Chuang

By: _____
Tai-Nan Wang

By: _____
Hsiu-Mei Wang

By: Hsing-Chieh Shih and Bi-Yu W. Shih
Living Trust dated February 3, 2003

By: _____
Name: Hsing-Chieh Shih
Title: Trustee

By: _____
Grace Adora Hsu

By: _____
Alice Tamoura Lee

Thomas Grabiell

From: Dianne
Sent: Tuesday, May 10, 2016 8:17 PM
To: Thomas Grabiell
Subject: Signature Four

Missouri State & General Plan
General Supervisory Board

By: Phyllis Halya, Association, LLC

By:

Name: Phyllis Halya
Title: Member

By: Swire Development, LLC

By:

Name: Lawrence Klein
Title: Member

By: Sherrisa Shayl Huang Lee Family Trust
dated July 19, 2004

By:

Name: Sherrisa Shayl Huang Lee
Title: Trustee

By: Sherrisa Shayl Huang Lee Family Trust
dated July 19, 2004

By:

Name: Aida Ling Lee
Title: Trustee

By: Hsing-Chieh Shih and Ho Su M. Shih
Living Trust dated February 2, 2003

By:

Name: Hoong-Chih Shih
Title: Trustee

By: Shi-Yu Kang

By:

Name: Shi-Yu Kang

By: Ho-Lien Chang

By:

Name: Shou-Chiang

By: Tai-Nan Wang

By: Hsin-Hsi Wang

By: Cheng-Yi Lin

By: Cheng-Yi Lin

GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION

Property Description

The subject property is comprised of approximately 107 acres of which 82 acres are within the County of Riverside's jurisdiction and 25 acres are within the City of Corona's jurisdiction. There are 11 parcels that make up the County portion of the land and the area is known as Coronita.

Property History

The property was formerly the Mountain View Golf Course. Built in 1962 the golf course operated until 2009 when it became economically unfeasible to operate as a golf course.

Golf has been on a decline in play since 2000 and the number of rounds played at Mountain View and the market rate price per round coupled with the increased cost to maintain did not justify a continued operation.

Although designated as Open Space, a golf course is private open space. It is privately owned and a fee must be paid to use the facility. A golf course is also one dimensional and is not a useful amenity to all of the community.

Utilized as a golf course for this extended period of time, the land has been disturbed such that it does not support native habitat and therefore is unsuitable for native wildlife. Please reference the Biological/Jurisdictional Overview as completed by Glenn Lukos Associates, attached.

Current Condition of the Property

When the golf course ceased operation in 2009, the irrigation water was shut off to the land. Today the land is fields of brown weeds with trash dumped and homeless encampments taking over. The former clubhouse was set on fire by homeless people cooking over an open fire and the building had to be demolished. Vermin are becoming prolific in the open fields. Motocross and mountain bike riders are often seen riding onsite.

Current General Plan Foundation Component and Land Use Designations

The Riverside County General Plan Foundation Component for the property is Open Space and the Land Use Designation is Recreational. The Zoning for the property is R-1 allowing 3-6 residential dwelling units per acre. The surrounding community is primarily residential with single family detached housing being the predominant use. However, there is a small amount of multi-family attached product in the community as well as commercial uses fronting the 91 Freeway. The vast majority of this housing stock was built in the 1960's and 1970's with very little new housing added to the immediate area since that time. The community is maturing with a mix of homeownership versus rental; well kept versus neglected; original owner versus newer buyer; single generation versus multi-generational occupants.

Proposed General Plan Foundation Component and Land Use Designations

We propose a mixed use community including open space, residential of various densities, and commercial. Please reference the attached maps for conceptual designs and Planning Area designations. The plan identifies a significant amount of trails and parks. The amenities as shown in these areas are conceptual and subject to refinement as we proceed through the process. Nonetheless, the trail systems and open space areas are fairly well defined.

Open Space

We have retained a substantial amount of the property as recreational open space that would be open for use to the entire community, "public open space". These parks could include walking, running and biking trails, tot lots, or active sports courts. Park benches could be provided along these paths for seating to take in the vista. Large areas of green open space are provided to just enjoy a picnic or a day in the sun. Native landscaping is utilized to minimize the amount of water required. Again the "open space/trail system" is conceptual at this stage and would be programmed at a later date, but this is indicative of what is envisioned.

These linear parks will be designed as storm drain control areas. We have designed basins to retain water during a storm event and allow water to flow offsite after the peak storm at rates the existing storm drain system can absorb. These parks will also provide water quality clean up as the water flows through grasses designed to clean the water prior to entering the storm drain system. Much of the water would be held to percolate back into the ground and not released offsite.

Residential

Please reference that attached plan for the Planning Area locations:

Planning Area 1

- 15.75 acres
- 147 multi-family attached townhomes
- 9.33 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-HDR
- Existing zoning-R-1
- Proposed Zoning-R-2

Planning Area 2

- 13 acres
- 37 single family residential
- 2.85 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning R-1

Planning Area 3

- 5 acres
- 30 single family residential
- 6 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MHDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 4

- 10 acres
- 24 single family residential
- 2.4 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning R-1

Planning Area 5

- 8 acres
- 18 single family residential
- 2.25 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 6

- 10 acres
- 33 single family residential
- 3.3 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 7

- 10 acres
- 30 single family residential
- 3 DU/acre
- Current Foundation Component-Open Space
- Current Land Use Designation-Recreational
- Proposed Foundation Component-Community Development
- Proposed Land Use Designation-MDR
- Existing zoning-R-1
- Proposed Zoning-R-1

Planning Area 8

- 10.5 acres
- 57 single family residential
- 5.43 DU/acre
- Current Foundation Component: Open Space
- Current Land Use Designation: Recreational
- Proposed Foundation Component: Community Development
- Proposed Land Use Designation: MHDR
- Existing zoning: R-1
- Proposed Zoning: R-1

Findings

We believe the reality of a pay per play golf course on private property ceasing to operate creates a new circumstance that would justify a Foundation Change. While designing the land plan, we have taken into account the Riverside County Vision and Principles as defined within the County's General Plan.

This project contemplates a mix of uses which create a "community" unto itself and a unifying element to the greater community surrounding the property. We embrace smart planning by taking an underutilized property in a maturing area and integrating residential with recreational with commercial. This promotes a healthy living lifestyle by providing pedestrian access for connecting uses which would typically be connected by a car. It provides for a very livable community by providing recreation, housing and commercial within a community. The walk ability aspect of the community gets cars off the street making for a cleaner community. We also believe the new housing stock will create a gentrification movement of the older housing stock and thus improving the entire community.

The storm water quality management plan utilizes the latest technology through the trail system that benefits the environment in many ways. Much of the storm drain water is collected and allowed to percolate back into the ground and what does not is cleaned before entering the waterways which lead to the ocean.

The regional transportation improvements currently underway i.e., the 91 Freeway; the 15 Freeway; the Foothill Connector; Green River Dr and Serfas Club Dr will alleviate traffic on the surface streets in the community providing an opportunity to introduce new housing in an aging market.

Water systems currently exist in the major frontage streets to the project to provide adequate service for the new uses. There exist sewer mains in several streets that are underutilized as the older housing stock is on septic tanks and the residents have not taken advantage of hooking into the system. This project can utilize the existing the systems.

Multi-jurisdictional Approvals

As previously outlined, some of the golf course property is within the County of Riverside's jurisdiction while some is within the City of Corona's jurisdiction. As such, we will be processing approvals through both jurisdictions. We are viewing the proposed development as one project and have master planned the project accordingly. Both jurisdictions will see the entirety of the master plan; they will however only act on their respective portion.

Additionally, the project will ultimately be reviewed by the Army Corps of Engineers for jurisdictional determinations to waters of the United States. The California Department of Fish and Wildlife will be consulted as well as the United States Fish and Wildlife. The Regional Water Quality Control Board will determine the treatment of storm water runoff.

Community Impacts

We have taken the time to speak to several members of the community to determine the impact this project could have on the community. Several issues were raised but we believe we can mitigate these concerns.

Probably the most common concern expressed is the traffic existing in the community and the potential to exacerbate if more housing is added. As we discussed previously, there are major improvements to the regional transportation system within the immediate community as well as improvements to the surface streets within the community. We believe that upon completion of those identified under construction improvements the area will function significantly better and can absorb the additional housing.

Views could be the second most expressed concern and there are two view sheds we would be dealing with: first the views of the golf course and then views beyond to the surrounding mountains. Recognizing that home owners no longer have green views since golf course ceased operation, we have provided green belts and trails systems to replace those lost views. With intelligent design of a comprehensive trail and park system, homeowners will have green vistas restored. For the views to the mountains, we can study view lines and design house that do not interrupt those views.

Attachments

- Phase I Environmental Site Assessment by G3 Soils dated November 30, 2015
- Phase II Environmental Site Assessment by G3 Soils dated February 3, 2016
- Biological/Regulatory Overview by Glenn Lukos Associated dated February 16, 2016
- Report of Preliminary Geotechnical Investigation by Associated Soils Engineers dated March 19, 2016

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE: One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

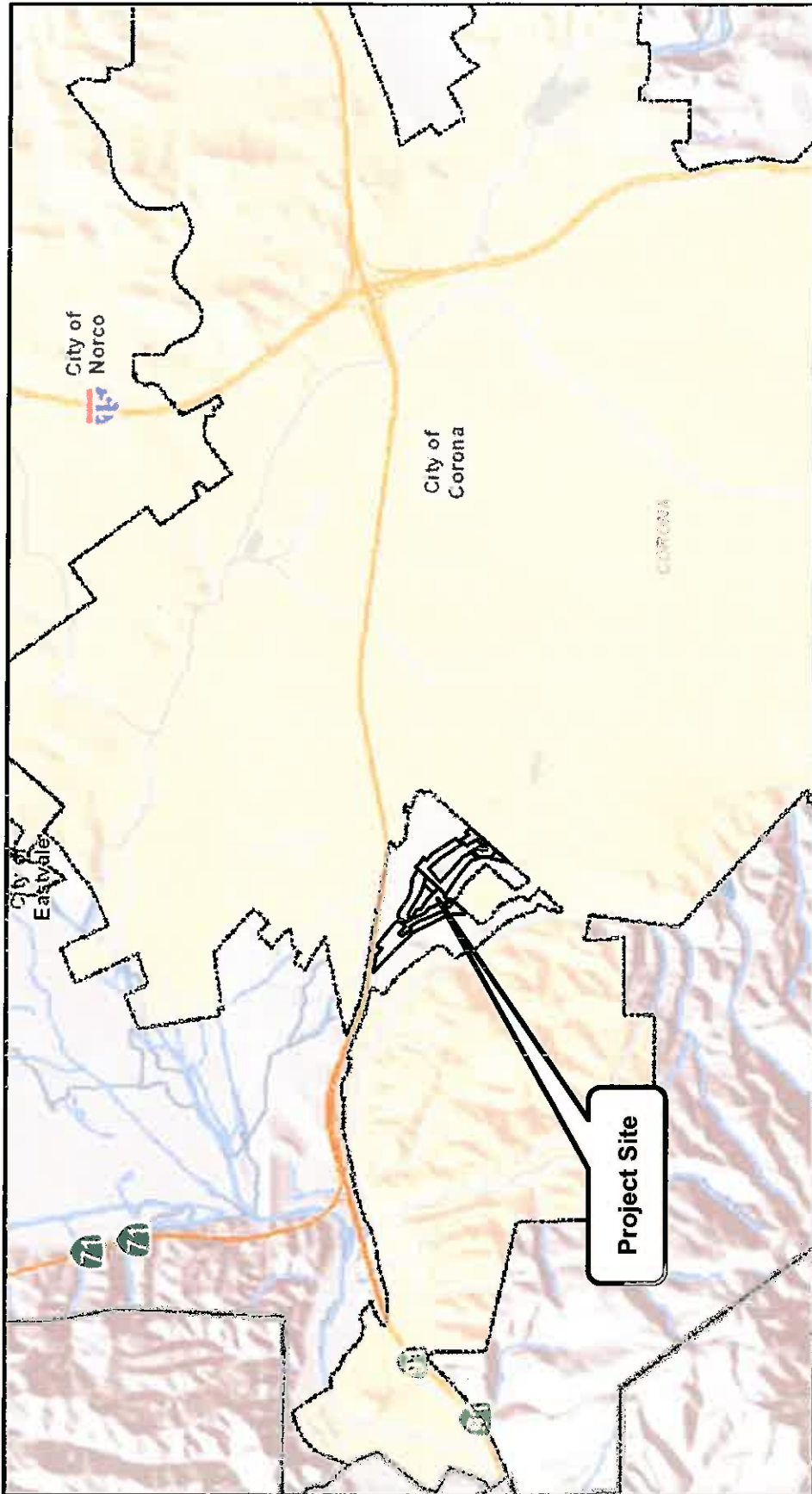
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE: One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

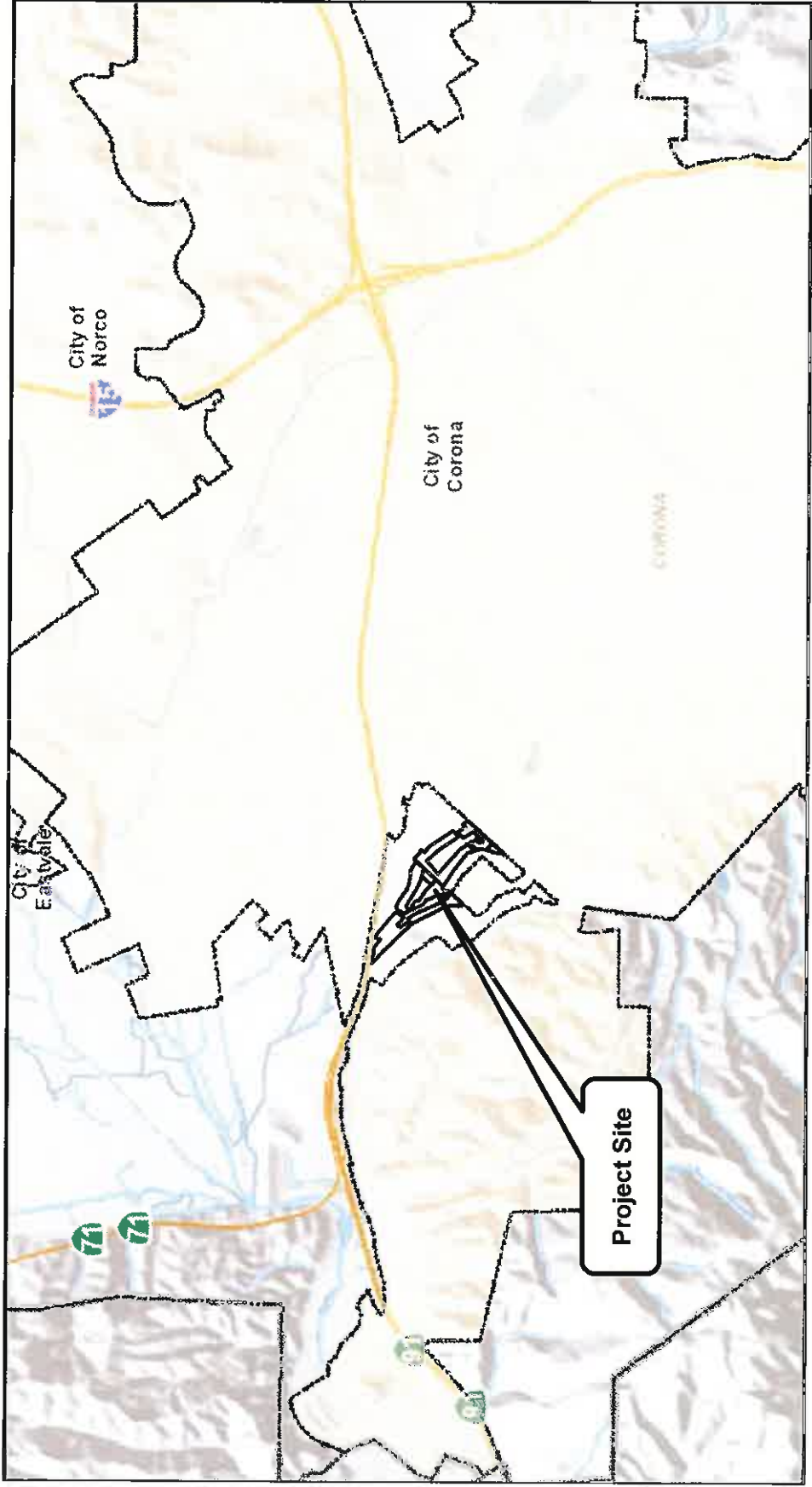
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.


Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



2.10

Agenda Item No.:
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1197
Property Owner: SFT Realty Galway Downs
Applicant: SFT Realty Galway Downs
Engineer/Representative: Michael Newcomb


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1197 is a General Plan Regular Foundation Component Amendment proposal to modify the Temecula Valley Wine Country Policy Area by changing four parcels from the Equestrian District to the Winery District and annexing a parcel outside of the Policy Area and establishing it within the Winery District. This project includes the modification of five parcels, totaling 238.5 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located south of De Portola Road, east of Los Caballos Road, west of Pauba Road, and within the Southwest Area Plan.

PROJECT APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

BACKGROUND: Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary or a redesignation from one district to another, within the Temecula Valley Wine Country Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by changing districts on four parcels within the Policy Area and annexing a single, 40 acre parcel into the Policy Area and into the Winery District

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is

required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the plan and/or were zoned as Wine Country – Equestrian rather than Wine Country – Winery.
2. Key commission participants and advocates of the Winery Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-South corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.
3. An examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.
4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed project. The members felt that this was an appropriate change as it added additional land into the wine growing policy area, expanding the area’s inventory.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (R) |
| 2. Proposed Foundation Component: | N/A |
| 3. Existing General Plan Designation: | Rural Residential (RR) and Rural Mountainous (RM) |
| 4. Proposed General Plan Designation: | N/A |
| 5. Surrounding General Plan Designations: | North – Rural Residential (RR); South – Rural Mountainous (RM); East – Rural Residential (RR) and Rural Mountainous (RM); West – |

- | | |
|--|--|
| | Agriculture (AG) |
| 6. Existing Zoning Classification: | R-R (Rural Residential) and WC-E (Wine Country – Equestrian) |
| 7. Surrounding Zoning Classifications: | North – WC-E (Wine Country – Equestrian);
South – R-R (Rural Residential); East – WC-E (Wine Country – Equestrian) and R-R (Rural Residential); West – R-R (Rural Residential) and A-1-20 (Light Agriculture) |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | Residential, agriculture, vacant land |
| 10. Project Size (Gross Acres): | 238.5 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1197 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A sphere of influence; or
 - b. An airport influence area; or
 - c. An agricultural preserve.
3. The project site is located within:
 - a. A MSHCP criteria cell (portion of one parcel); and
 - b. A very high and high fire hazard area; and
 - c. A State fire responsibility area; and
 - d. A special flood hazard area (northern portion of site); and
 - e. A very low liquefaction area; and
 - f. A susceptible subsidence area; and
 - g. A half-mile of a fault-line and fault zone.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.9

GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – APPLICANT: SFT Realty Galway Downs, LLC. – **ENGINEER/REPRESENTATIVE:** Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – **LOCATION:** Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road – **PROJECT SIZE:** 238.5 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

II. DISCUSSION:

III. GPAC ACTION:

Motion by Mr. Cousins; second by Mr. Mize.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – APPLICANT: SFT Realty Galway Downs, LLC. – ENGINEER/REPRESENTATIVE: Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 195 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

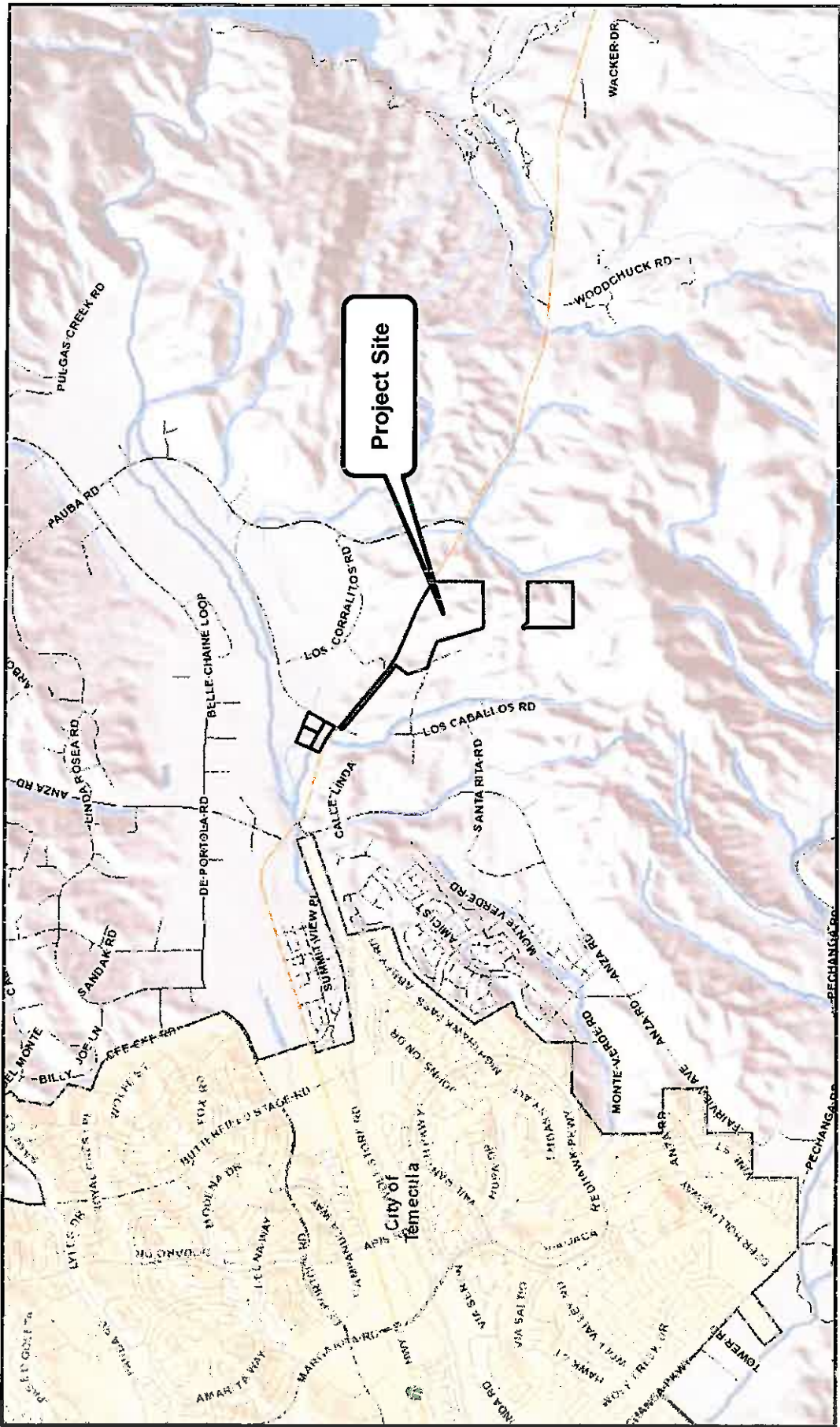
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 9:33 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208020
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad LgI-PE
Ad type: C Legal

Size: 2 X 132 LI
Bill Size: 264.00

Amount Due: **\$382.80**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) - APPLICANT: SFT Realty Galway Downs, LLC. - **ENGINEER/REPRESENTATIVE:** Michael Newcomb - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - **ZONE:** Rural Residential (R-R), and Wine Country-Equestrian (WC-E) - **LOCATION:** Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road - **PROJECT SIZE:** 195 gross acres - **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country - Equestrian District Policy Area and establish them in the Temecula Valley Wine Country - Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country - Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APNs:** 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

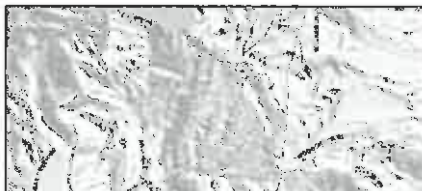
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>

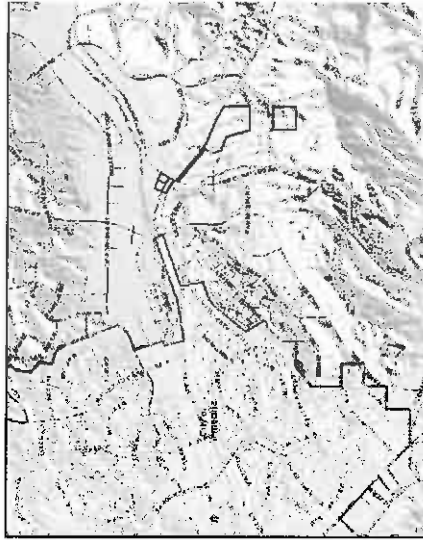
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1197
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): SFT Realty Galway Downs, LLC
Project Representative(s): Michael Newcomb

PROJECT DESCRIPTION: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres.

LOCATION: Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road.

PROJECT APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005



Figure 1: Project Location Map

PROJECT DETAILS: This project Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine Country – Equestrian rather than Wine Country – Winery.
2. Key commission participants and advocates of the Wine Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-south corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.
3. A Examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.
4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	238.5
Number of Parcels:	5
Sphere of Influence:	No
Policy Area:	Temecula Valley Wine Country Policy Area – Equestrian District
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Rural (R)
Existing General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
Proposed General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
Surrounding General Plan Land Use	
North:	Rural Residential (RR)
East:	Rural (R) and Rural Residential (RR)
South:	Rural Mountainous (RM)
West:	Agriculture (AG)
Existing Zoning Classification:	R-R (Rural Residential) and WC-E (Wine Country – Equestrian)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	WC-E (Wine Country – Equestrian)
East:	WC-E (Wine Country – Equestrian) and R-R (Rural Residential)
South:	R-R (Rural Residential)
West:	R-R (Rural Residential) and A-1-20 (Light Agriculture)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Residential, Agriculture, and Vacant Land
East:	Residential, Agriculture, and Vacant Land
South:	Vacant Land
West:	Residential, Agriculture, and Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	Parcel 927-580-003 is located in Criteria Cell #7184; therefore, this GPA will be required to file a HANS application. The Cell Criteria describes conservation from 30-40% of the cell focusing in the southern portion of the Cell, which is where parcel 927-580-003 is located. The northern portion of this parcel may be required for conservation, and a preliminary review indicates that it is. The remaining four parcels are not
-------------------------	---

	located within criteria cells. If/when there is an implementing project, the entire project site will still need to show compliance with the MSHCP, which could potentially result in additional portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Other Lands and Local Importance
Fire Hazard Area:	Yes – High and Very High
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	Yes – (Northern portion of site) RCFC
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a half-mile of Fault Line
Fault Zone:	Yes – Within a half-mile of Fault Zone
Paleontological Sensitivity:	Yes – High Sensitivity

Utility Information:

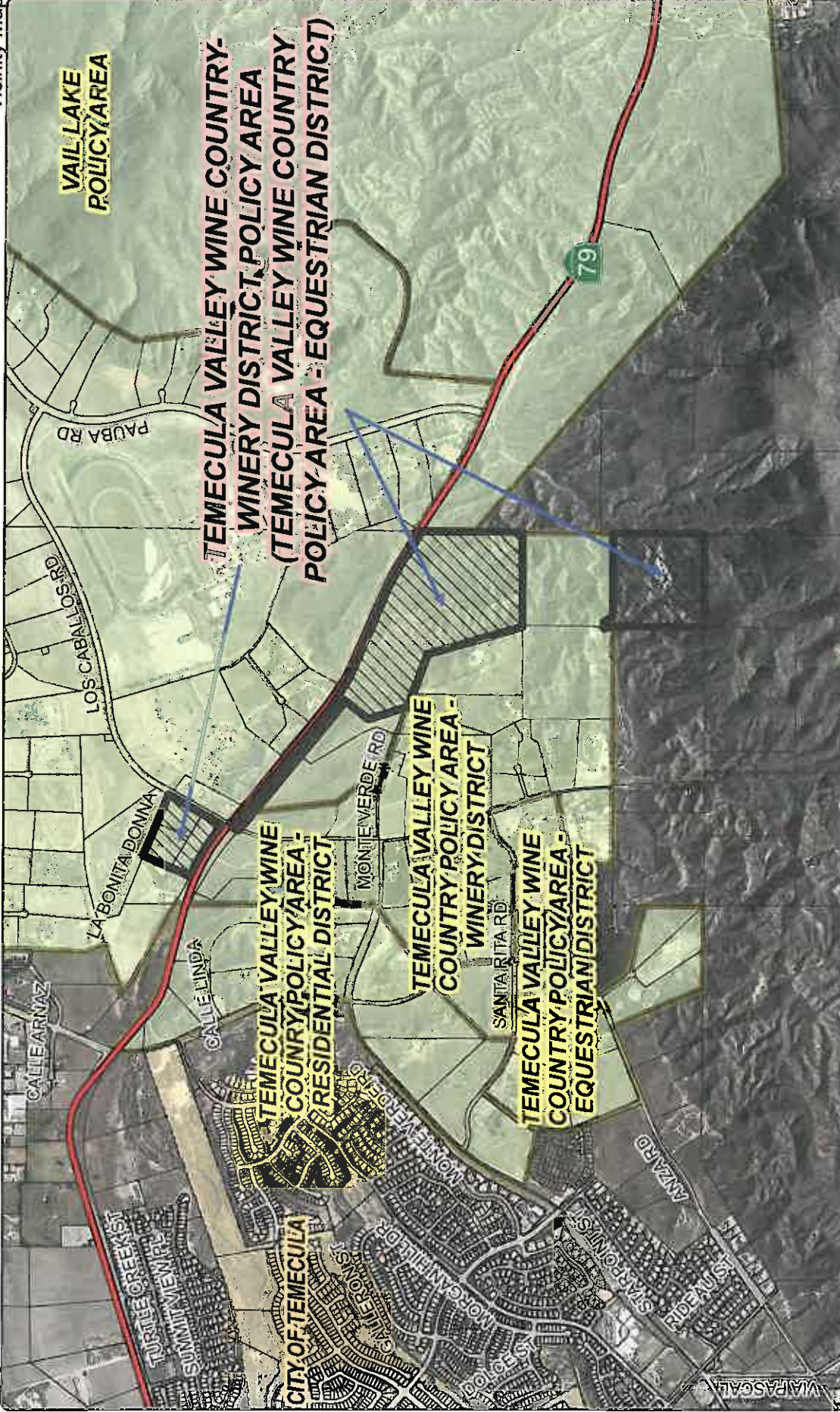
Water Service:	Yes – Eastern Municipal Water District
Sewer Service:	No – Septic (Area Service provided by Eastern Municipal Water District)

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01197**

Date Drawn: 08/12/2016
Vicinity Map

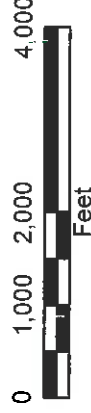
Supervisor Stone
District 3

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (revising the last General Plan designation for unincorporated Riverside County) for the planning area. For further information, please contact the Riverside County Planning Department office at Riverside at (951) 955-3000 (Western Channel) or in Palm Desert at (760) 327-7777 (Eastern Channel) or Website: <http://www.riverside.ca.gov/planning>

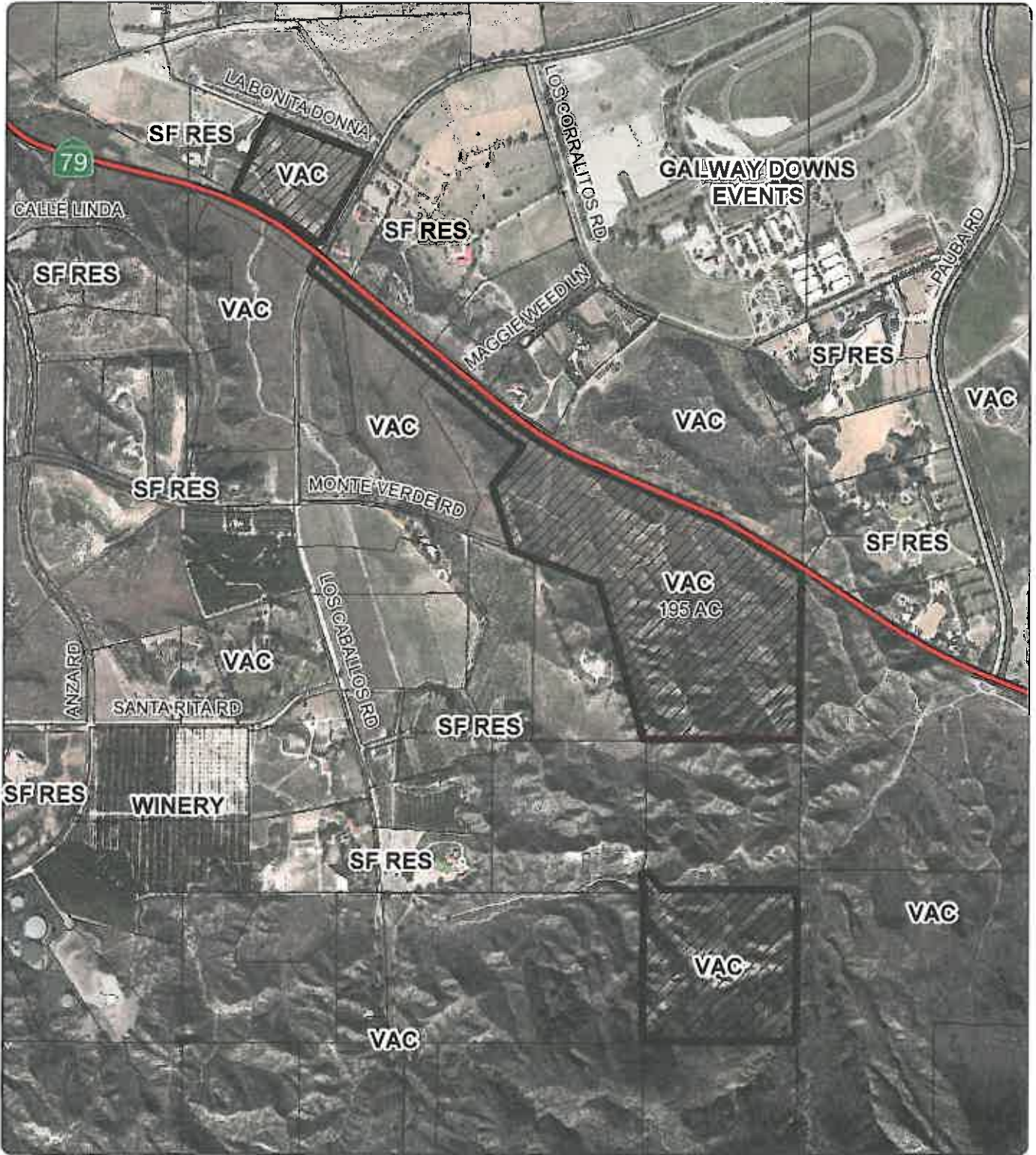
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01197

LAND USE

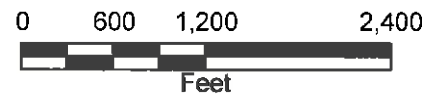
Supervisor: Washington
District 3

Date Drawn: 08/12/2016
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 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://planinfo.rctlma.org>

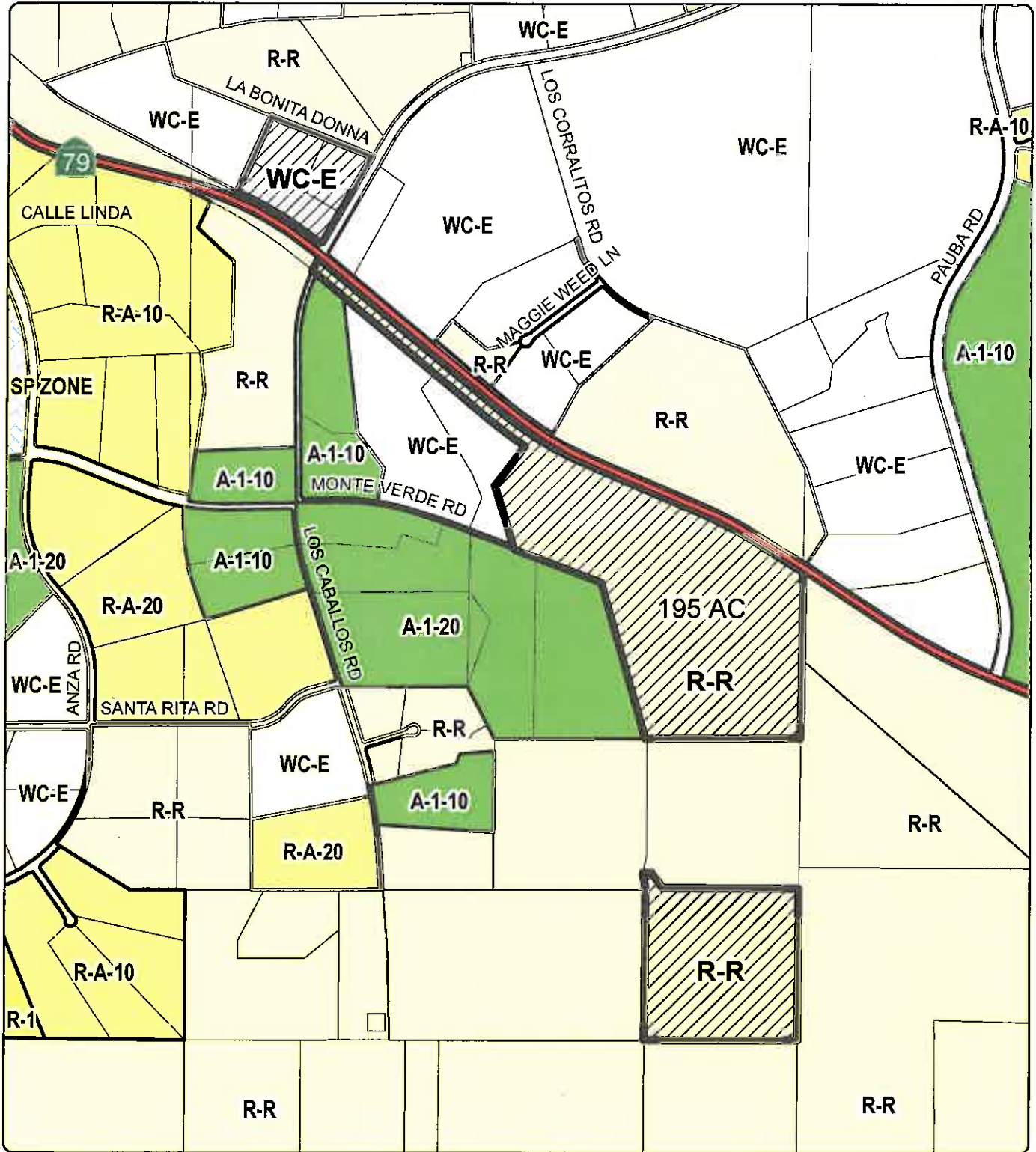
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01197

EXISTING ZONING

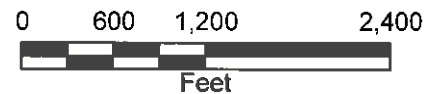
Supervisor: Washington
District 3

Date Drawn: 08/12/2016
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 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.retlima.org>

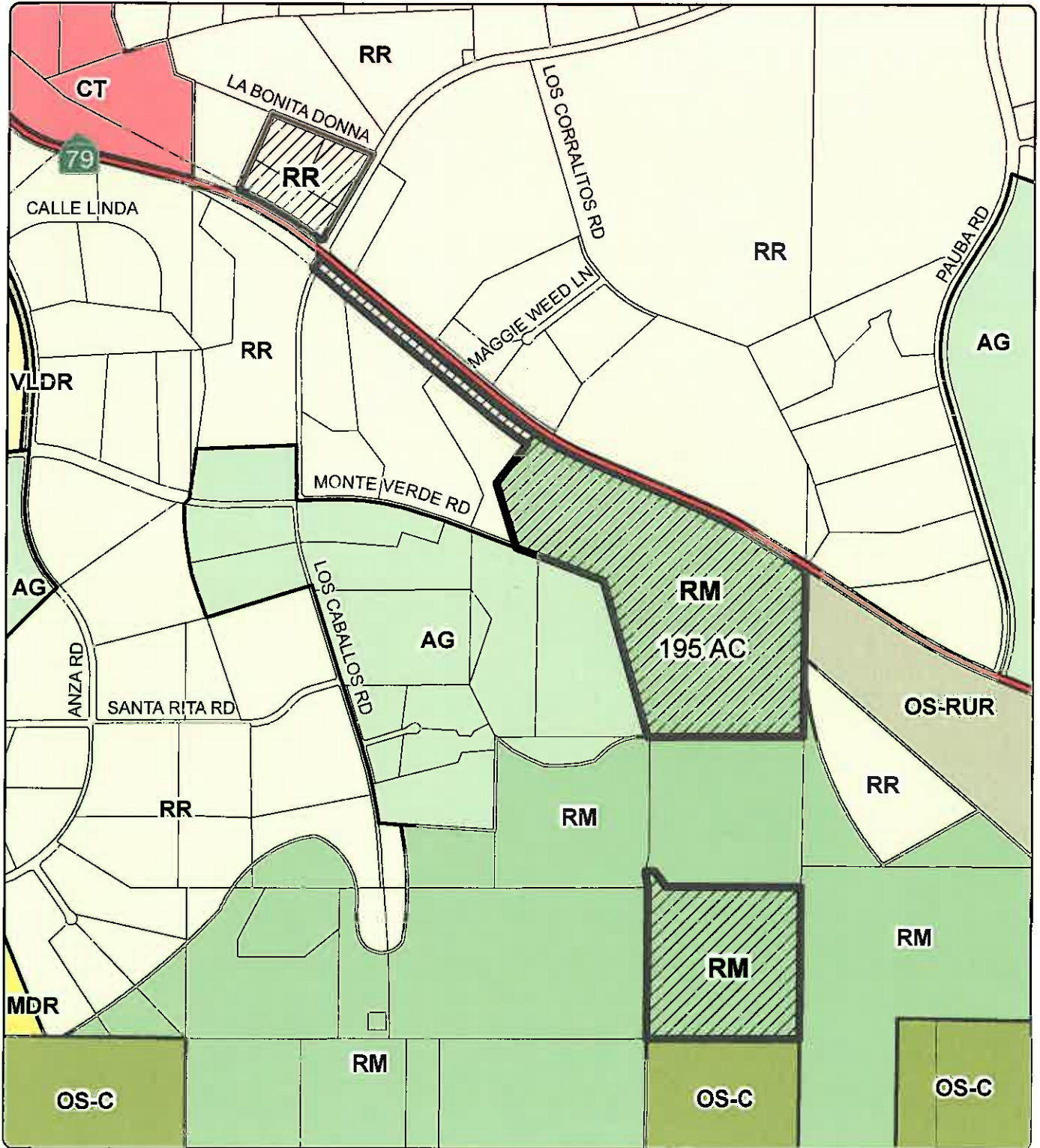
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01197

PROPOSED GENERAL PLAN

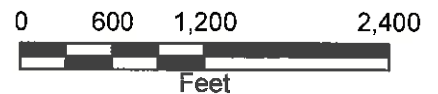
Supervisor: Washington
District 3

Date Drawn: 08/12/2016
Exhibit 6



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.rcrma.org>



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED
County of Riverside
Building & Safety
JUN 02 2016
RIVERSIDE

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01197

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 232-1880 Fax No: ()

Engineer/Representative Name: MICHAEL NEWCOMB / NEWCOMB LAW GROUP

Contact Person: MICHAEL W. NEWCOMB E-Mail: MICHAEL@NEWCOMBLAWGROUP.COM

Mailing Address: 45089 VINE CLIFF STREET
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 541-0220 Fax No: (951) 541-9360

Property Owner Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 232-1880 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

KEN SMITH, MANAGER
PRINTED NAME OF PROPERTY OWNER(S)

Ken Smith
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-110-014; 927-180-002; 927-580-003; 927-580-004; & 927-580-005

Approximate Gross Acreage: TOTAL GROSS = 195 (40,140,5,4.9, and 5.8 respectively)

General location (nearby or cross streets): North of Emerson Wildlife Preserve, South of HWY 79-S, East of Los Caballos Road, West of Pauba Road

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): No Change

Existing General Plan Land Use Designation(s): '014=RR; '002=RR,RM; '003=RR; '004=RR; '005=RR

Proposed General Plan Land Use Designation(s): No Change

General Plan Policy Area(s) (if any): Temecula Valley Wine Country Policy Area - Equestrian Dist.

Existing Zoning Classification(s): '014=None; '002,'003,'004, '005=Wine Country Equestrian Zone

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The Proposed Foundation Component Amendment proposes to move the subject properties from the Wine Country - Equestrian District in the case of '002 through '005; and "no" District in the case of '014 to the WINE COUNTRY - WINERY DISTRICT. Parcel '014 would be added to Wine Country Policy Area, the remaining parcels are already within the policy area.

Are there previous development application(s) filed on the same site: Yes No

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

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

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

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

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	Southern California Edison	X	
Gas Company	Southern California Gas		X
Telephone Company	Verizon / Frontier Communications	X	
Water Company/District	Eastern Municipal Water District	X	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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
Sewer District	Eastern Municipal Water		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Distance from property '002 to Sewer and Gas is approximately 2 miles along Highway 79-South.

Electric, Telephone and Water are currently servicing the property or within a short insignificant distance.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)
(http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

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

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) John Smith manager Date 6/2/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine Country - Equestrian rather than Wine Country - Winery.

2. Key commission participants and advocates of the Wine Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-South corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.

3. A examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.

4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

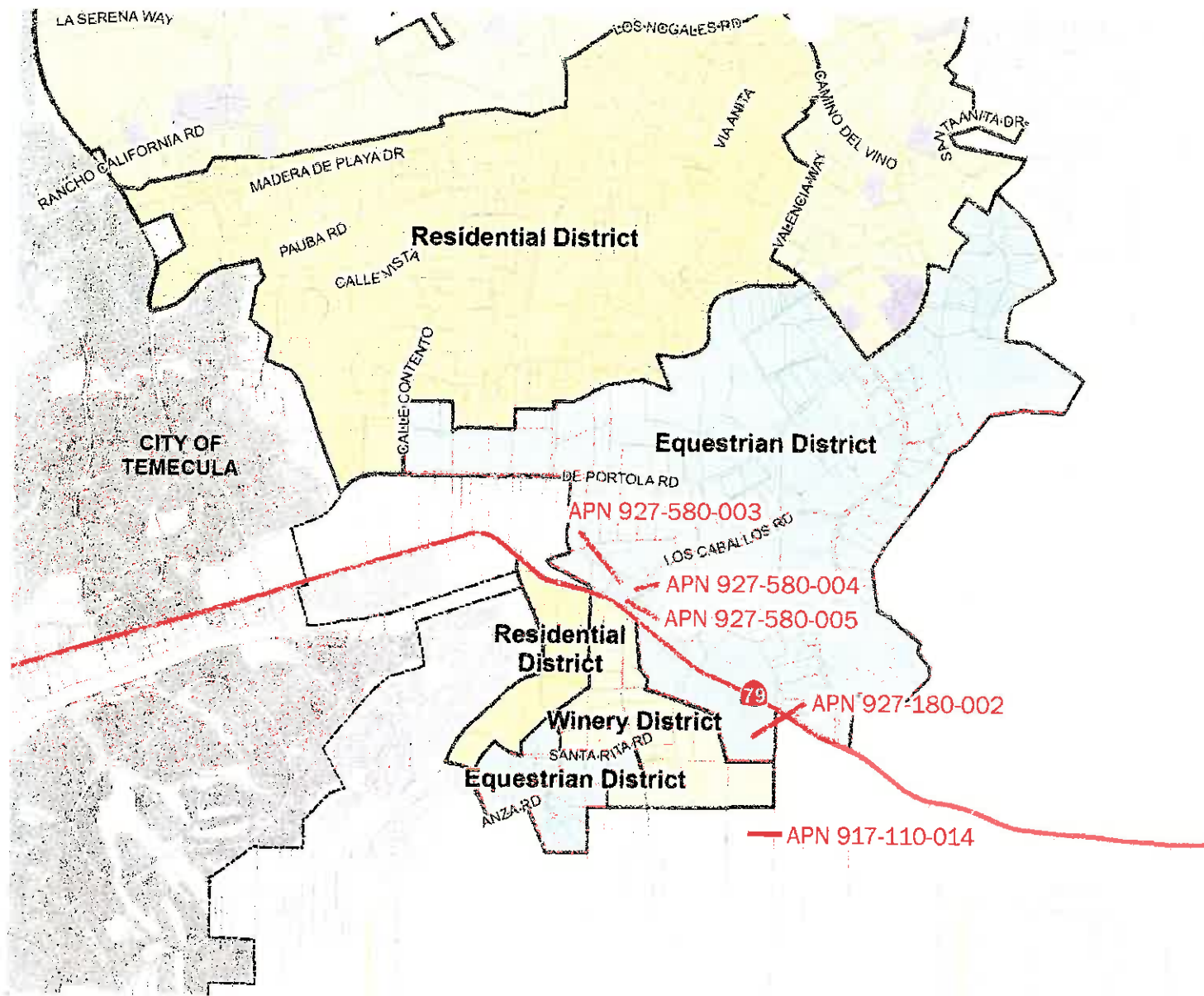
There is no conflict because the properties would be contiguous to existing WC-W zoned properties and changing from WC-E to WC-W results in a minor expansion of the WC-W zone in an under utilized portion of the existing Plan are.









NOTES:


1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

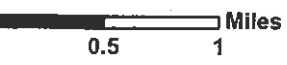
Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



-  Existing Wineries (Less than 20 acres gross)
-  Highways
-  Equestrian District
-  City Boundary
-  Residential District
-  Waterbodies
-  Winery District
-  Winery District Overlay

 December 2, 2013

 Miles

Disclaimer: 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.

Path: \\sjr\proj\maps\Projects\Parsons\right\staff\report\Fig_08_11\City_Plan_13\Areas_06_PCR.mxd

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – APPLICANT: SFT Realty Galway Downs, LLC. – ENGINEER/REPRESENTATIVE: Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 195 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

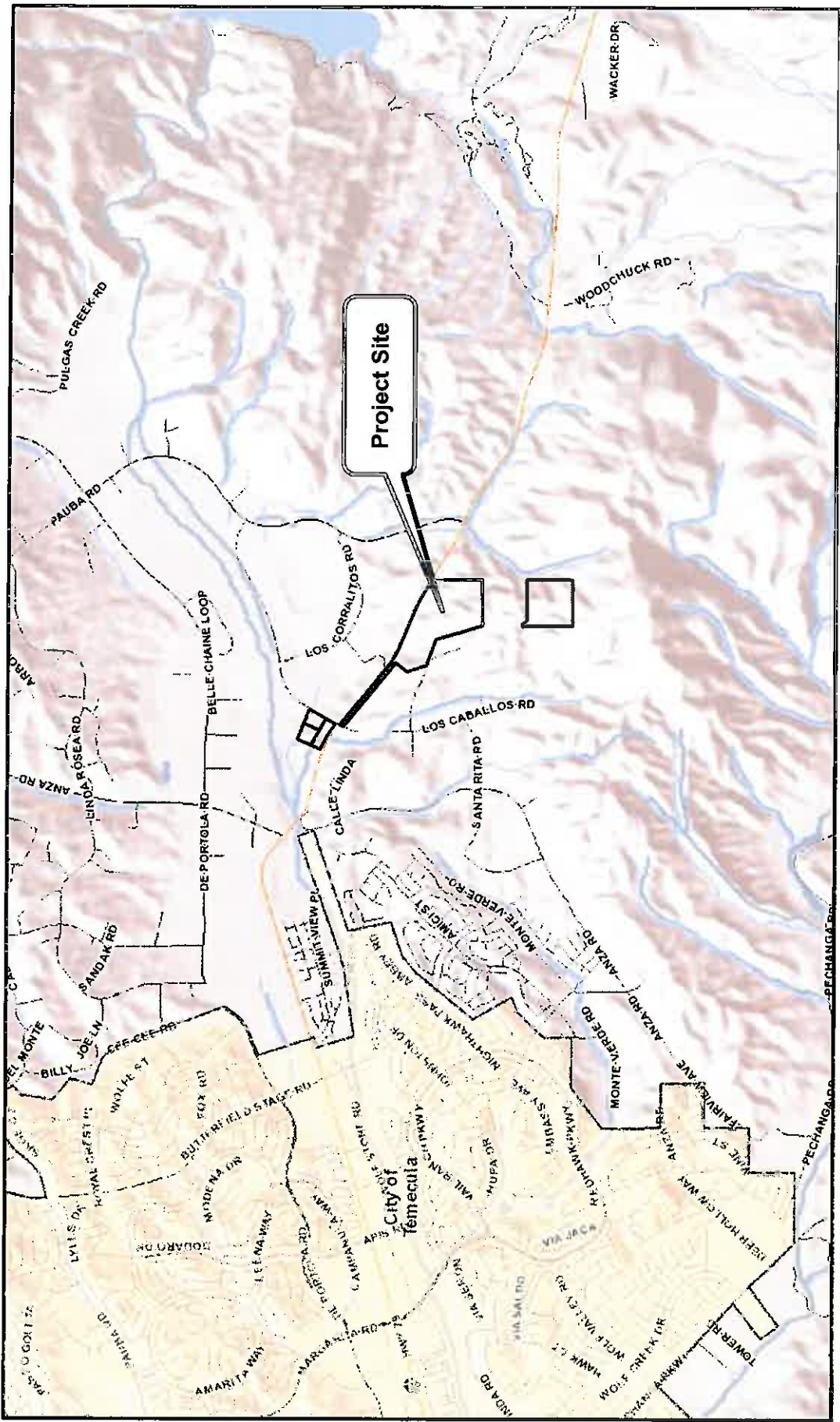
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2 . 1 1
Area Plan: Southwest
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1202
Property Owner: Heavenstone Corporation
Applicant: Koll Custom Homes, Inc.
Engineer/Representative: Love Engineering



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1202 is a General Plan Regular Foundation Component Amendment proposal to modify the Temecula Valley Wine Country Policy Area by changing one parcel, totaling 48.52 gross acres, from the Winery District to the Residential District. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, east of Anza Road, and is within the Southwest Area Plan.

PROJECT APN: 927-450-002

BACKGROUND: Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary or a redesignation from one district to another, within the Temecula Valley Wine Country Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by changing the district of one parcel within the Policy Area.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further

details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately 1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs: 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, staff explained that there is an accompanying Tentative Tract Map (TR36975) under separate review, to subdivide the site into 5 residential lots and remainder piece for the purpose of grape growing. The GPAC members felt this was an appropriate land use amendment and would be compatible with the area.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Agriculture (AG) |
| 2. Proposed Foundation Component: | N/A |
| 3. Existing General Plan Designation: | Agriculture (AG) |
| 4. Proposed General Plan Designation: | N/A |
| 5. Surrounding General Plan Designations: | Surrounded by Agriculture (AG) |
| 6. Existing Zoning Classification: | C/V-10 (Citrus/Vineyard) |
| 7. Surrounding Zoning Classifications: | North: WC-W (Wine Country-Winery), East: C/V-10 (Citrus/Vineyard), South: R-A-5 (Residential Agricultural), West: C/V-10 (Citrus/Vineyard) |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | North, Vineyards and Vacant land, East, South, and West: Residential and Vacant Land |
| 10. Project Size (Gross Acres): | 48.52 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1202 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A sphere of influence.
3. The project site is located within:
 - a. An airport influence area; and
 - b. An agricultural preserve; and
 - c. A moderate fire hazard area; and
 - d. A State fire responsibility area for fire protection services; and
 - e. A special flood hazard area; and

- f. A moderate liquefaction area; and
- g. A susceptible subsidence area; and
- h. A half-mile of a fault line or fault zone.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.10

GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT: Koll Custom Homes, Inc. – **ENGINEER/REPRESENTATIVE:** Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Citrus Vineyard (C/V-10) – **LOCATION:** Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – **PROJECT SIZE:** 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 927-450-002.

II. DISCUSSION:

III. GPAC ACTION:

Motion by Mr. Mize; second by Mr. Rosenthal.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

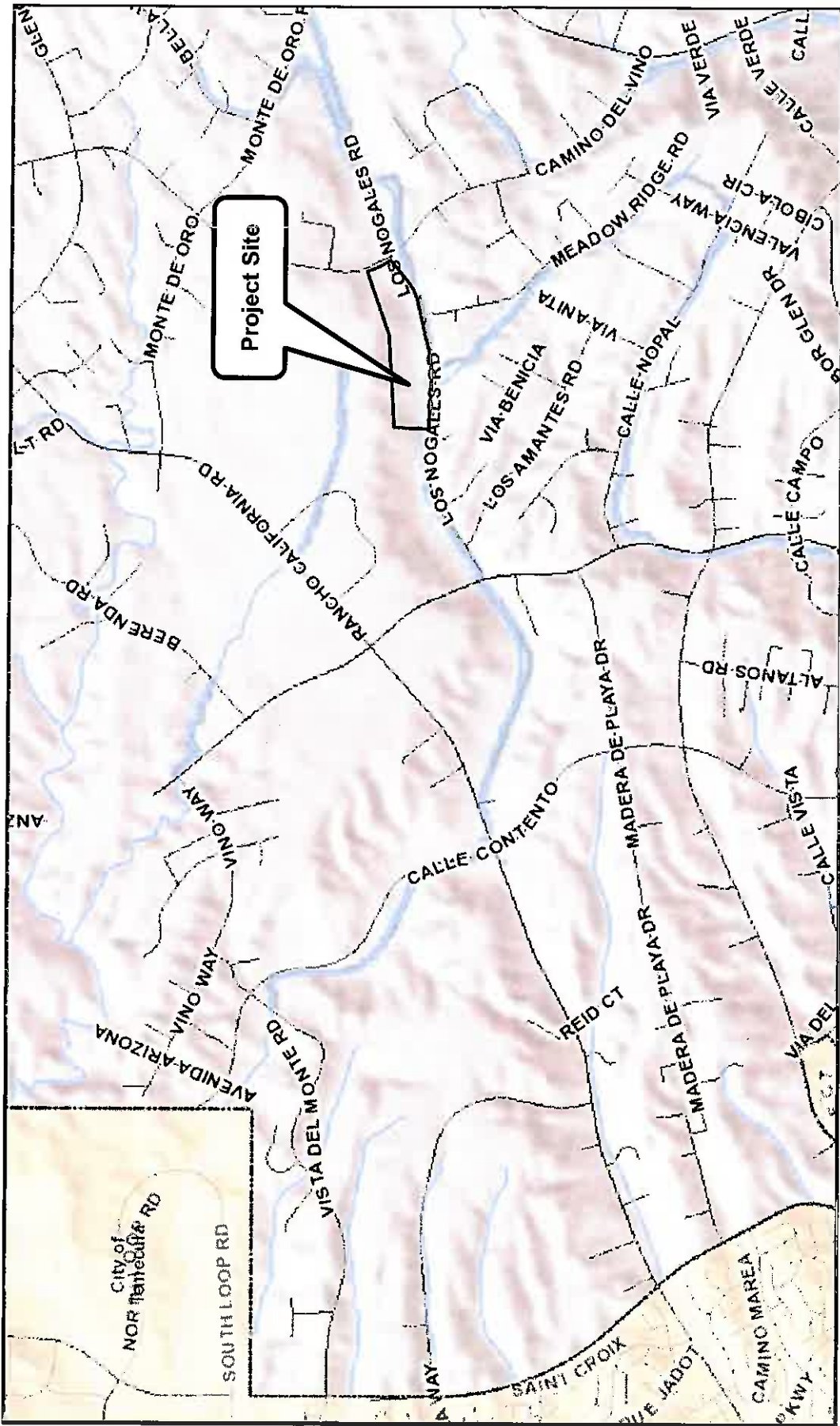
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



GPAC

Report Package

Meeting Date: Thursday, August 25, 2016

Printed at: 9:29 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208019
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 128 Li
Bill Size: 256.00

Amount Due: **\$371.20**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) - APPLICANT: Koll Custom Homes, Inc. - **ENGINEER/REPRESENTATIVE:** Love Engineering - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - **ZONE:** Citrus Vineyard (CV-10) - **LOCATION:** Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road - **PROJECT SIZE:** 48.52 gross acres - **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country - Wine District Policy Area and establish in the Temecula Valley Wine Country - Residential District Policy Area, on one parcel, totaling 48.52 gross acres - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 927-450-002.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

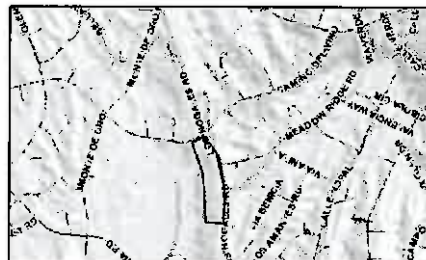
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

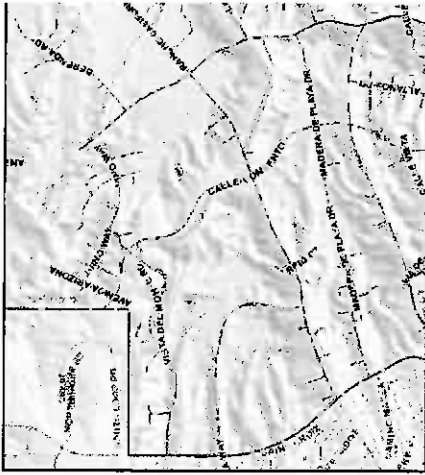
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1202
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): Koll Custom Homes, Inc.
Project Representative(s): Greg Koll

PROJECT DESCRIPTION: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and include in the Temecula Valley Wine Country – Residential District Policy Area, on one parcel, totaling 48.52 gross acres.

LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road.

PROJECT APN: 927-450-002



Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and include in the Temecula Valley Wine Country – Residential District Policy Area. Pursuant to the Temecula Valley Wine Country Policy, any removal or addition from the policy area requires a Foundation General Plan Amendment. This project also includes an accompanying Tentative Tract Map (TR36975) to subdivide the 48.52 gross acre parcel into five, five-acre lots and a 26-acre lot for the purpose of establishing a vineyard.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately 1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs: 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a

General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	48.52
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Temecula Valley Wine Country Policy Area – Winery District
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Agriculture(AG)
Proposed Foundation Component:	N/A
Existing General Plan Land Use:	Agriculture(AG)
Proposed General Plan Land Use:	N/A
Surrounding General Plan Land Use	
North:	Agriculture(AG)
East:	Agriculture(AG)
South:	Agriculture(AG)
West:	Agriculture(AG)
Existing Zoning Classification:	C/V-10 (Citrus/Vineyard)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	WC-W (Wine Country-Winery)
East:	C/V-10 (Citrus/Vineyard)
South:	R-A-5 (Residential Agricultural)
West:	C/V-10 (Citrus/Vineyard)

Existing Development and Use:	Vacant
Surrounding Development and Use	
North:	Vineyards and Vacant Land
East:	Residential and Vacant Land
South:	Residential and Vacant Land
West:	Residential and Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01202 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	Yes – Rancho California 11
Farmland Importance:	Yes – Other Lands Prime Farmland Unique Farmland
Fire Hazard Area:	Yes – High Moderate
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	Yes – RCFC
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within half-mile
Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Yes – High Sensitivity

Utility Information:

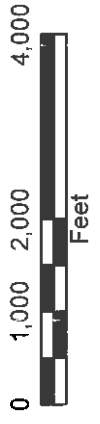
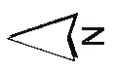
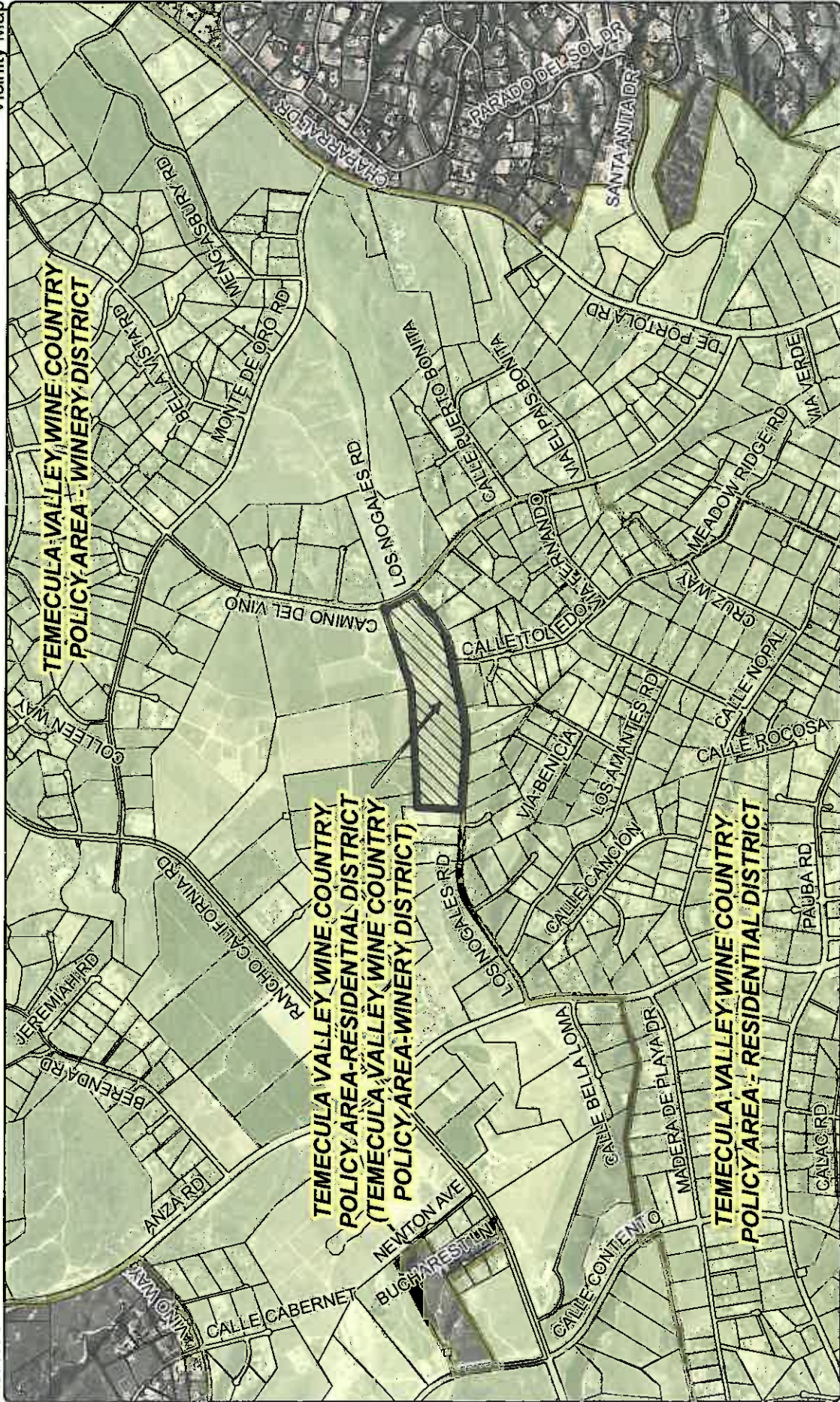
Water Service:	Yes – Rancho California Water District
Sewer Service:	No – Septic

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01202

Supervisor: Washington
District 3

Date Drawn: 07/27/2016
Vicinity Map

VICINITY/POLICY AREAS



Author: Vinnie Nguyen

Zoning Area: Rancho California

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Planning and land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of uses than those provided in the previous General Plan. The County of Riverside Planning Department offices at Riverside at (951) 955-2400 (Western County) or in Palm Desert at (760) 955-2427 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01202

LAND USE

Supervisor: Washington
District 3

Date Drawn: 07/27/2016

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 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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

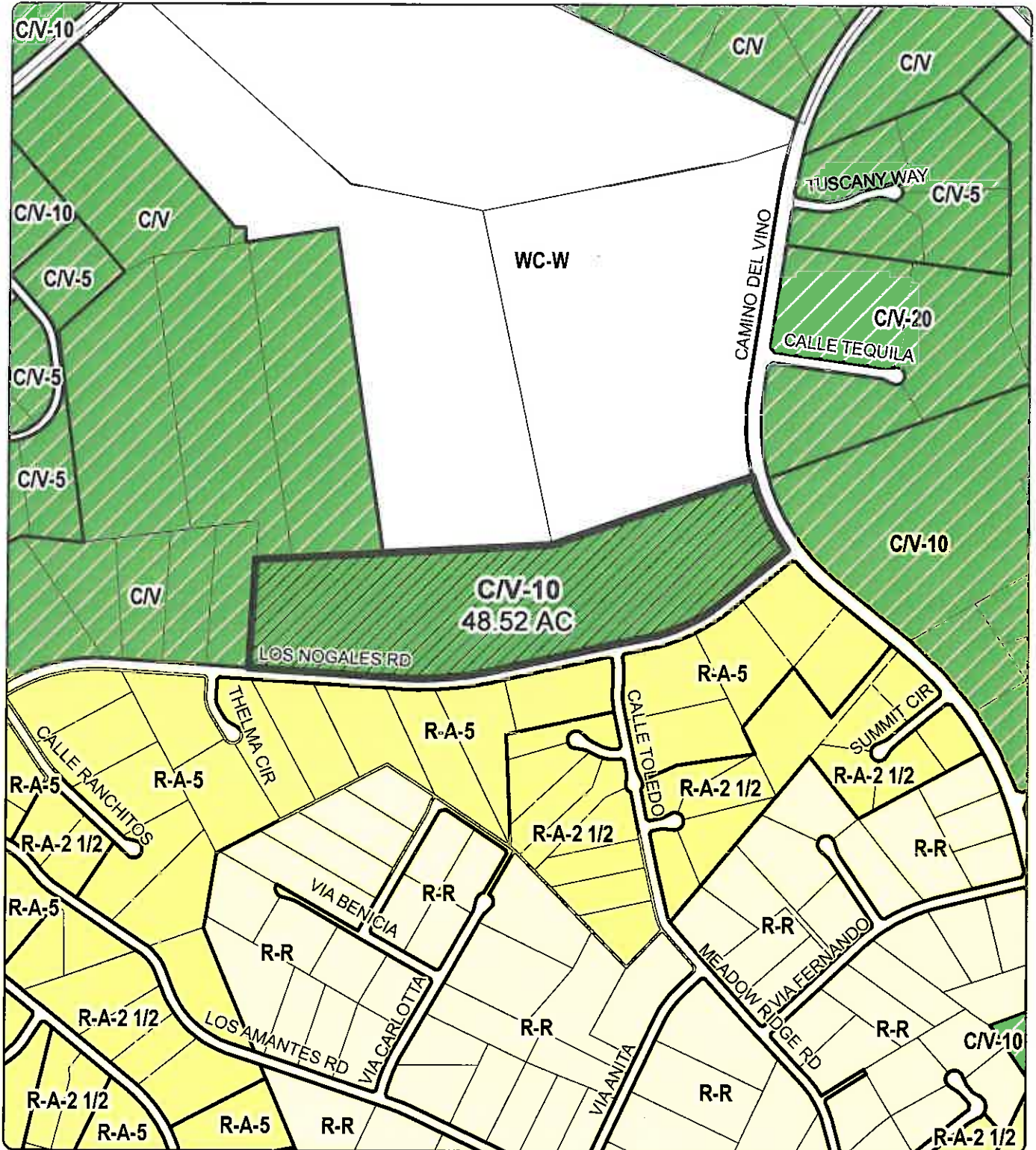
GPA01202

EXISTING ZONING

Supervisor: Washington
District 3

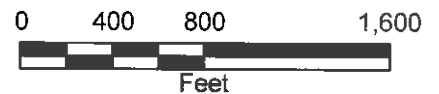
Date Drawn: 07/27/2016

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 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.rctjma.org>

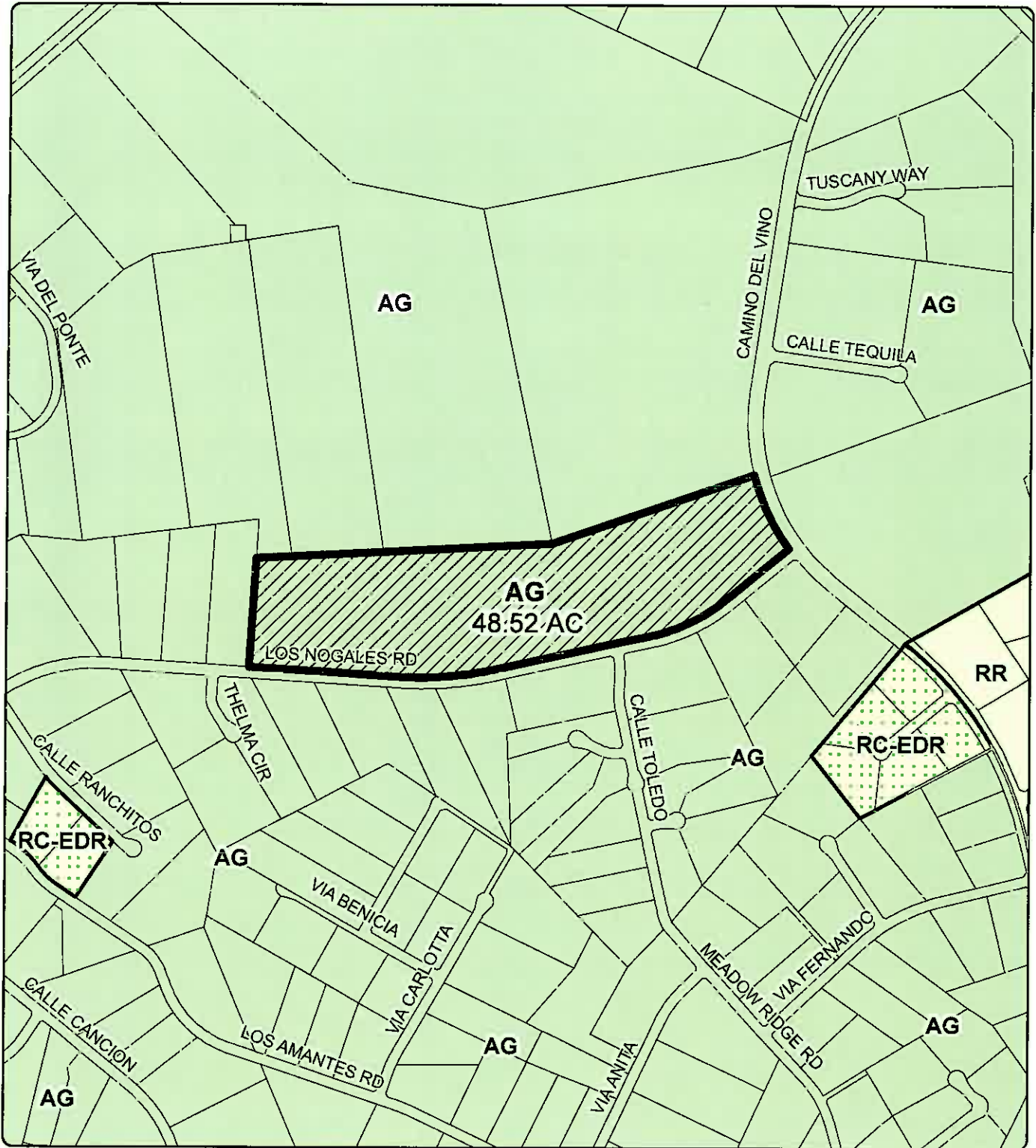
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01202

PROPOSED GENERAL PLAN

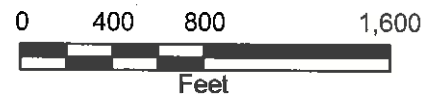
Supervisor: Washington
District 3

Date Drawn: 07/27/2016
Exhibit 6



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.rcdmsa.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
 Planning Director

**APPLICATION FOR FOUNDATION COMPONENT
 AMENDMENT TO THE RIVERSIDE COUNTY
 GENERAL PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658
Temecula ^{Street} CA 92593
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166
Temecula ^{Street} CA 92591
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner Name: Heavenstone Corporation

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton Drive, Suite 300
City of Industry ^{Street} CA 91748
City State ZIP

Daytime Phone No: (626) 581-3335 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

William E. Sluss

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-450-002

Approximate Gross Acreage: 51.52 Acres

General location (nearby or cross streets): North of Los Nogales Road, South of _____, East of _____, West of Camino Del Vino.

Existing General Plan Foundation Component(s): AG-Temecula Wine Country - Winery District

Proposed General Plan Foundation Component(s): AG-Temecula Wine Country - Residential District

Existing General Plan Land Use Designation(s): AG

Proposed General Plan Land Use Designation(s): AG

General Plan Policy Area(s) (if any): Temecula Valley Wine Country - Winery District

Existing Zoning Classification(s): CV-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Our proposal is to change this parcel from the Temecula Valley Wine Country Policy Area - Winery District to the Temecula Valley Wine Country Policy Area - Residential District in order to be consistent with the usage of the surrounding properties.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s): TR36975, CZ07885
(e.g. Tentative Parcel Map, Zoning Change, etc.)

Initial Study (EA) No. (if known) EA42839 EIR No. (if applicable): _____

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

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

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	
		Yes	No
Electric Company	<u>Southern California Edison</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<u>None - Propane</u>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<u>Verizon / Frontier</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<u>Rancho California Water District</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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?	
Sewer District	None - Septic	Yes	No

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

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

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) Wm E. Sa Date 7/5/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

See attached.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No Conflict

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



June 2, 2016

Riverside County Planning Department
4080 Lemon Street
12th Floor
Riverside, CA 92502

Re: Foundation Component General Plan Amendment Application for APN 927-450-002
Justification for Foundation Component Amendment

In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately



1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory S. Koll".

Gregory S. Koll
President, Koll Custom Homes

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine Country – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

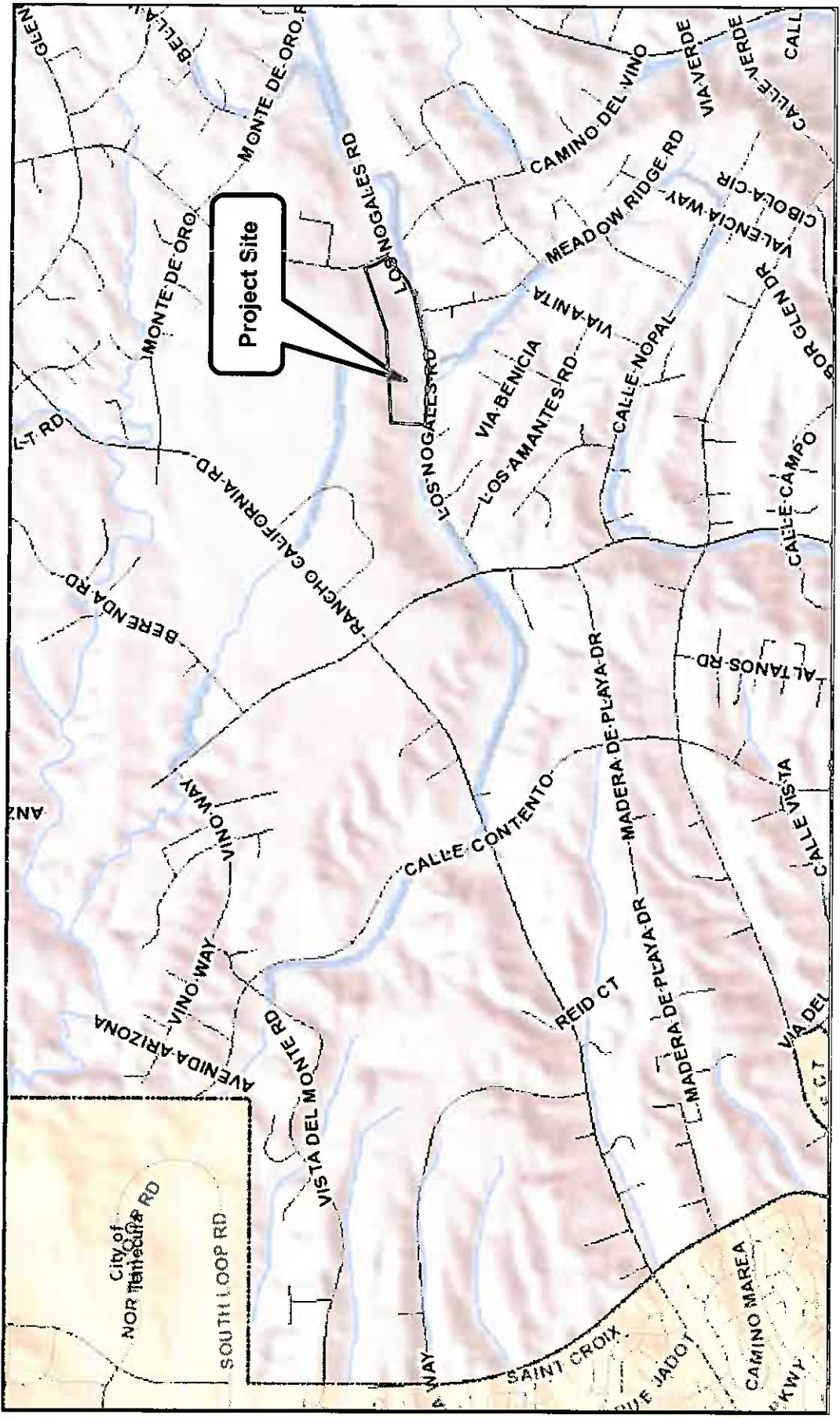
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.2
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1176
Property Owner: Sisters of the Company of Mary our Lady
Applicant: Sisters of the Company of Mary our Lady
Engineer/Representative: Markham Development Management Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1176 is a General Plan Regular Foundation Component Amendment to modify the Temecula Valley Wine Country Policy Area by removing one parcel, totaling 17.07 gross acres, from the Policy Area boundary. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Avenida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue, and within the Southwest Area Plan.

PROJECT APN: 951-030-055

BACKGROUND: The project site includes an existing K-8 private school. During the County's initiative to establish the Temecula Valley Wine Country Policy Area, the site was included within the Residential District of the Policy Area. Changes to the Policy Area boundary or a redesignation from one district to another, within the Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by removing the site from the Policy Area boundary.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:
Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required

and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

When project Public Use Permit (PUP00786) approved the K-8 school, it was not in the Citrus Vineyard Policy Area. When the 2003 Riverside County General Plan was adopted, the project site was not in the expanded C/V Policy Area. The project site was put into the Wine Country Plan/Policy Area – without notice to the landowner. Thus potentially making this property a prior existing, legal non-conforming use. It should be noted that Sterling Assisted Living Facility, immediately to the south, was excluded from W/C Policy Area. The applicant is requesting the same consideration.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting a brief discussion occurred about the proposed removal and the affect it may have to viable winery farming area. It was further discussed that the site is established as a school and will likely be utilized as a school in the foreseeable future.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | N/A |
| 3. Existing General Plan Designation: | Estate Density Residential (EDR) |
| 4. Proposed General Plan Designation: | N/A |
| 5. Surrounding General Plan Designations: | North, South, and East: Agriculture (AG), and West” City of Temecula |
| 6. Existing Zoning Classification: | R-A- 2 ½ (Residential Agriculture) |
| 7. Surrounding Zoning Classifications: | North: C/V (Citrus/Vineyard), East and South: R-A-2 ½ (Residential Agriculture), West: City of Temecula |
| 8. Existing Land Use: | Existing k-8 Private School |
| 9. Surrounding Land Uses: | North: Vacant Property and Thorton Winery, East and South: Single Family Residential, and West: Single Family residential (City of Temecula) |
| 10. Project Size (Gross Acres): | 17.07 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1176 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board

of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.

2. The project site is not located within:
 - a. A City sphere of influence; or
 - b. An Agricultural preserve; or
 - c. A MSHCP criteria cell or conservation boundary; or
 - d. An airport influence area; or
 - e. A fire hazard area; or
 - f. A State responsibility area for fire protection services; or
 - g. A special flood hazard area; or
 - h. A half-mile of a fault line or fault zone; or
 - i. A Liquefaction area; or
 - j. A CSA.

3. The project site is located within:
 - a. A susceptible subsidence area.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) – APPLICANT: Sisters of the Company of Mary Our Lady – **ENGINEER/REPRESENTATIVE:** MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – **LOCATION:** Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – **PROJECT SIZE:** 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 951-030-055.

II. DISCUSSION:

Ms. Domenigoni: Conflicted on the fringe. There are nuances of school and farming. What type of concession will affect the ag/winery?

Ms. Montelone: Comfortable with this; it should be removed from the Wine Country Policy area.

III. GPAC ACTION:

Mr. Kroeke motioned to approve removing this from the Wine Country Policy Area; Mr. Cousins second.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) – APPLICANT: Sisters of the Company of Mary Our Lady – ENGINEER/REPRESENTATIVE: MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2½ Acre Minimum (R-A-2 ½) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 951-030-055.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

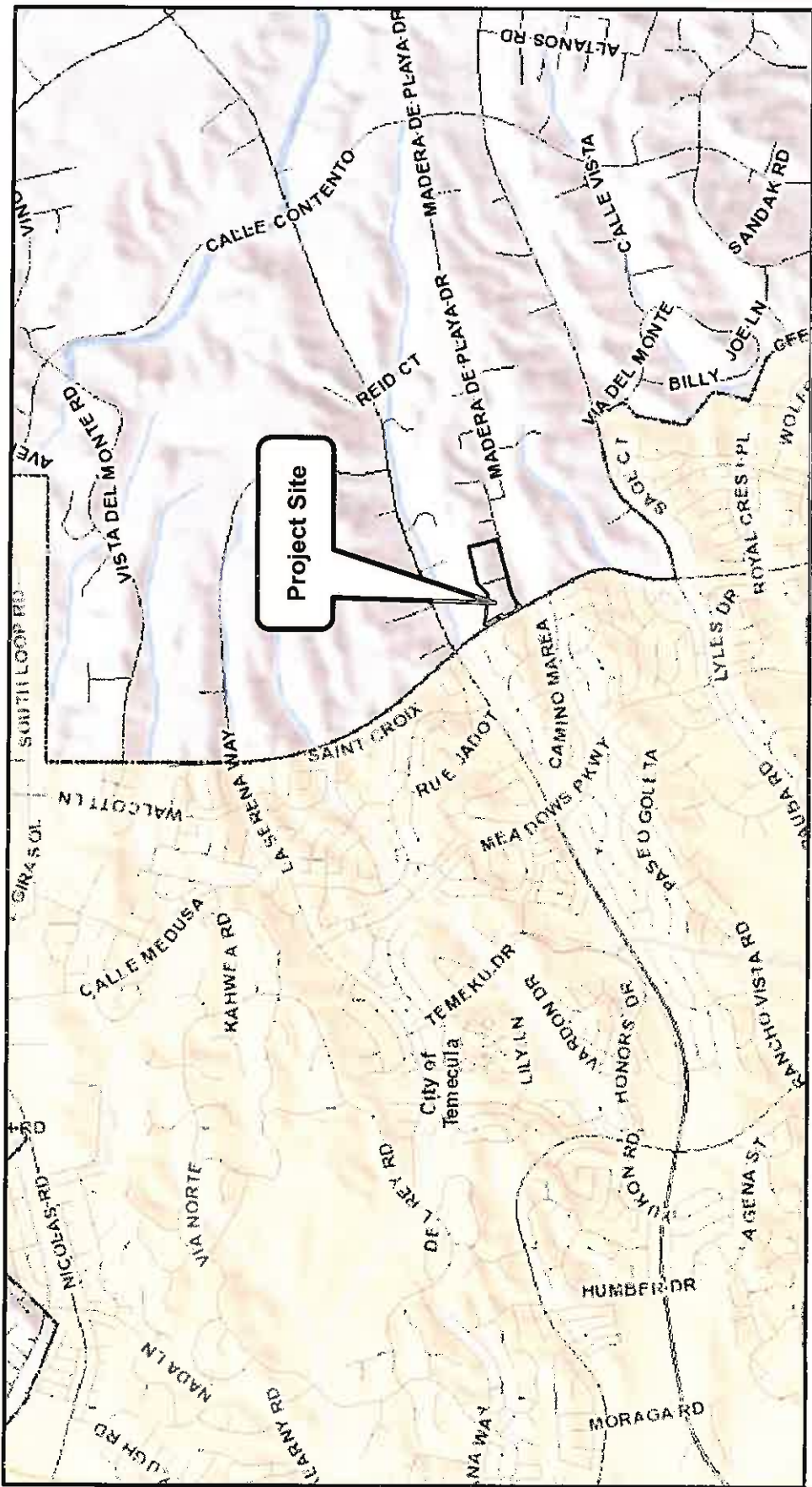
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Project Site

Printed at: 9:13 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208010
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 132 LI
Bill Size: 264.00

Amount Due: **\$382.80**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) - APPLICANT: Sisters of the Company of Mary Our Lady - **ENGINEER/REPRESENTATIVE:** MDMG - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - **ZONE:** Residential Agriculture-2½ Acre Minimum (R-A-2 ½) - **LOCATION:** Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux - **PROJECT SIZE:** 17.07 gross acres - **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area - Residential District, on one parcel, totaling 17.07 gross acres - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APN:** 951-030-055.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

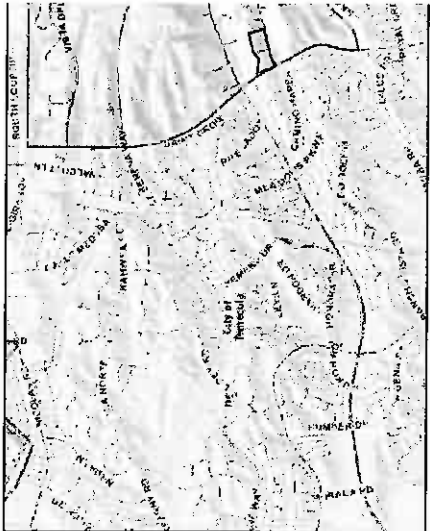
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1176

Supervisorial District: Third

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Property Owner(s): Sisters of the Company of Mary Our Lady

Project Representative(s): Markham Development Management Group

PROJECT DESCRIPTION: Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine County Policy Area - Residential District, on one parcel, totaling 17.07 gross acres.

LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Olgita Avenue, and westerly of Bordeaux Avenue.

PROJECT APN: 951-030-055



Figure 1: Project Location Map

PROJECT DETAILS: This project proposes to remove an existing K-8 private school from the Temecula Valley Wine Country Policy Area – Residential District boundary. The project site includes one, totaling 17.07 gross acres and the school was previously approved under PUP00786 by the Board of Supervisors on February 3, 1998. Pursuant to the Temecula Valley Wine Country Policies, removal of a property from the Policy boundary requires a Foundation General Plan Amendment.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: When project Public Use Permit (PUP00786) approved the K-8 school, it was not in the Citrus Vineyard Policy Area. When the 2003 Riverside County General Plan was adopted, the project site was not in the expanded C/V Policy Area. The project site was put into the Wine Country Plan/Policy Area – without notice to the landowner. Thus potentially making this property a prior existing, legal non-conforming use. It should be noted that Sterling Assisted Living Facility, immediately to the south, was excluded from W/C Policy Area. The applicant is requesting the same consideration.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	17.07
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Temecula Valley Wine Country Policy Area – Residential District
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	N/A
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	N/A
Surrounding General Plan Land Use	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	City of Temecula
Existing Zoning Classification:	(R-A-2½) Residential Agriculture
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	C/V (Citrus/Vineyard)
East:	(R-A-2½) Residential Agriculture

South:	(R-A-2½) Residential Agriculture
West:	City of Temecula
Existing Development and Use:	Existing K-8 Private School
Surrounding Development and Use	
North:	Vacant property and Thornton Winery
East:	Single Family Residential
South:	Single Family Residential
West:	Single Family Residential (City of Temecula)

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01176 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Urban-Built Up Land and Other Lands
Fire Hazard Area:	Not in a High Fire Area
Fire Responsibility Area:	Not in a Fire Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	No potential for soil liquefaction
Subsidence Area:	Susceptible
Fault Line:	Not within a ½ mile
Fault Zone:	Not within a ½ mile
Paleontological Sensitivity:	High Sensitivity

Utility Information:

Water Service:	Yes – Area service provided by Eastern Municipal Water
----------------	--

	District.
Sewer Service:	Yes – Area service provided by Eastern Municipal Water District.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01176
VICINITY/POLICY AREAS

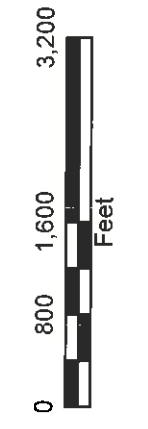
Date Drawn: 07/15/2016
 Vicinity Map

Supervisor: Washington
 District 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2023, the County of Riverside adopted a new General Plan (GPA) and will lead the investigations for unincorporated Riverside County for the next planning period. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Workday) or visit www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

LAND USE

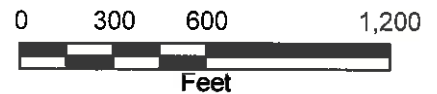
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
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 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.rctilma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

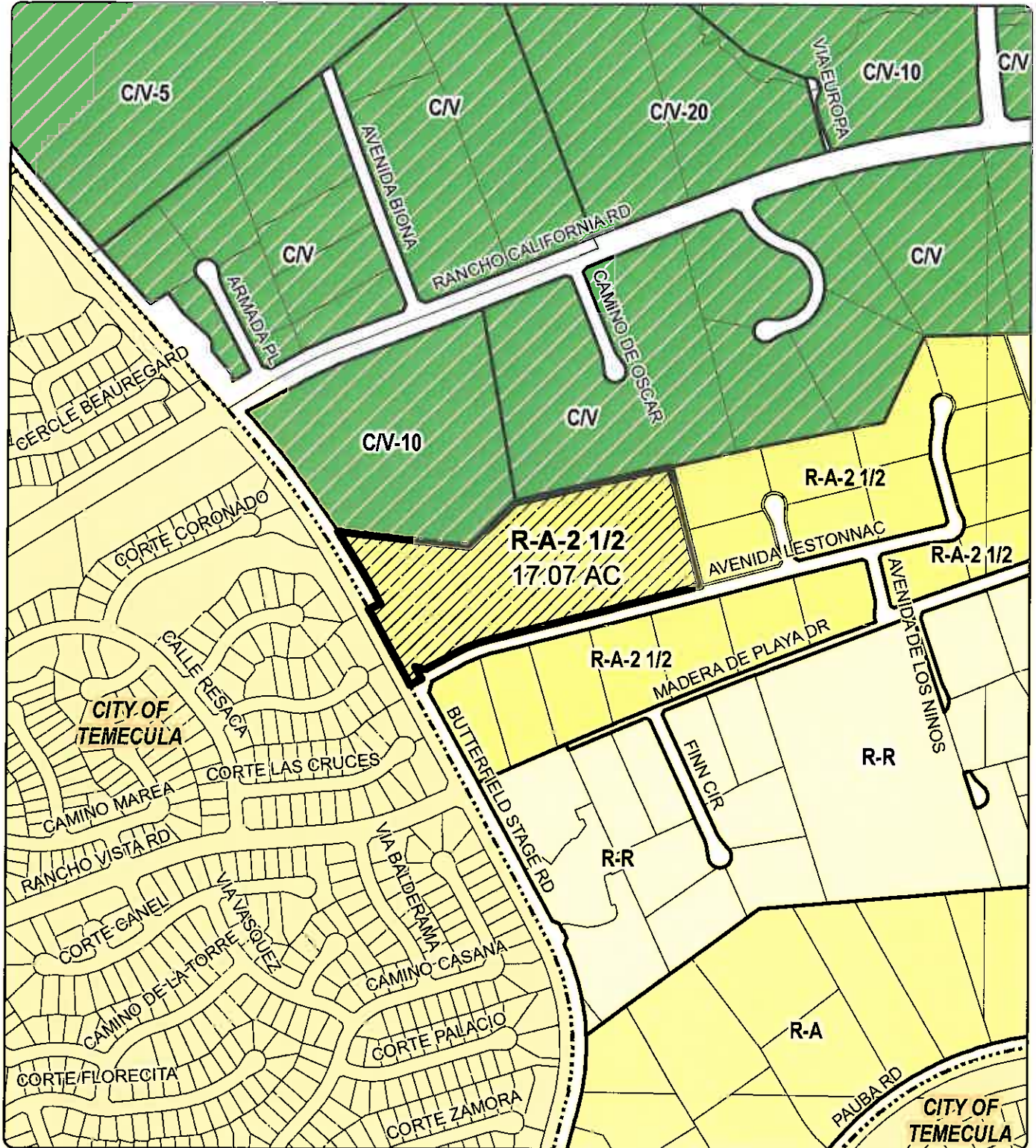
GPA01176

EXISTING ZONING

Supervisor: Washington
District 3

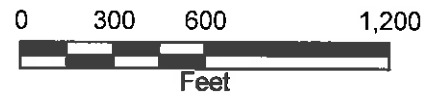
Date Drawn: 07/15/2016

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 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>

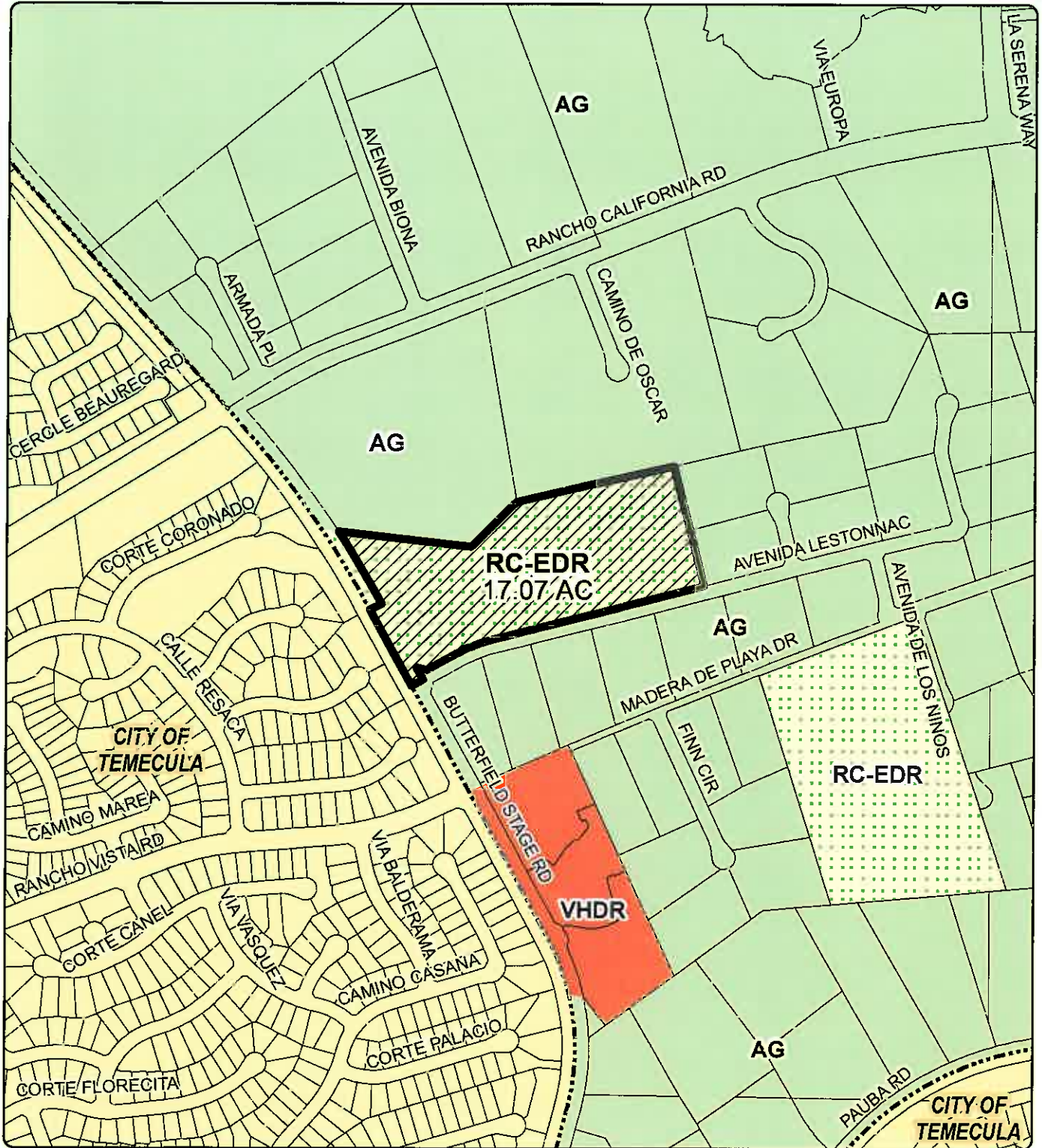
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 07/15/2016
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.rctina.ca.gov>

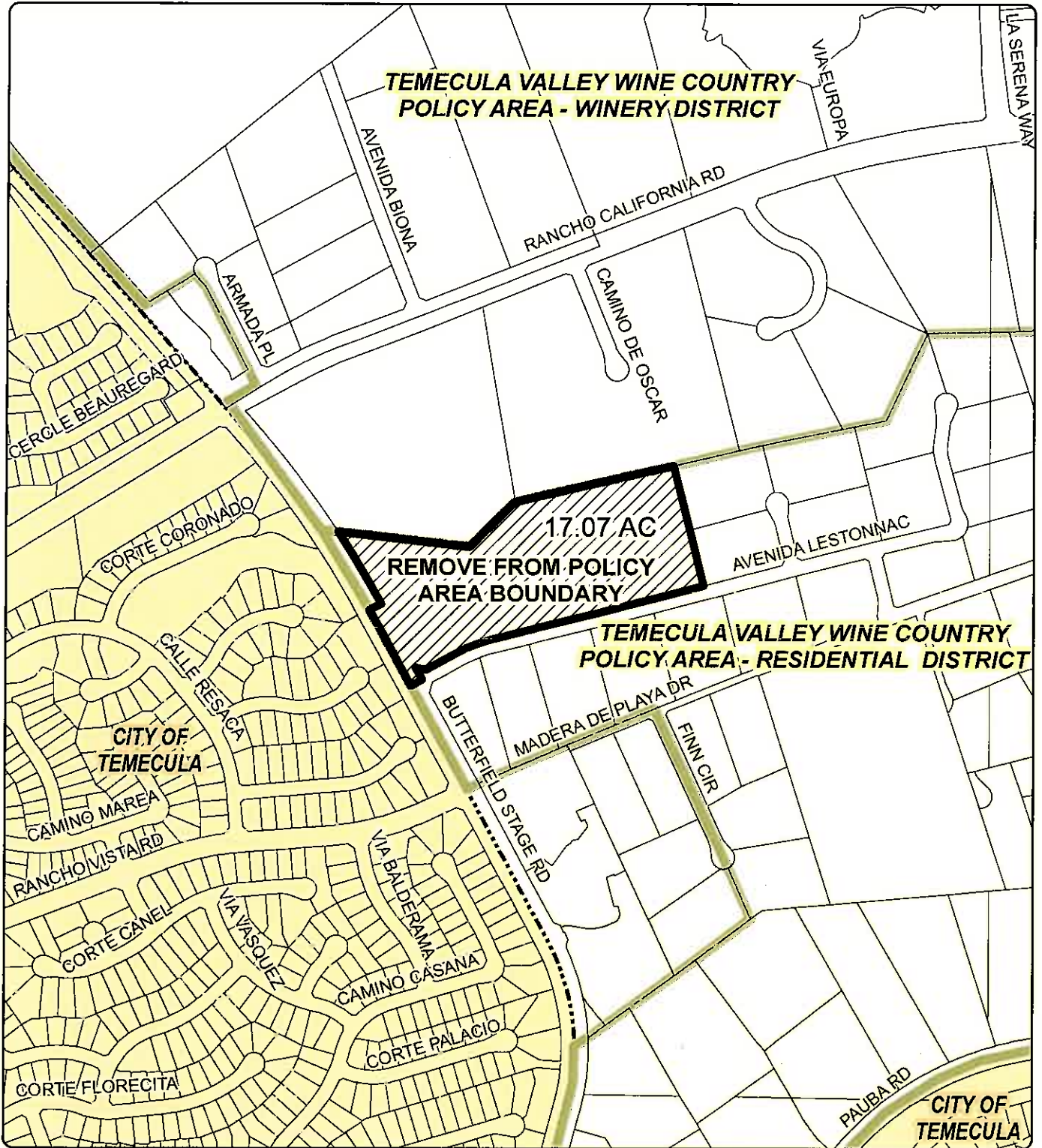
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

POLICY AREA MAP

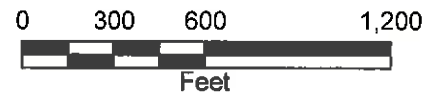
Supervisor: Washington
District 3

Date Drawn: 07/15/2016
Exhibit 8



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.ctdina.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

GPA01176

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Saint Jeanne de Lestonnac School

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street

Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

Engineer/Representative Name: Markham Development Management Group

Contact Person: Larry R. Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner Name: Sisters of the Company of Mary Our Lady

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street

Tustin CA 92780
City State ZIP

Daytime Phone No: (951) 587-2505 Fax No: (951) 587-2515

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) 863-7565

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Sister Leticia Salazar

PRINTED NAME OF PROPERTY OWNER(S)

Sister Leticia Salazar, odu

SIGNATURE OF PROPERTY OWNER(S)

Sister Ernestine Velarde, odu

PRINTED NAME OF PROPERTY OWNER(S)

Sister Ernestine Velarde, odu

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951-030-055

Approximate Gross Acreage: 17.07 acres

General location (nearby or cross streets): North of Avenida Lestonnac, South of Rancho California Rd., East of Ave. Olgita, West of Ave. Bordeaux

Existing General Plan Foundation Component(s): Rural Community - Wine Country Policy Area

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): RC -EDR, Wine Country Policy Area

Proposed General Plan Land Use Designation(s): RC - EDR

General Plan Policy Area(s) (if any): Temecula Wine Country

Existing Zoning Classification(s): R-A-2 1/2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):
Remove the existing inconsistent use from the Wine Country Community Plan

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PUP 00786
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA37164 & 41736 EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): GEO02042

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	X	
Gas Company	X	
Telephone Company	X	
Water Company/District	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District	X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

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

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) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) – APPLICANT: Sisters of the Company of Mary Our Lady – **ENGINEER/REPRESENTATIVE:** MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Residential Agriculture-2½ Acre Minimum (R-A-2 ½) – **LOCATION:** Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – **PROJECT SIZE:** 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 951-030-055.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

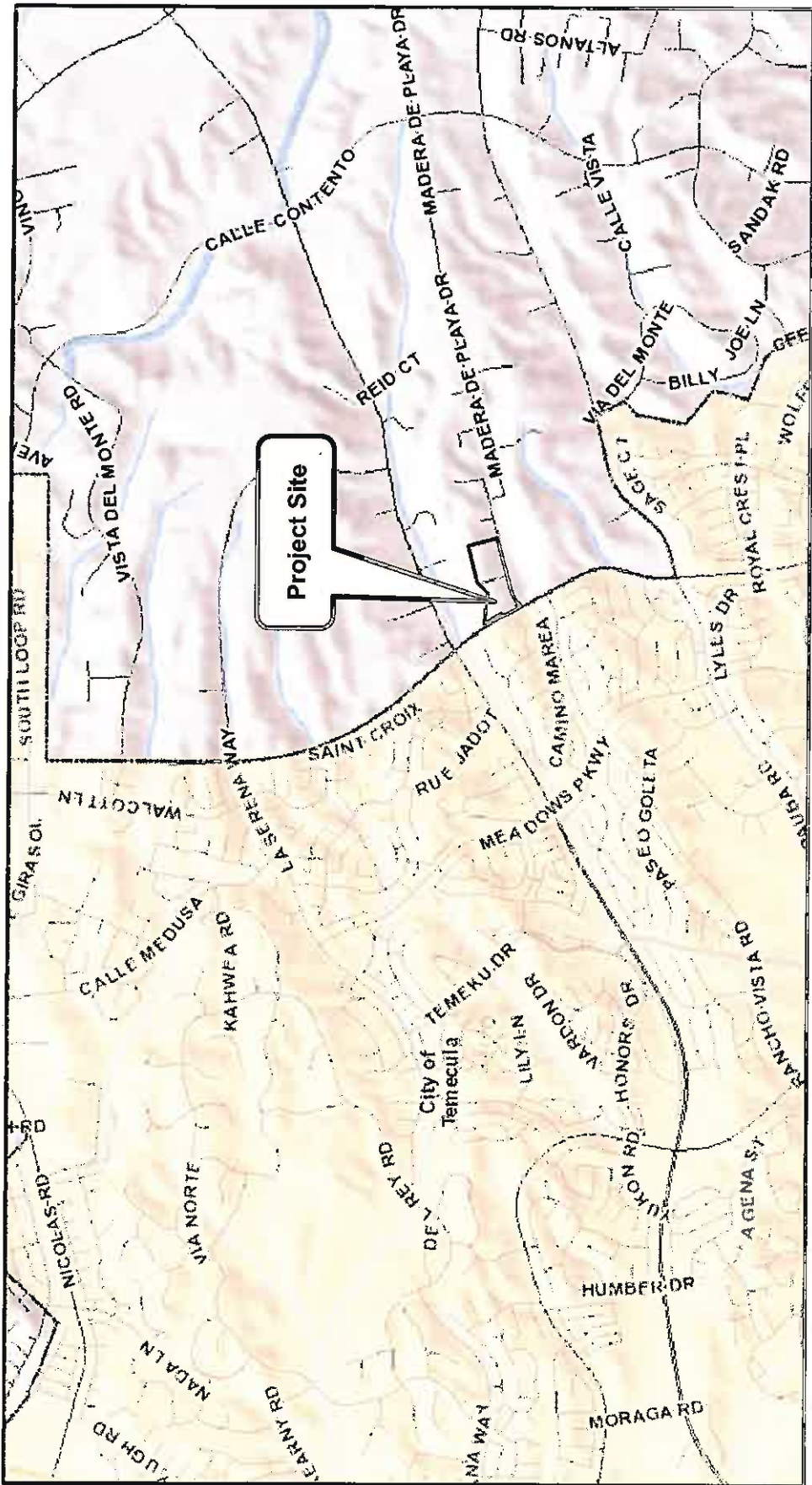
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.13
Area Plan: REMAP
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1177
Property Owner: Robyn Garrison
Applicant: Front Street Architects, LLP
Engineer/Representative: Front Street Architects, LLP



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1177 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Estate Density Residential (EDR) (2 acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), on one parcel, totaling 7.74 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located North of Wellman Road, south of Highway 371, east of Kirby Road, west of Rolling Hills, and within the REMAP Area Plan.

PROJECT APN: 575-140-023

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The current community services are still lacking options along Highway 371; the adjacent parcel located directly to the north of the project site, APN 575-140-022-4, is zoned for a plot plan approval to develop a much needed retail-commercial center of 12,000 square feet and will contain such uses as a restaurant, real estate office, coffee and bakery shop, wine tasting business, thrift store, and an auto parts store. This parcel (575-140-022) is contiguous to our subject parcel (APN 575-140 022) that proposes complementary uses that will include a hotel, multi-purpose outdoor space, 18-hole miniature golf course, gazebo, and a church. These proposed uses are consistent with the current desires of the community as noted in the REMAP for the Anza community and the adjacent community of Cahuilla.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was recommended for initiation to the Planning Commission by a majority, with two abstentions, and one vote of no.

During the GPAC meeting, the applicant spoke on behalf of the project. She clarified the vision for the site, related to the accompanying Plot Plan currently under review with the County. GPAC members discussed the project and cited the lack of water and sewer availability. The applicant is in the process of attempting to secure water rights and provide a sustainable water source in support of the proposed development.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Estate Density Residential (EDR) |
| 4. Proposed General Plan Designation: | Commercial Retail (CR) |
| 5. Surrounding General Plan Designations: | North: Agriculture (AG), East and South: Estate Density Residential (EDR), West: Commercial Retail (CR), and Rural Residential (RR) |
| 6. Existing Zoning Classification: | R-R-2½ (Rural Residential) |
| 7. Surrounding Zoning Classifications: | North: A-1-10 (Light Agriculture), East and South: R-R-2½ (Rural Residential), West: R-R-5 (Rural Residential), and C-P-S (Scenic Highway Commercial) |
| 8. Existing Land Use: | Mobile Home and Vacant Land |
| 9. Surrounding Land Uses: | North, South, East, and West: Vacant Land |
| 10. Project Size (Gross Acres): | 7.74 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC’s recommendation of an order to initiate proceedings for General Plan Amendment No. 1177 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.

2. The project site is not located within:
 - a. An agricultural preserve; or
 - b. An airport influence area; or
 - c. A CSA; or
 - d. A MSHCP criteria cell or conservation boundary; or
 - e. A City sphere of influence; or
 - f. A half-mile of a fault line or fault zone.

3. The project site is located within:
 - a. The Anza Valley Policy Area; and
 - b. A special flood hazard area; and
 - c. A moderate fire hazard area; and
 - d. A State Responsibility Area for fire protection service.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 1177 (Foundation and Entitlement/Policy) – APPLICANT: Front Street Architects, LLP – **ENGINEER/REPRESENTATIVE:** Front Street Architects, LLP – **Third Supervisorial District – REMAP Area Plan – Anza Zoning Area – ZONE:** Rural Residential-2.5 Acre Minimum (R-R-2.5) – **LOCATION:** Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – **PROJECT SIZE:** 7.74 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 575-140-023.

II. GPAC ACTION:

Motion to move forward by Mr. Cousins; second by Mr. Miller.

Mr. Silver abstained.

Ms. Trover abstained; there is not enough information.

Ms. Limont disagrees to move this forward.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1177 (Foundation and Entitlement/Policy) – APPLICANT: Front Street Architects, LLP – ENGINEER/REPRESENTATIVE: Front Street Architects, LLP – Third Supervisorial District – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential-2 ½ Acre Minimum (R-R-2 ½) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 gross acres – **REQUEST:** Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 575-140-023.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

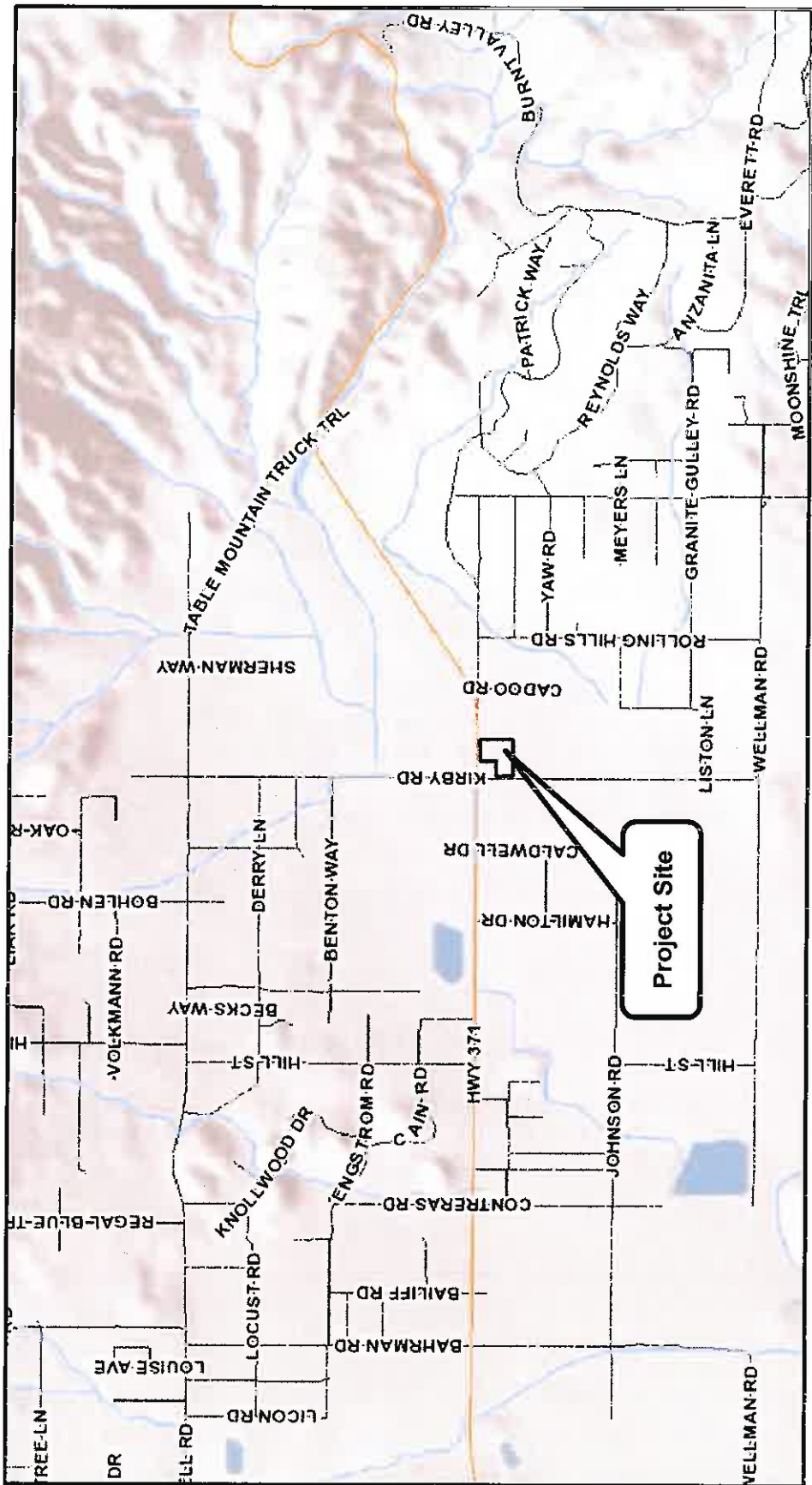
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 8:55 am
On: Wednesday, Oct 19, 2016

Ad #: 0010207998
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 133 Li
Bill Size: 266.00

Amount Due: **\$385.70**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1177 (Foundation and Entitlement/Policy) - APPLICANT: Front Street Architects, LLP - ENGINEER/REPRESENTATIVE: Front Street Architects, LLP - Third Supervisorial District - REMAP Area Plan - Anza Zoning Area - ZONE: Rural Residential-2 1/2 Acre Minimum (R-R-2 1/2) - LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills - PROJECT SIZE: 7.74 gross acres - **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 575-140-023.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

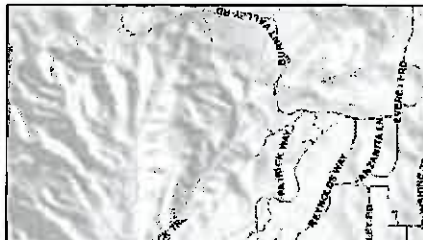
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

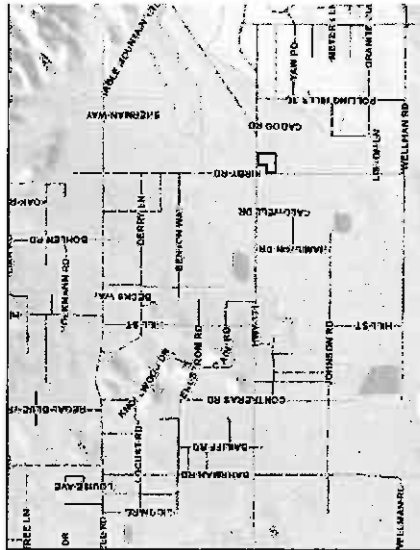
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1177
Supervisorial District: Third
Area Plan: REMAP
Zoning Area/District: Select Zoning Area/District
Property Owner(s): Robyn Garrison
Project Representative(s): Joseph Deporras

PROJECT DESCRIPTION: Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres.

LOCATION: The project site is located Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills.

PROJECT APN: 575-140-023



Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres.

Although not contingent upon approval of this General Plan Amendment, Plot Plan No. 26035 is an accompanying project, which includes the northwest portion of the block and has an existing Land Use Designation of Community Development: Commercial Retail. This General Plan Amendment will result in changing the land use around the Plot Plan area, for the purpose of master planning a larger commercial center.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The current community services are still lacking options along Highway 371; the adjacent parcel located directly to the north of the project site, APN 575-140-022-4, is zoned for a plot plan approval to develop a much needed retail-commercial center of 12,000 square feet and will contain such uses as a restaurant, real estate office, coffee and bakery shop, wine tasting business, thrift store, and an auto parts store. This parcel (575-140-022) is contiguous to our subject parcel (APN 575-140-022) that proposes complementary uses that will include a hotel, multi-purpose outdoor space, 18-hole miniature golf course, gazebo, and a church. These proposed uses are consistent with the current desires of the community as noted in the REMAP for the Anza community and the adjacent community of Cahuilla.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	7.74
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Anza Valley Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Commercial Retail (CR)
Surrounding General Plan Land Use	
North:	Agriculture (AG)
East:	Estate Density Residential (EDR)
South:	Estate Density Residential (EDR)
West:	Commercial Retail (CR) and Rural Residential (RR)

Existing Zoning Classification:	R-R-2½ (Rural Residential)
Change of Zone Required:	C-P-S (Scenic Highway Commercial)
Surrounding Zoning Classification	
North:	A-1-10 (Light Agriculture)
East:	R-R-2½ (Rural Residential)
South:	R-R-2½ (Rural Residential)
West:	R-R-5 (Rural Residential) and C-P-S (Scenic Highway Commercial)
Existing Development and Use:	Mobile Home and Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	GPA01177 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MHSCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives. All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Local Importance
Fire Hazard Area:	Moderate
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	Potential – Small portion at northwest corner of site
Liquefaction Area:	Very High Liquefaction Potential
Subsidence Area:	Susceptible

Fault Line:	Not within half-mile
Fault Zone:	Not within half-mile
Paleontological Sensitivity:	Low Sensitivity

Utility Information:

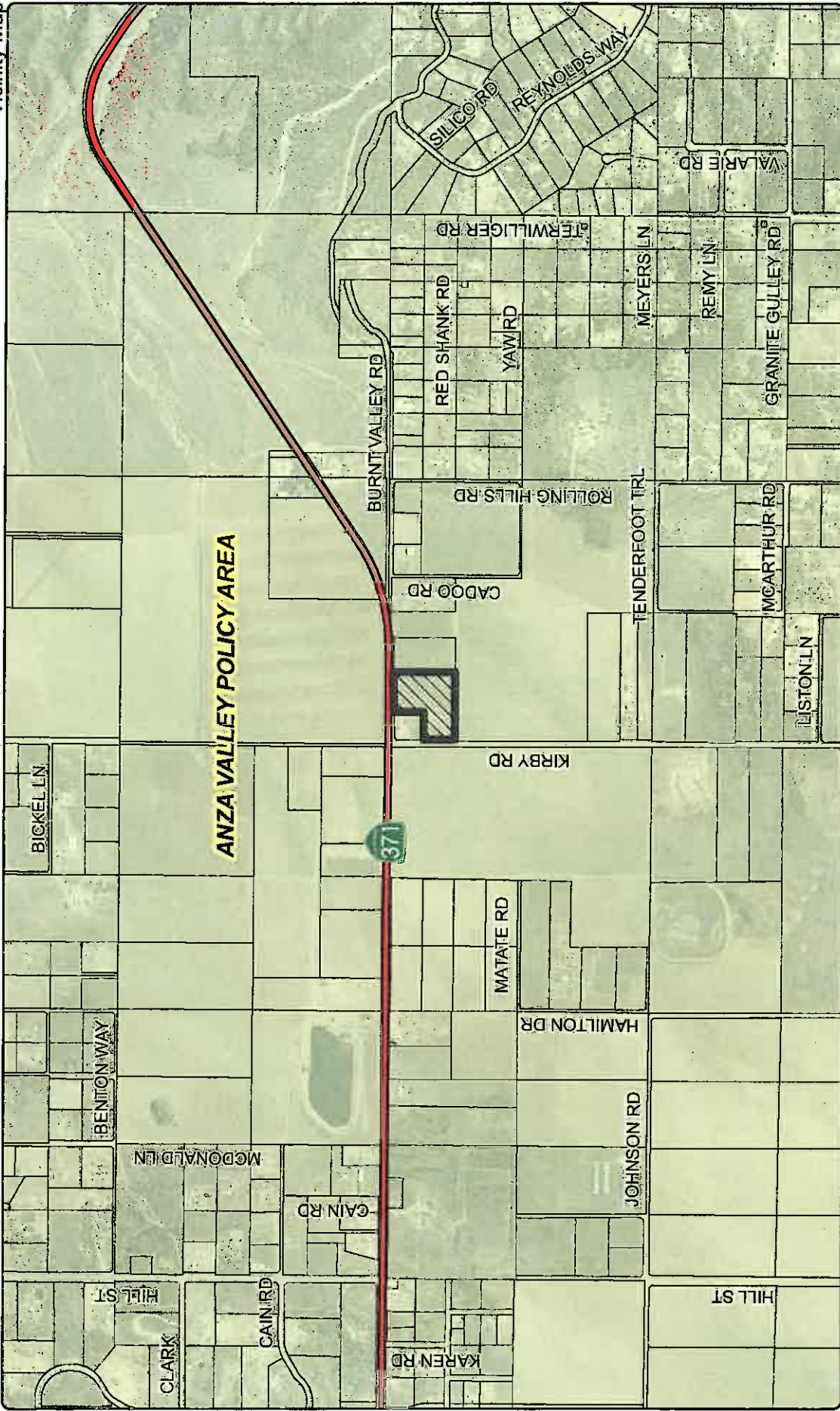
Water Service:	No – Will require use of water well or other source
Sewer Service:	No – Will require use of septic seepage tank on site

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01177**

Supervisor: Washington
District 3

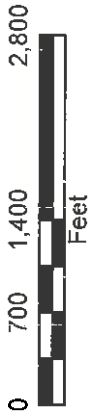
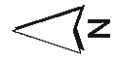
Date Drawn: 08/05/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Anza

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 in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951)955-3300 (Riverside County) or in Fullerton at (714)954-8277 (Eastern County) or Website: <http://planning.ca.gov>

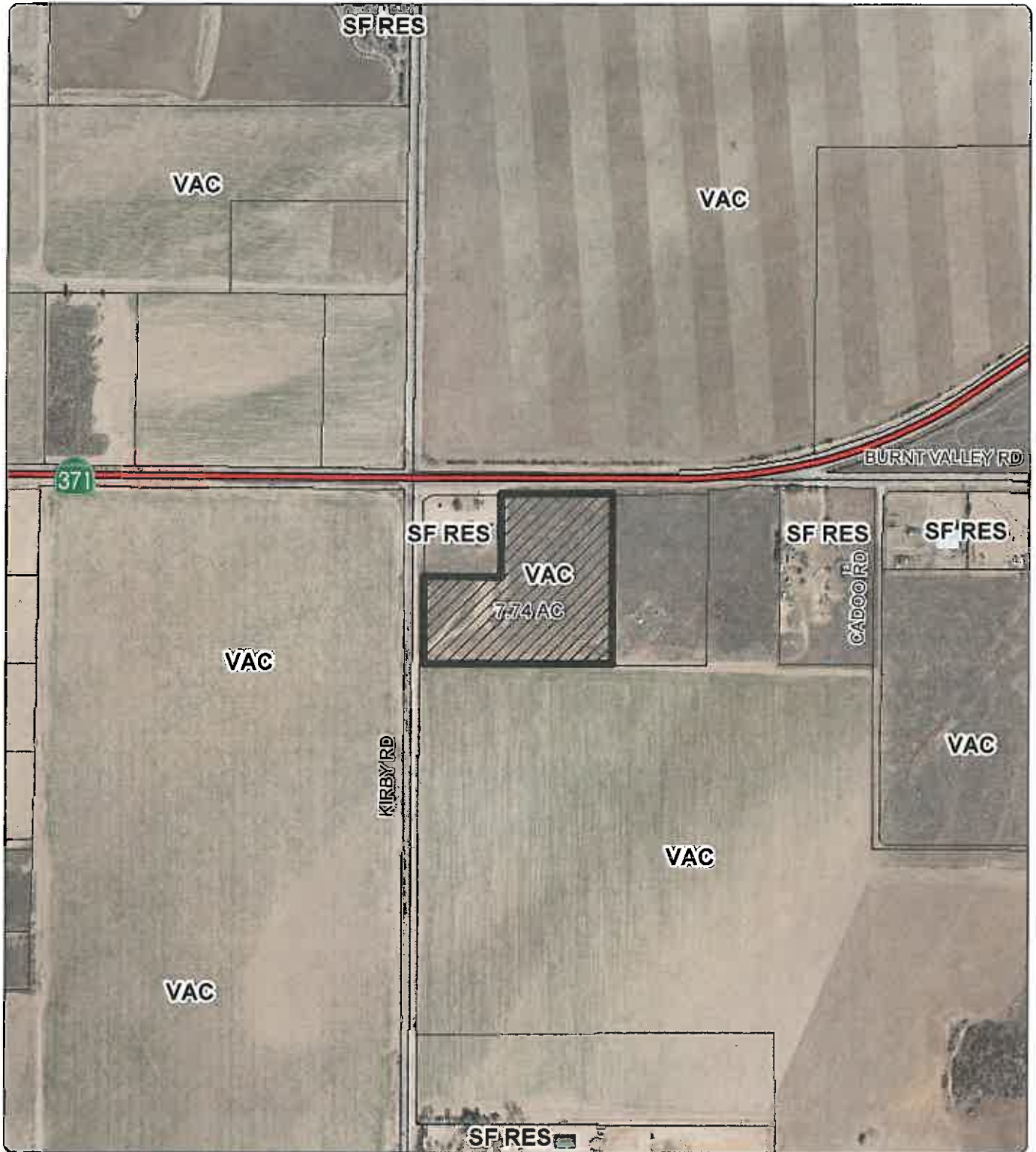
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01177

LAND USE

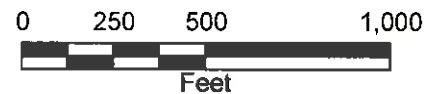
Supervisor: Washington
District 3

Date Drawn: 08/05/2016
Exhibit 1



Zoning Area: Anza

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.rctdms.org>

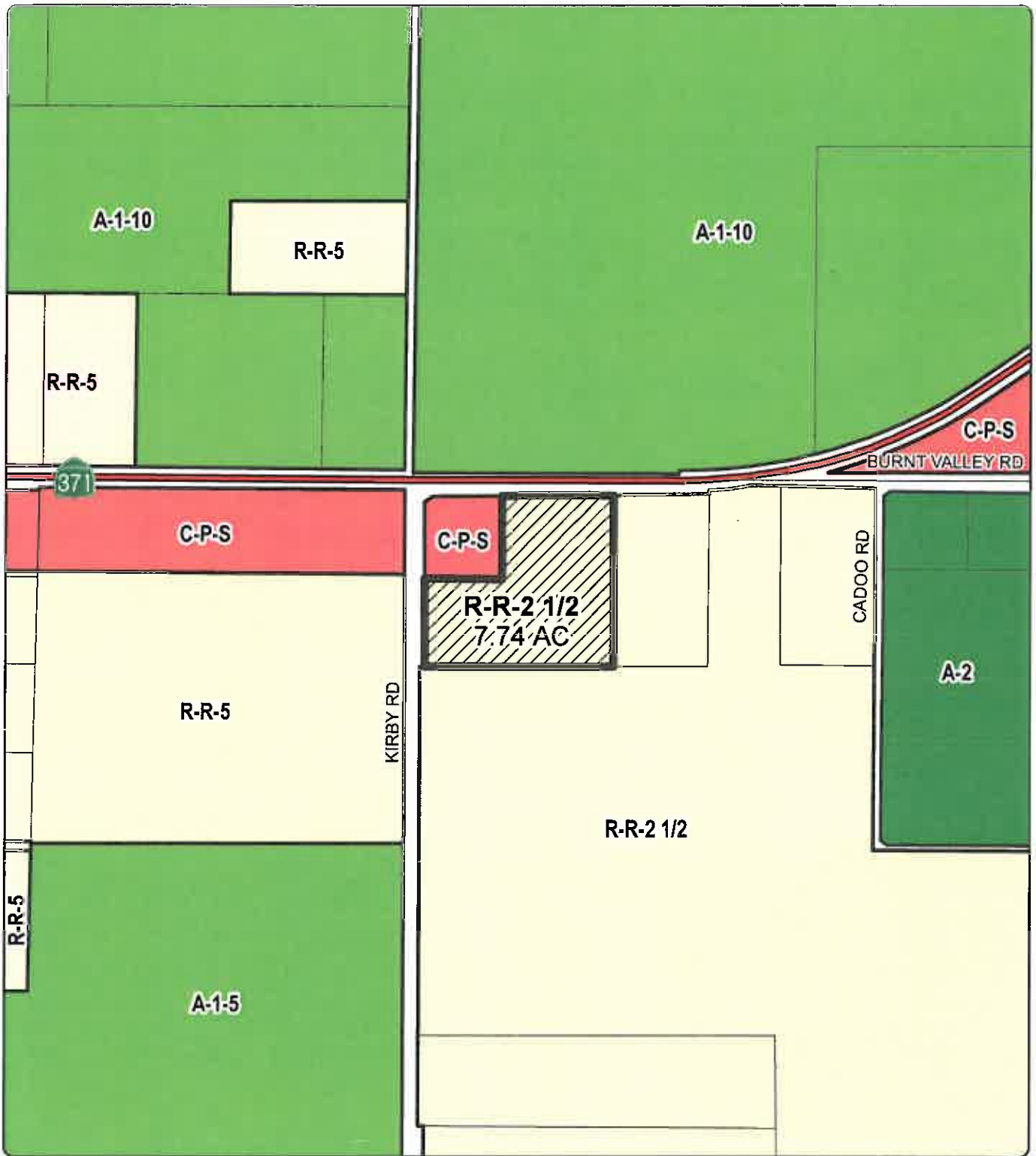
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01177

EXISTING ZONING

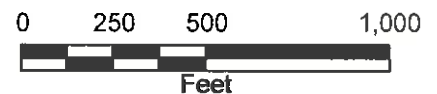
Supervisor: Washington
District 3

Date Drawn: 08/05/2016
Exhibit 2



Zoning Area: Anza

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.redma.org>

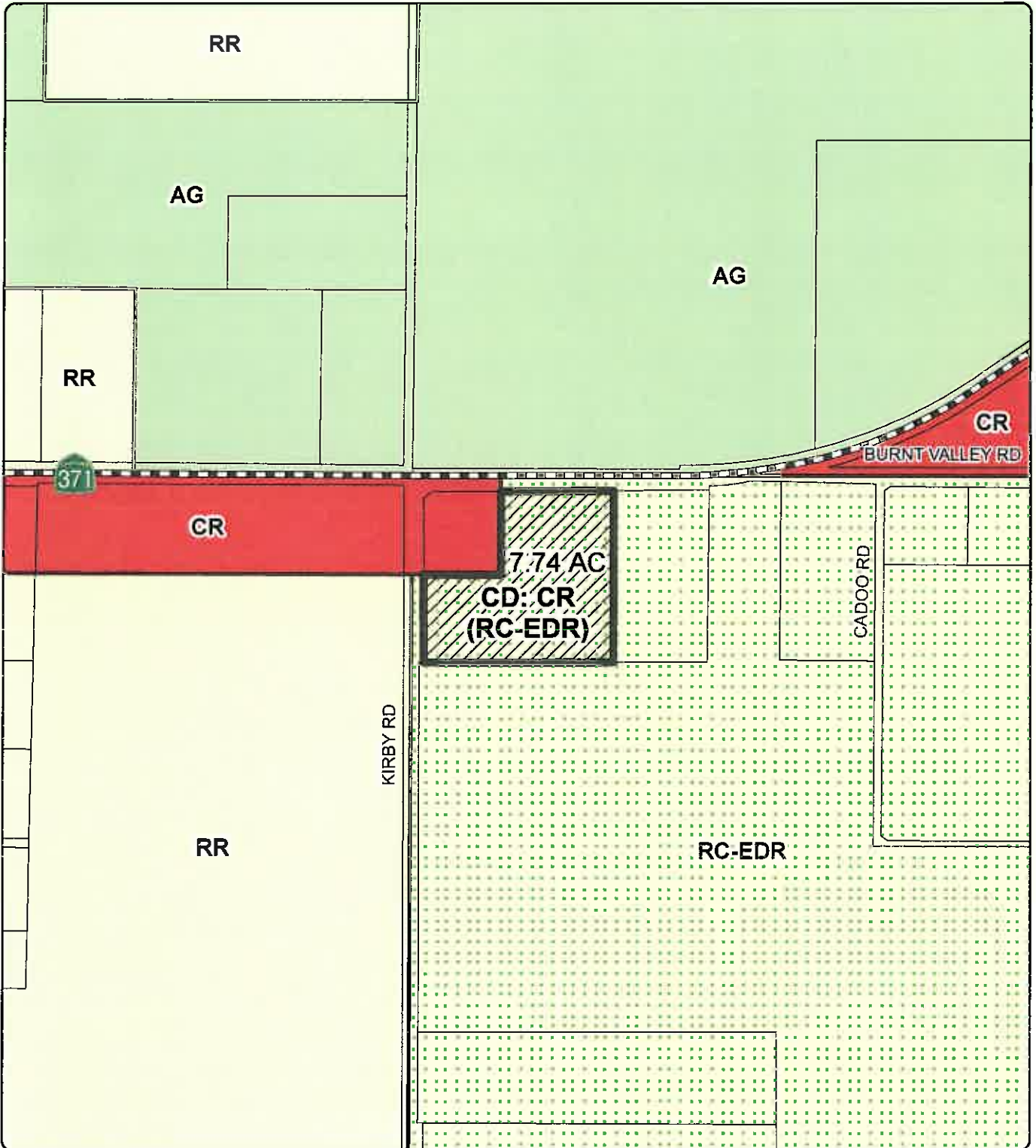
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01177

PROPOSED GENERAL PLAN

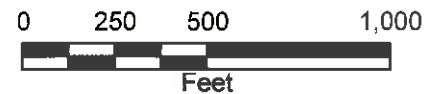
Supervisor: Washington
District 3

Date Drawn: 08/05/2016
Exhibit 6



Zoning Area: Anza

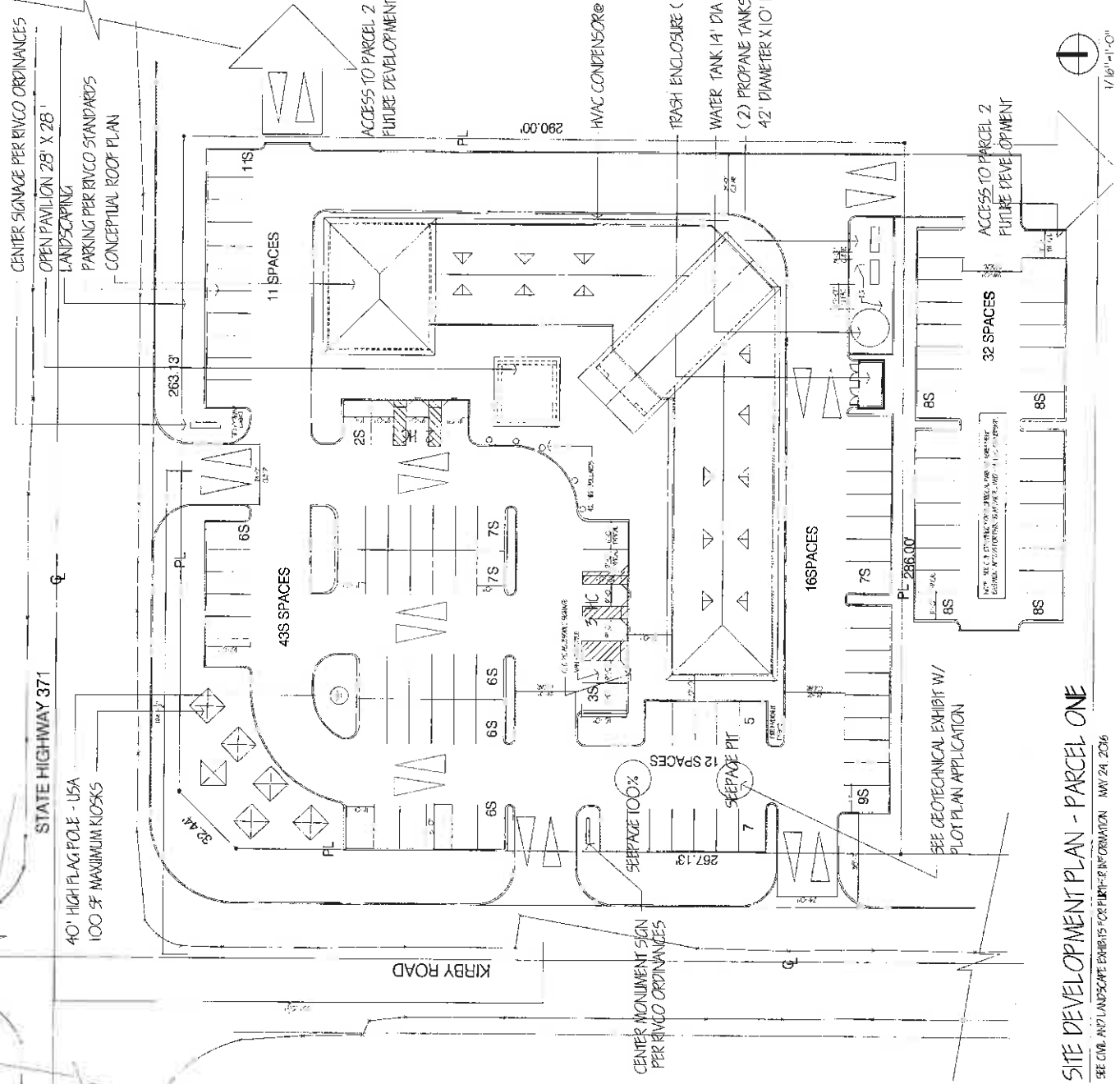
Author: Vinnie Nguyen



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.rctdca.org>

THE DESTINATION PLACE

GARRISON DEVELOPMENT - ANZA, CALIFORNIA 92539



DESIGN TEAM

ARCHITECT:
 RINGO ARCHITECTS
 2105 SOUTH GOSHEN AVENUE, SUITE J
 OAKLAND, CA 94612
 T. 917.845.8345
 CONTACT: JOSEPH RE FORNAS, AIA

CIVIL ENGINEER:
 VENTURA ENGINEERING, INC.
 27219 LITTLETON AVENUE, SUITE J
 TEMECULA, CA 92590
 T. 951.699.1494
 F. 951.692.7600
 CONTACT: JOSEPH RE FORNAS, AIA

MECHANICAL ENGINEER:
 MANNING ENGINEERING, INC.
 3101 S. STREET, SUITE 501P
 TEMECULA, CA 92592
 CONTACT: ERIC 2096-1044
 T. 951-296-1044
 F. 951-296-1041

ELECTRICAL ENGINEER:
 M. C. CALKINS ELECTRICAL
 1800
 CC-BACK

PLUMBING ENGINEER:
 POLYVALENT ENGINEERING, INC.
 26025 ALISO VIEJO ROAD
 ALISO VIEJO, CA
 T. 949.484.6000
 CONTACT: JOHN 528-7875

STRUCTURAL ENGINEER:
 MANNING ENGINEERING, INC.
 3101 S. STREET, SUITE 501P
 TEMECULA, CA 92592
 CONTACT: ERIC 2096-1044
 T. 951-296-1044
 F. 951-296-1041

LANDSCAPE ARCHITECT:
 RINGO ARCHITECTS
 2105 SOUTH GOSHEN AVENUE, SUITE J
 OAKLAND, CA 94612
 T. 917.845.8345
 CONTACT: JOSEPH RE FORNAS, AIA

PROJECT DATA

OWNER:
 RINGO ARCHITECTS
 2105 SOUTH GOSHEN AVENUE, SUITE J
 OAKLAND, CA 94612
 T. 917.845.8345
 CONTACT: JOSEPH RE FORNAS, AIA

PROJECT MANAGER:
 JOSEPH RE FORNAS, AIA
 27219 LITTLETON AVENUE, SUITE J
 TEMECULA, CA 92590
 T. 951.699.1494
 F. 951.692.7600
 CONTACT: JOSEPH RE FORNAS, AIA

SITE AREA:
 62,264 SF

USE:
 COMMERCIAL

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.

MECHANICAL:
 POLYVALENT ENGINEERING, INC.
 26025 ALISO VIEJO ROAD
 ALISO VIEJO, CA
 T. 949.484.6000
 CONTACT: JOHN 528-7875

PLUMBING:
 POLYVALENT ENGINEERING, INC.
 26025 ALISO VIEJO ROAD
 ALISO VIEJO, CA
 T. 949.484.6000
 CONTACT: JOHN 528-7875

ELECTRICAL:
 M. C. CALKINS ELECTRICAL
 1800
 CC-BACK

STRUCTURAL:
 MANNING ENGINEERING, INC.
 3101 S. STREET, SUITE 501P
 TEMECULA, CA 92592
 CONTACT: ERIC 2096-1044
 T. 951-296-1044
 F. 951-296-1041

LANDSCAPE ARCHITECT:
 RINGO ARCHITECTS
 2105 SOUTH GOSHEN AVENUE, SUITE J
 OAKLAND, CA 94612
 T. 917.845.8345
 CONTACT: JOSEPH RE FORNAS, AIA

TRASH ENCLOSURE (2) DUMPSTERS

WATER TANK 14' DIA X 25' H - OPTION #1

(2) PROPANE TANKS, 10' SETBACK @ PL

42' DIAMETER X 10' LONG, 350 GALLON EA

HVAC COMPENSOR PLANTERS

TRASH ENCLOSURE (2) DUMPSTERS

WATER TANK 14' DIA X 25' H - OPTION #1

(2) PROPANE TANKS, 10' SETBACK @ PL

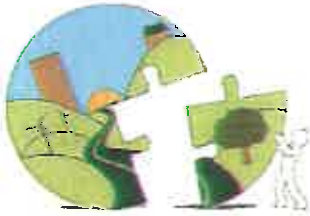
42' DIAMETER X 10' LONG, 350 GALLON EA

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE.

SITE DEVELOPMENT PLAN - PARCEL ONE

SEE CIVIL AND LANDSCAPE EXHIBITS FOR FURTHER INFORMATION MAY 24, 2016

REVISIONS	DATE



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA01177

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Front Street Architects, LLP

Contact Person: Joseph de Porras E-Mail: Joseph@fsa-architects.com

Mailing Address: 2110 South Coast Highway, Suite J
Oceanside Ca 92054-6559
City State ZIP

Daytime Phone No: (877) 845-8945 Fax No: ()

Engineer/Representative Name: Front Street Architects, LLP

Contact Person: Joseph de Porras E-Mail: Joseph@fsa-architects.com

Mailing Address: 2110 South Coast Highway, Suite J
Oceanside Ca 92054-6559
City State ZIP

Daytime Phone No: (877) 845-8945 Fax No: ()

Property Owner Name: Robyn M. Garrison

Contact Person: Robyn M. Garrison E-Mail: Robynsong@aol.com

Mailing Address: P.O. Box 390748
Anza Ca 92539
City State ZIP

Daytime Phone No: (805) 312-0369 Fax No: (951) 763-0380

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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Robyn M. Garrison

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 575-140-023-5

Approximate Gross Acreage: 7.74

General location (nearby or cross streets): North of Wellman Rd, South of Highway 371, East of Kirby Rd, West of Rolling Hills

Existing General Plan Foundation Component(s): _____

Proposed General Plan Foundation Component(s): _____

Existing General Plan Land Use Designation(s): RC-EDR

Proposed General Plan Land Use Designation(s): _____

General Plan Policy Area(s) (if any): Anza Valley Policy Area

Existing Zoning Classification(s): R-R-2 1/2 CZ Number 4717

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

See attached Exhibit A

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PAR00957
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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	<u>Anza Cooperative Electric - a touch Stone cooperative</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<u>Propane tanks</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<u>Well water - existing</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District	N/A - Septic seepage tank on site		<input checked="" type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

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

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)  Date 5/29/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

The current community services are still lacking in options along Highway 371; the adjacent Parcel One, APN # 575-140-022-4 is zoned for a plot plan approval to develop a much needed retail- commercial center of 12,000 S.F; to contain a Restaurant, Real Estate Office, Coffee- Bakery, Wine Tasting Business, Thrift Store, and an Auto Parts Store. This parcel is contiguous to our subject parcel that proposes complementary uses that will include a Hotel, Multi-Purpose outdoor space, 18-Hole Miniature Golf Course, Gazebo, and a Church. These proposed uses are consistent with the current desires of the community as noted in the REMAP for the Anza Community and the adjacent community of Cahuilla.

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

Upon review of available information, we do not see a conflict for the development of the proposed uses.

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

FSA- FRONT STREET ARCHITECTS,LLP

May 24, 2015

Mr. John Hildebrand, Senior Planner

Riverside County Planning Department

4080 Lemon St, Riverside, CA 920501-3634

RE: Application for Foundation General Plan Amendment

Exhibit A

Parcel Two- APN 575-140-023-5

The intent of the development is to provide a much needed variety of community and services options for accommodations, recreational activities and complementary uses to the Parcel One Community Retail Center. We have included a birds' eye view to showcase the finished Parcel Two concept, as well as a bubble diagram to depict more detailed information.

The proposed Parcel Two uses are as follows:

1. A one story, 52 bed hotel, with one access off Highway 371 for ingress/egress, guest parking that will loop the facility and allow direct access to the Parcel One retail center. The hotel use has been vetted by the Garrison Development staff and has local community support regarding the potential use by visitors and locals that may have guests visiting the Anza community, and also for accommodating weddings and other functions at the proposed Gazebo noted in item #4 below. A market study has been provided by Spurrier Consulting and subsequent findings support a 52 bed hotel to accommodate visitors at the Cahuilla Casino, the motocross facility and various hiking and horseback riding recreational experiences to name a few. See attached conceptual market study excerpts to describe the hotel.
2. A multi-purpose outdoor space for community activities such as a farmer's market, drive-in theater for 100-150 automobiles, using an inflatable/deflatable screen, Easter egg hunts, swap meets and other low impact community events. See attached information for Drive-In theater.



3. A small community 18-hole miniature golf course with a check in, restrooms, and ancillary storage structure- one story estimated 1500 Square Foot. See attached information for the 18-hole miniature golf course.
4. A multi-purpose gazebo for covered outdoor/ non conditioned space to accommodate weddings, bar mitzvahs, adjacent church functions, such as feeding the homeless, underserved families and other community based outreach services.
5. A one story, 5000 Square Foot church facility. Consisting of a worship hall, men and women's toilets, lobby, storage and ancillary rooms for a community based congregation.

Very Truly Yours,



Joseph de Porras, MA
Managing Partner
C-13719

CC: Robyn M. Garrison, Robin C. Porras

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1177 (Foundation and Entitlement/Policy) – APPLICANT: Front Street Architects, LLP – ENGINEER/REPRESENTATIVE: Front Street Architects, LLP – Third Supervisorial District – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential-2 ½ Acre Minimum (R-R-2 ½) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 575-140-023.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

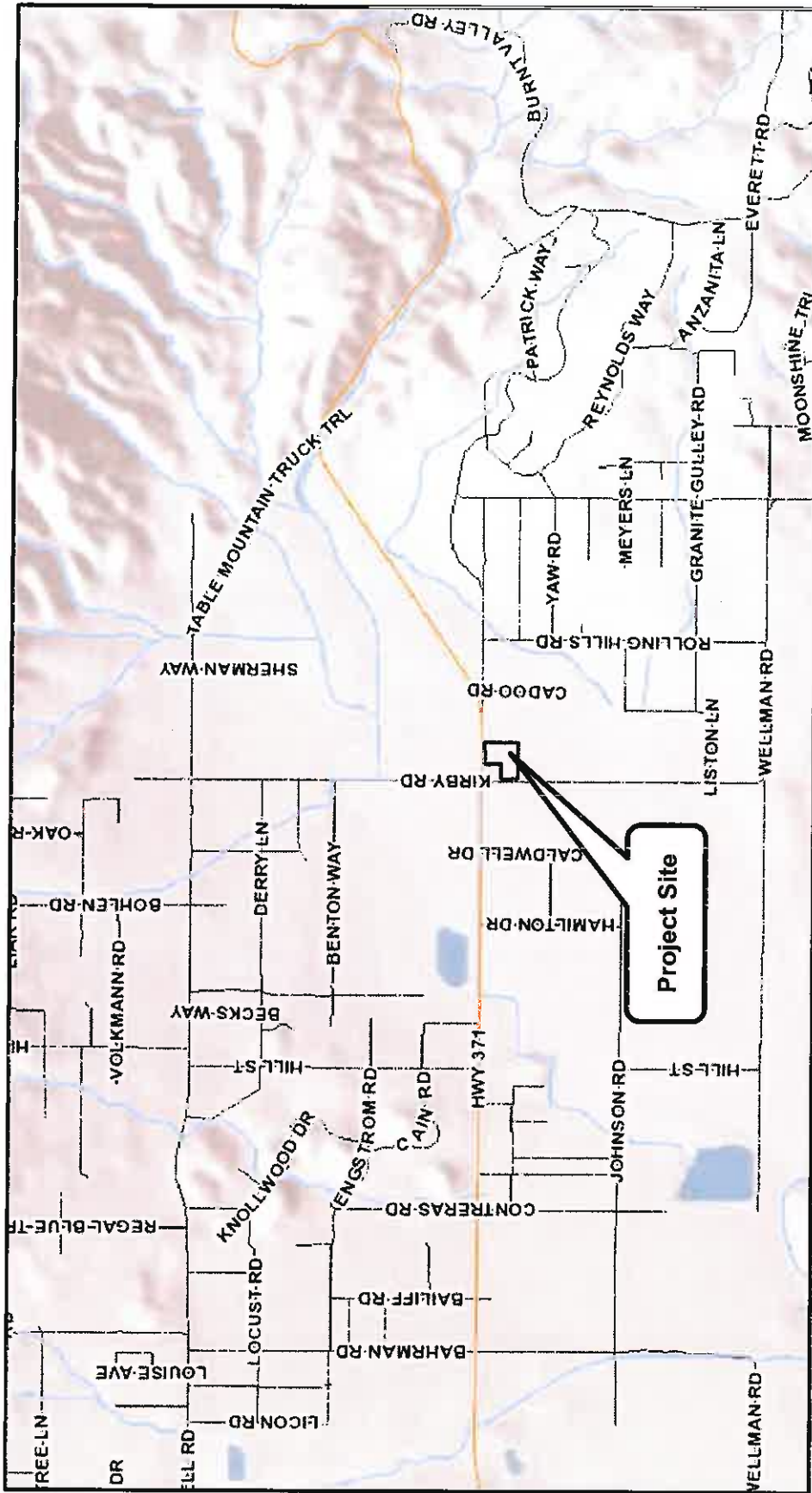
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:


RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



204

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1181
Property Owner: Stonegate Land Owner, LLC
Applicant: Stonegate Land Owner, LLC
Engineer/Representative: Trip Hord Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1181 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land use Designation from Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2 – 5 dwelling units per acre), on one parcel, totaling 99 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, west of Stueber Lane, and within the Harvest Valley/Winchester Area Plan

PROJECT APNs: 465-060-005

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to CD-BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

The proposed general plan amendment coincides with the County's proposed changes of the parcel to Community Development – Medium High Density Residential (CD-MHDR) and Community Development – Medium Density Residential (CD-MDR). The county will defer to the property owner to make the proposed changes as these changes match the vision preferred by residents of the area and the County. The revision from GPA 1001 removes land that was indicated as an obstacle by the Board of Supervisors.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was recommended for initiation to the Planning Commission by a majority, with one vote of no.

During the GPAC meeting the members discussed the surrounding area and compatibility of the project. The members also discussed the proposed realignment of Highway 79 and where the alternative routes were located, as it may impact the site. During the review of a future implementing project, the site will accommodate any realignment requirements.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Estate Density Residential (EDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North – Medium Density Residential (MDR)
South – Rural Residential (RR), East and West
– Estate Density Residential (EDR) |
| 6. Existing Zoning Classification: | A-2-10 (Heavy Agricultural) |
| 7. Surrounding Zoning Classifications: | North & east - A-1-10 (Light Agricultural) & A-2-10 (Heavy Agricultural), South - A-1-5 (Light Agricultural), West - A-1-10 (Light Agricultural) |
| 8. Existing Land Use: | Agricultural and Vacant Land |
| 9. Surrounding Land Uses: | Commercial, Residential, Agricultural, and Vacant Land |
| 10. Project Size (Gross Acres): | 99.09 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1181 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A MSHCP criteria cell or conservation boundary; or
 - b. A City sphere of influence; or
 - c. An Agricultural preserve; or
 - d. An Airport Influence Area ("AIA"); or
 - e. A Special flood hazard area; or
 - f. A half-mile of a fault line or fault zone.
3. The project site is located within:
 - a. The Highway 79 Policy Area; and
 - b. A low and moderate liquefaction area; and
 - c. A susceptible subsidence area; and
 - d. A moderate fire hazard area; and
 - e. A State responsibility area for fire protection service.



**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.3

GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) –
APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third
Supervisory District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE:
Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road,
east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99
gross acres – **REQUEST:** Proposal to amend the parcel's General Plan Foundation Component from
Rural Community (RC) to Community Development (CD) and amend its Land use Designation from
Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres –
PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN:
721-170-004.

II. DISCUSSION:

Ms. Domenigoni recused herself.

Mr. Silver: This is a patchwork of urbanization. There is no organization.

Mr. Rosenthal: Generally supports this.

III. GPAC ACTION:

Motion by Mr. Miller; second by Mr. Cousins.

Mr. Silver votes no.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – **REQUEST:** Proposal to amend the parcel’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

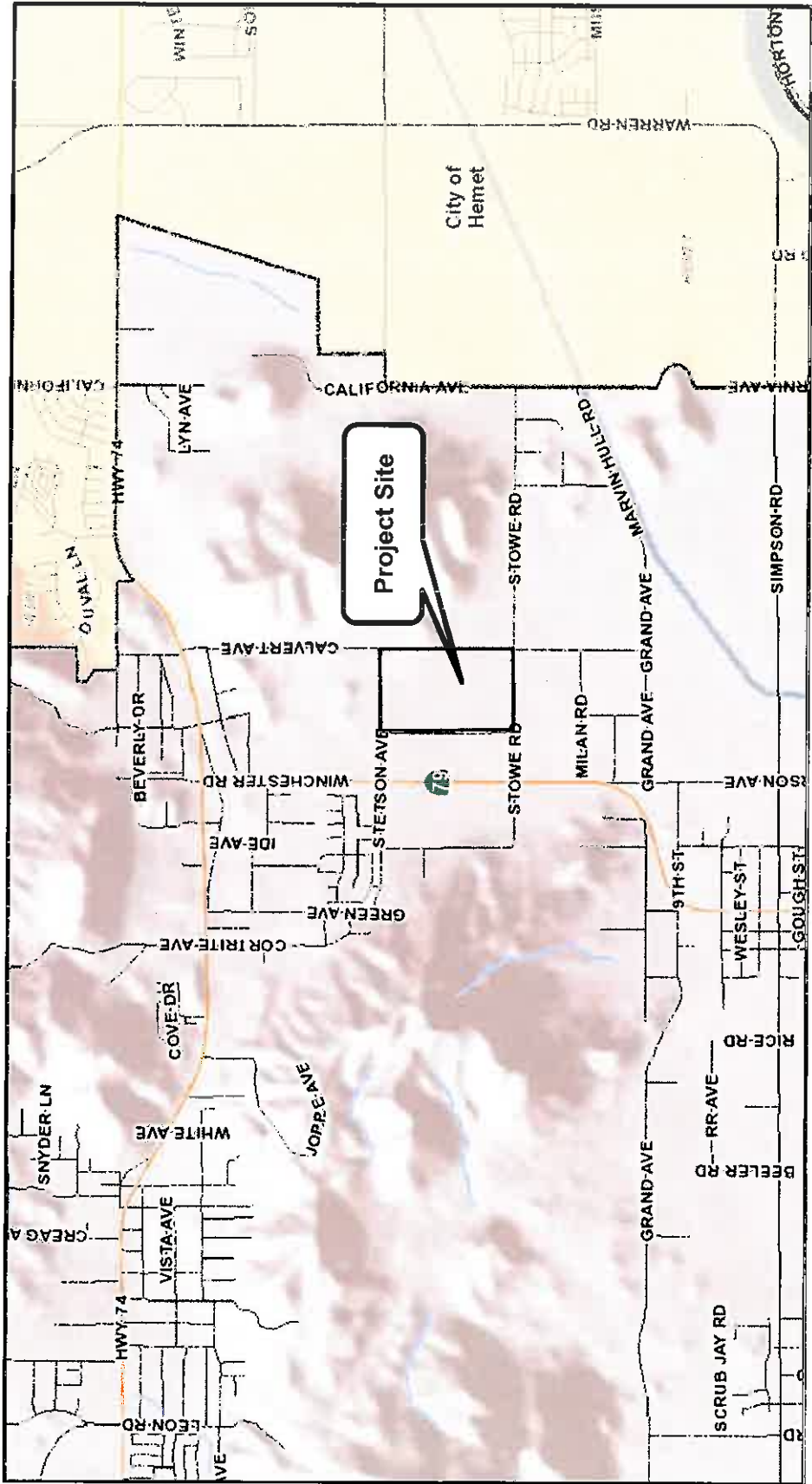
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 8:43 am
On: Wednesday, Oct 19, 2016

Ad #: 0010207991
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 133 Li
Bill Size: 266.00

Amount Due: **\$385.70**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) - APPLICANT: Trip Hord Associates - ENGINEER/REPRESENTATIVE: McKeever Engineering - Third Supervisorial District - Harvest Valley/Winchester Area Plan - Winchester Zoning Area - ZONE: Heavy Agriculture (A-2) (10 acre minimum) - LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane - PROJECT SIZE: 99 gross acres - **REQUEST:** Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 721-170-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

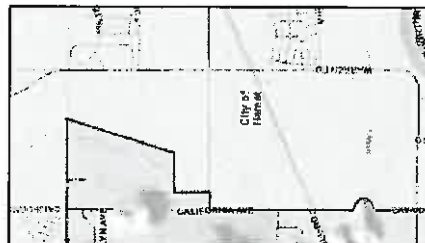
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4060 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1181
Supervisory District: Third
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Winchester Area
Property Owner(s): Stonegate Land Owner, LLC
Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2 – 5 dwelling units per acre), on one parcel, totaling 99 gross acres.

LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane.

PROJECT APN: 465-060-005



Figure 1: Project Location Map

PROJECT DETAILS: This project is a General Plan Amendment to change the site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), on one parcel, totaling 99 gross acres. This project does not include any accompanying implementing plan.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to CD-BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

The proposed general plan amendment coincides with the County's proposed changes of the parcel to Community Development – Medium High Density Residential (CD-MHDR) and Community Development – Medium Density Residential (CD-MDR). The county will defer to the property owner to make the proposed changes as these changes match the vision preferred by residents of the area and the County. The revision from GPA 1001 removes land that was indicated as an obstacle by the Board of Supervisors.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	99.09
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Highway 79 Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Medium Density Residential (MDR)
East:	Estate Density Residential (EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	A-2-10 (Heavy Agricultural)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	A-1-10 (Light Agricultural) A-2-10 (Heavy Agricultural)
East:	A-1-2½ (Light Agricultural) A-2-10 (Heavy Agricultural)
South:	A-1-5 (Light Agricultural)
West:	A-1-10 (Light Agricultural)
Existing Development and Use: Vacant and Agricultural uses	
Surrounding Development and Use	
North:	Agricultural
East:	Vacant & Residential
South:	Agricultural & Residential
West:	Commercial, Residential, & Agricultural

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01181 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents for the GPA area are currently under review as part of the analysis for TR36504. Further biological analysis and studies may be required prior to the approval of any projects within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Majority Prime Farmland, remaining Other
Fire Hazard Area:	Yes – Vast majority of property Moderate, pocket on north part of parcel High, and approximately 125 foot corridor along east side of parcel very high
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	None
Liquefaction Area:	Yes – Mostly Low, southeasterly triangular quarter of parcel in moderate

Subsidence Area:	Yes – Susceptible
Fault Line:	No – not within a half-mile
Fault Zone:	No – not within a half-mile
Paleontological Sensitivity:	Yes – High B – fossils at or below 4 feet of depth

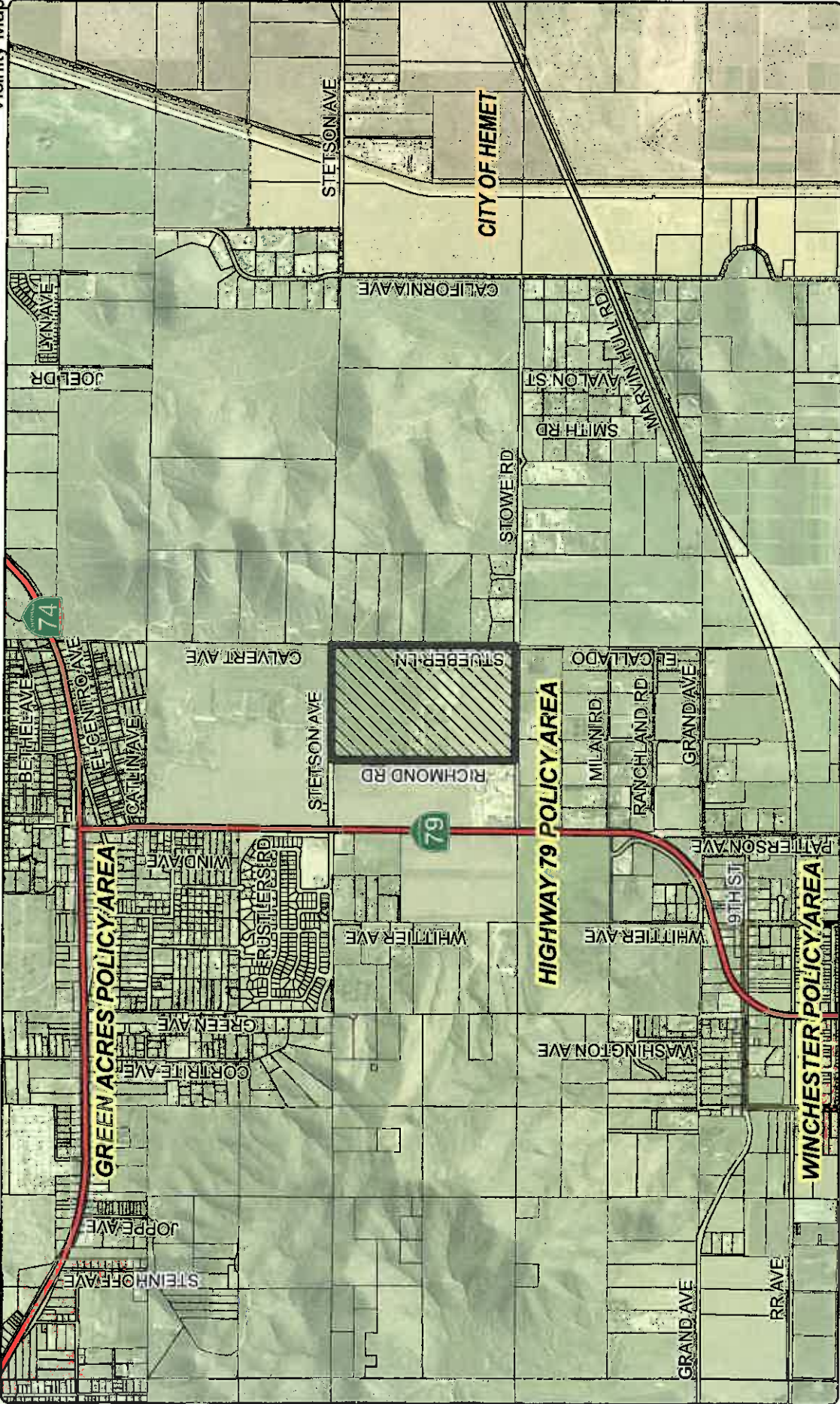
Utility Information:

Water Service:	Yes – Eastern Municipal Water District (Verify Service)
Sewer Service:	Yes – Eastern Municipal Water District (Verify Service)

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01181
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

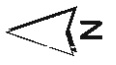
Date Drawn: 07/29/2016
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County. For further information regarding the General Plan, please contact the Riverside County Planning Department offices in Riverside at (951)905-5200 (Western County) or in Palm Springs at (951)853-8277 (Eastern County) or Website: <http://www.riversideplanning.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

LAND USE

Supervisor: Washington

District 3

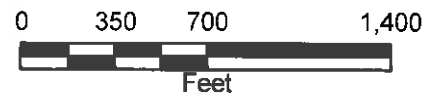
Date Drawn: 07/29/2016

Exhibit 1



Zoning Area: Winchester

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.ctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

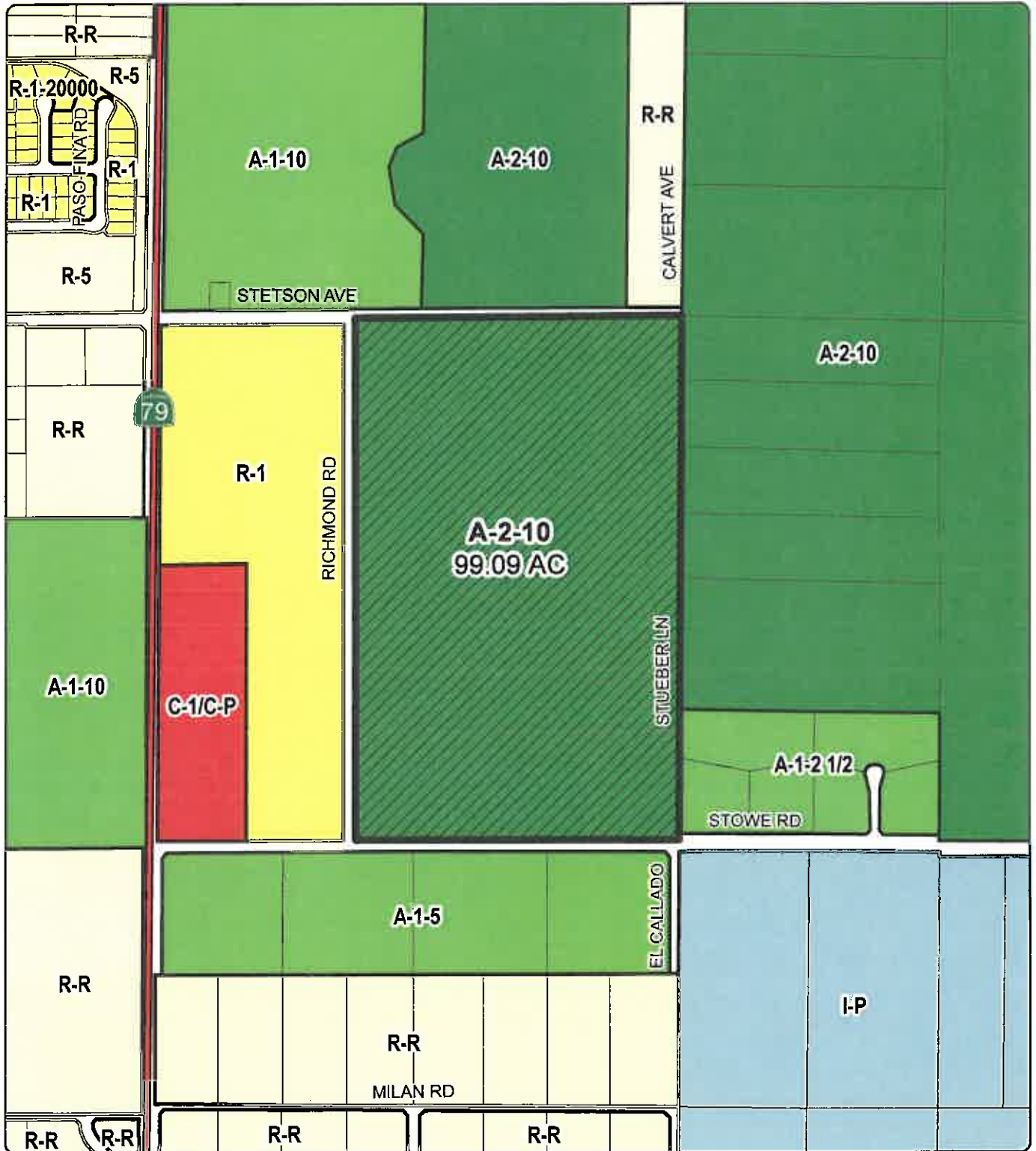
EXISTING ZONING

Supervisor: Washington

District 3

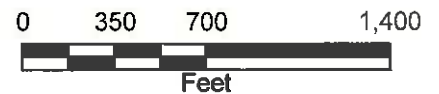
Date Drawn: 07/29/2016

Exhibit 2



Zoning Area: Winchester

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)863-6277 (Eastern County) or Website <http://planning.cofra.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

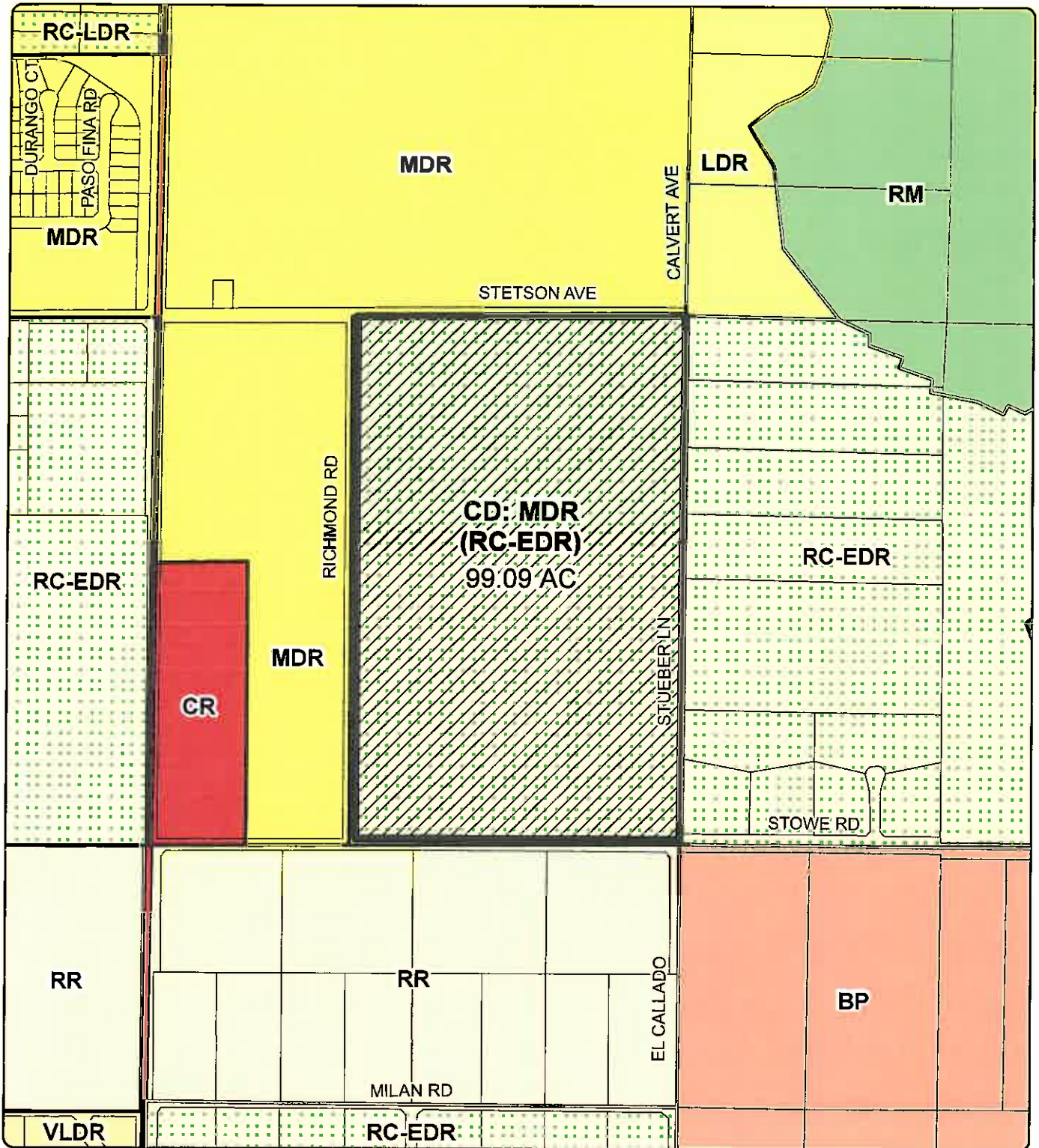
GPA01181

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

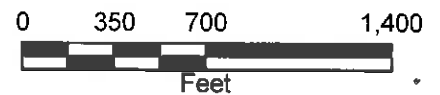
Date Drawn: 07/29/2016

Exhibit 6

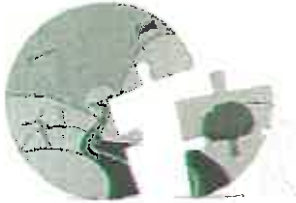


Zoning Area: Winchester

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.rctma.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
 Planning Director

**APPLICATION FOR FOUNDATION COMPONENT
 AMENDMENT TO THE RIVERSIDE COUNTY
 GENERAL PLAN**

EPA 01181

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Trip Hord Associates

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside Street CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ()

Engineer/Representative Name: McKeever Engineering

Contact Person: Bill McKeever E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington Street Ste. 208
Colton Street CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: ()

Property Owner Name: Stonegate Land Owner, LLC.

Contact Person: Steve Varney E-Mail: steve.varney@lwrep.com

Mailing Address: One Federal Street
Boston Street MA 02110
City State ZIP

Daytime Phone No: (617) 250-7278 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Stonegate Land Owner, LLC - John Owens

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-060-005

Approximate Gross Acreage: 99.09 Gr. Acres

General location (nearby or cross streets): North of Stowe Rd South of Stetson Ave., East of Calvert, West of Richmond Rd.

Existing General Plan Foundation Component(s): Rural Community (RC)

Proposed General Plan Foundation Component(s): Community Development (CD)

Existing General Plan Land Use Designation(s): RC-EDR

Proposed General Plan Land Use Designation(s): CD-MDR

General Plan Policy Area(s) (if any): Highway 79

Existing Zoning Classification(s): A-2-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use Policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). GPA 1001
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

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
		XX	
Electric Company	So Cal Edison	XX	
Gas Company	The Gas Company	XX	
Telephone Company	Verizon	XX	
Water Company/District	V EMWD	XX	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District		XX

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed)
http://webintprod.agency.tma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm

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

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) Trip Hard - THA Date May 15, 2016

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

N/A

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – **REQUEST:** Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

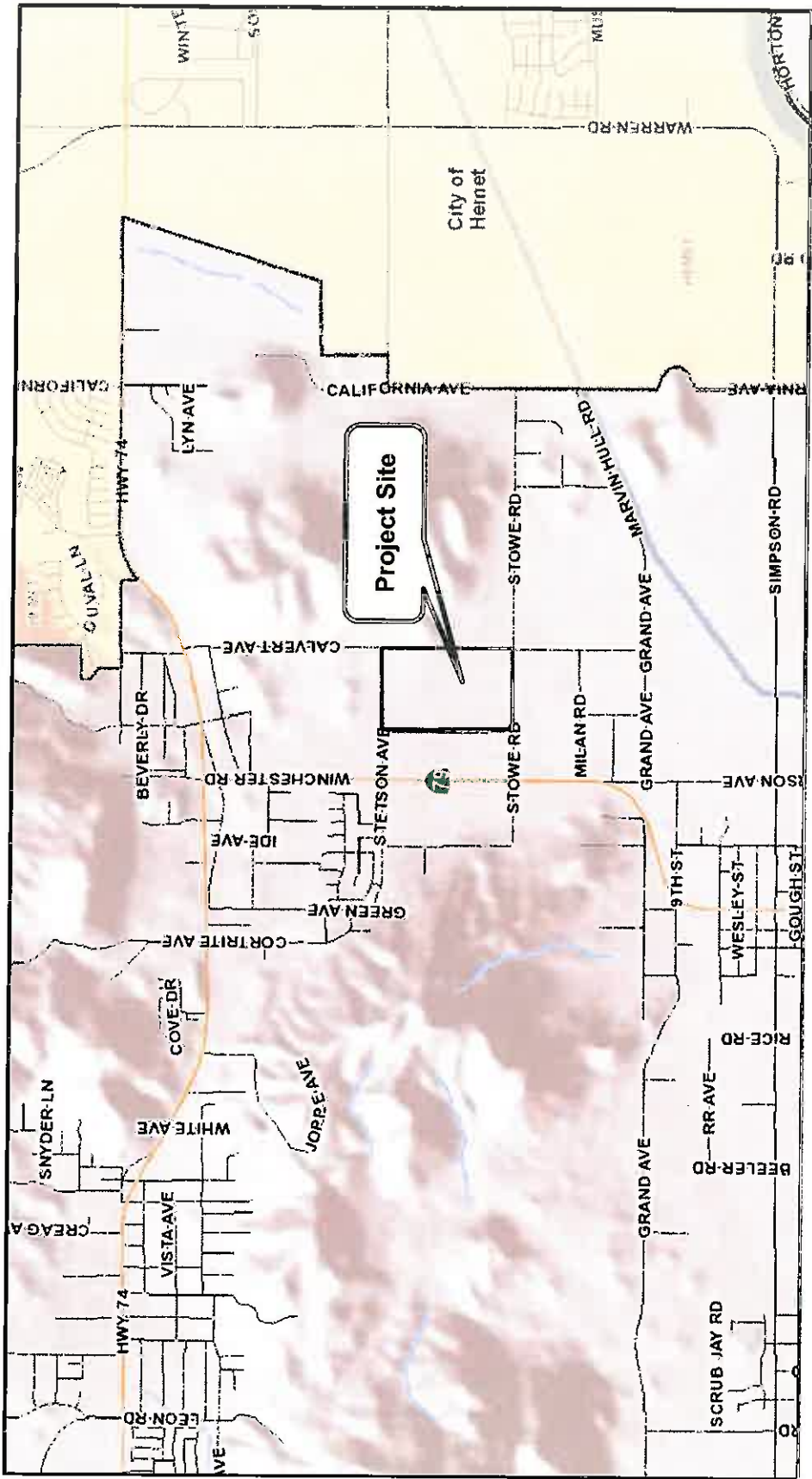
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Agenda Item No.: 2.15
Area Plan: Sun City/Menifee Valley
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1184
Property Owner: KGK Riverside Properties
Applicant: KGK Riverside Properties
Engineer/Representative: MDMG, Inc.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1184 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Scott Road, south of Wickerd Road, west of Leon Road, and within the Sun City/Menifee Valley Area Plan

PROJECT APN: 466-220-027

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of the Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of Foundation Component General Plan Amendment applications that were submitted during the 2008 cycle, which include GPA00921 west of project site, GPA00976, GPA926, & GPA00974, although some of these have since been withdrawn. These projects are located along Scott Road, and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract, which was constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located directly to the north and northeast of the project site.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the applicant spoke on behalf of project. He discussed the new high school that is located to the north of the site, stating that new housing within the area will be needed in support.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West – Estate Density Residential (EDR); South and East – Rural Residential (RR) |
| 6. Existing Zoning Classification: | A-1-5 (Light Agriculture) |
| 7. Surrounding Zoning Classifications: | North – R-A-5 (Residential Agriculture); South and West – A-1-5 (Light Agriculture); East - R-R (Rural Residential) |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | Residential and vacant land |
| 10. Project Size (Gross Acres): | 39.09 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1184 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A City sphere of influence; or
 - b. A MSHCP criteria cell or conservation boundary; or
 - c. An airport influence area; or
 - d. An agricultural preserve; or
 - e. A fire hazard area; or
 - f. A special flood hazard area; or
 - g. A half-mile of a fault line or fault zone.
3. The project site is located within:
 - a. The Estate Density Residential & Rural Residential Policy Area; and
 - b. The Highway 79 Policy Area; and
 - c. The Lakeview/Nuevo/Romoland/Homeland CSA (#146).



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.4

GENERAL PLAN AMENDMENT NO. 1184 (Foundation and Entitlement/Policy) –
APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third
Supervisory District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light
Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential & Rural Residential and Highway
79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon
Road – PROJECT SIZE: 39.09 gross acres – **REQUEST:** Proposal to amend the project site's
General Plan Foundation Component from Rural (R) to Community Development (CD) and to
amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR)
and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on
one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or
email jhildebr@rctlma.org – APN: 466-220-027.

II. GPAC ACTION:

Motion by Mr. Kroenke; second by Mr. Cousins.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1184 (Foundation and Entitlement/Policy) – APPLICANT: KGK Riverside Properties – **ENGINEER/REPRESENTATIVE:** MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – **ZONE:** Light Agriculture (A-1-5) – **POLICY AREAS:** Estate Density Residential & Rural Residential and Highway 79 – **LOCATION:** Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – **PROJECT SIZE:** 39.09 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 466-220-027.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

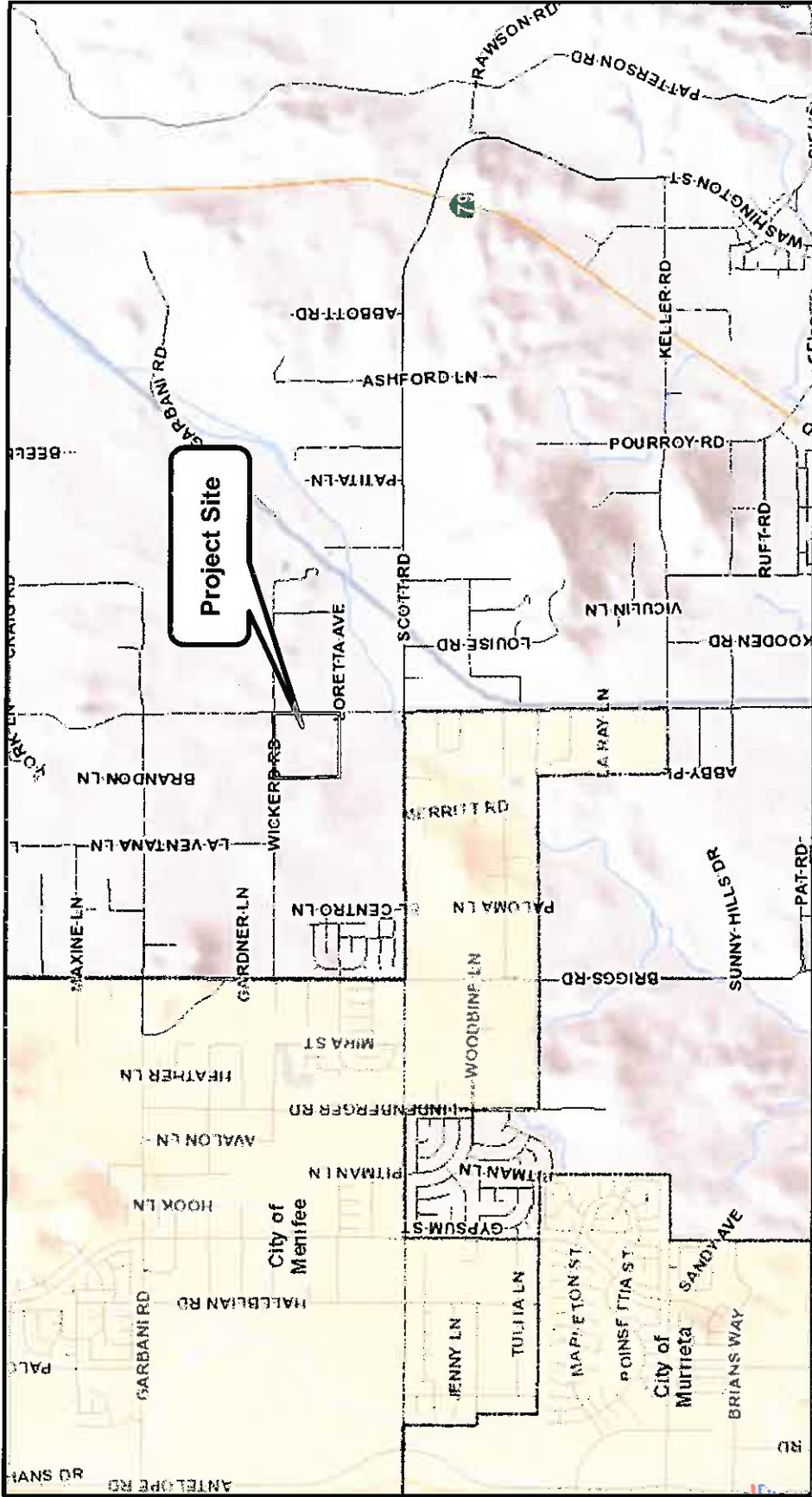
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 9:22 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208015
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 135 Li
Bill Size: 270.00

Amount Due: **\$391.50**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1184 (Foundation and Entitlement/Policy) - APPLICANT: KGK Riverside Properties - ENGINEER/REPRESENTATIVE: MDMG, Inc. - Third Supervisorial District - Sun City/Menifee Valley Area Plan - Winchester Zoning Area - ZONE: Light Agriculture (A-1-5) - POLICY AREAS: Estate Density Residential & Rural Residential and Highway 79 - LOCATION: Generally located north of Scott Road, south of Wickard Road, and west of Leon Road - PROJECT SIZE: 39.09 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 466-220-027.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1184
Supervisorial District: Third
Area Plan: Sun City/Meniffee Valley
Zoning Area/District: Winchester Area
Property Owner(s): KGK Riverside Properties
Project Representative(s): MDMG, Inc.

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres.

LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road.

PROJECT APN: 466-220-027

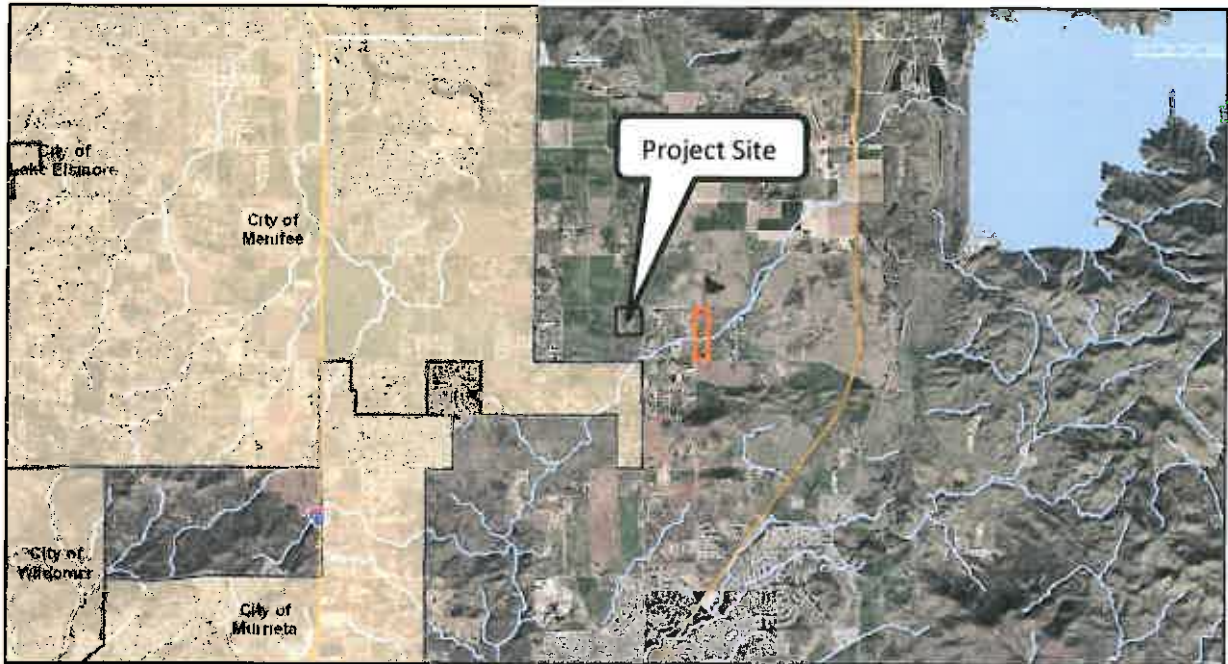


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment is a proposal to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to change its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres. This General Plan application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of the Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of Foundation Component General Plan Amendment applications that were submitted during the 2008 cycle, which include GPA00921 west of project site, GPA00976, GPA926 & GPA00974, although some of these have since been withdrawn. These projects are located along Scott Road, and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract, which was constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located directly to the north and northeast of the project site.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	39.09
Number of Parcels:	One
Sphere of Influence:	No
Policy Area:	Estate Density Residential & Rural Residential Policy Area and Highway 79 Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Residential (RR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Estate Density Residential (EDR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)

Existing Zoning Classification:	A-1-5 (Light Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	R-A-5 (Residential Agriculture)
East:	RR (Rural Residential)
South:	A-1-5 (Light Agriculture)
West:	A-1-5 (Light Agriculture)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Residential
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01184 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Local Importance
Fire Hazard Area:	No
Fire Responsibility Area:	County
Special Flood Hazard Area:	No
Liquefaction Area:	Low Potential and Very Low Potential
Subsidence Area:	Susceptible

Fault Line:	Not within one-half mile of a Fault Line
Fault Zone:	Not within one-half mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

Utility Information:

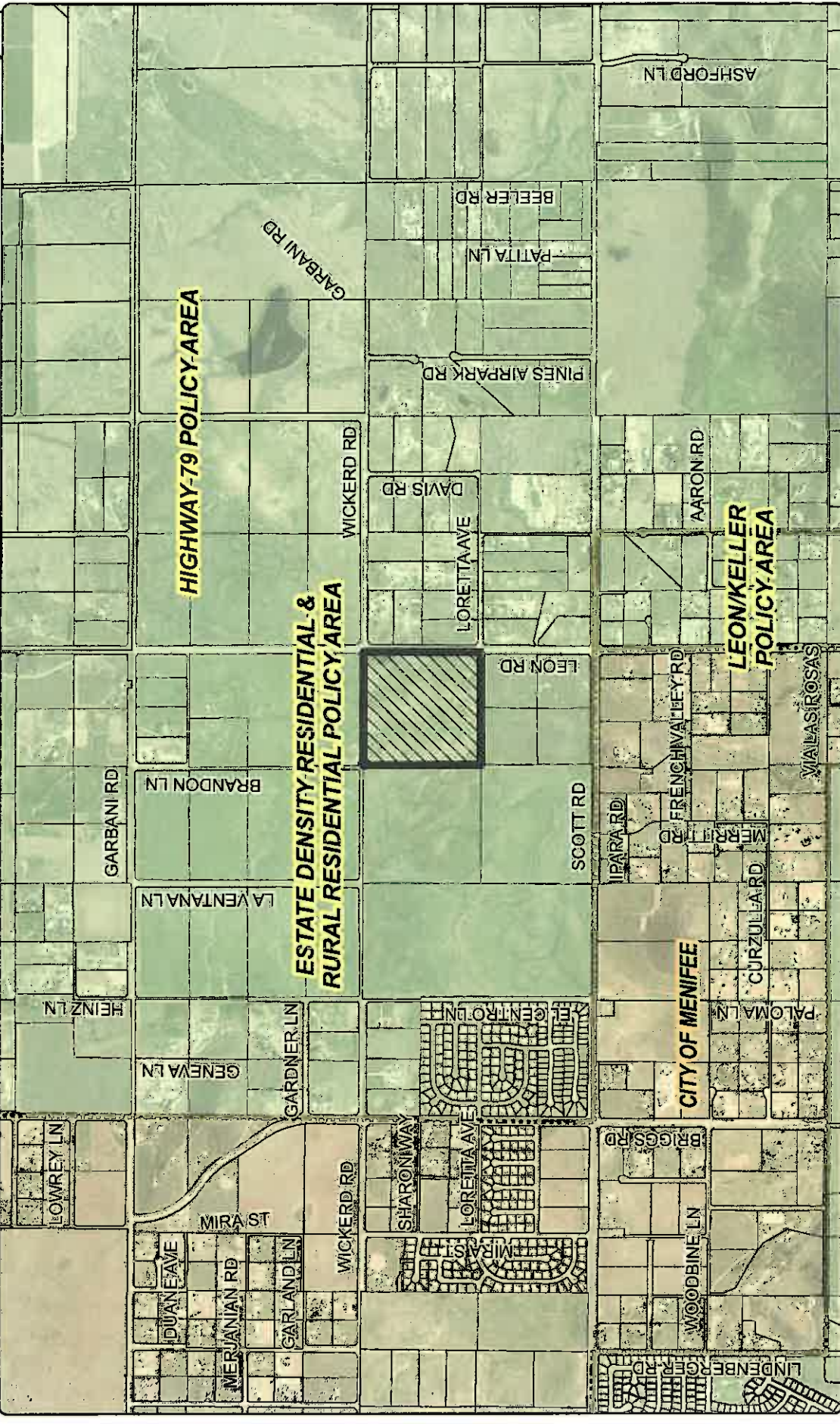
Water Service:	Yes (verify) – Service provided by Eastern Municipal Water District
Sewer Service:	Yes (verify) – Service provided by Eastern Municipal Water District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01184**

Date Drawn: 08/09/2016
Vicinity Map

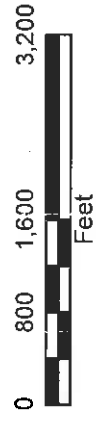
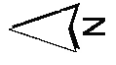
Supervisor: Washington
District 3

VICINITY/POLICY AREAS



Author: Vinnie Nguyen

Zoning Area: Winchester



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This map is a vicinity map for the unincorporated Riverside County area. The new General Plan may contain different type of land use designations. Riverside Department offices in Riverside at (951) 955-5200 (Western County) or in Palmdale at (760) 960-9277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01184

LAND USE

Supervisor: Washington
District 3

Date Drawn: 08/09/2016
Exhibit 1



Zoning Area: Winchester

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://rpsanline.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01184

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 08/09/2016
Exhibit 2



Zoning Area: Winchester

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)868-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

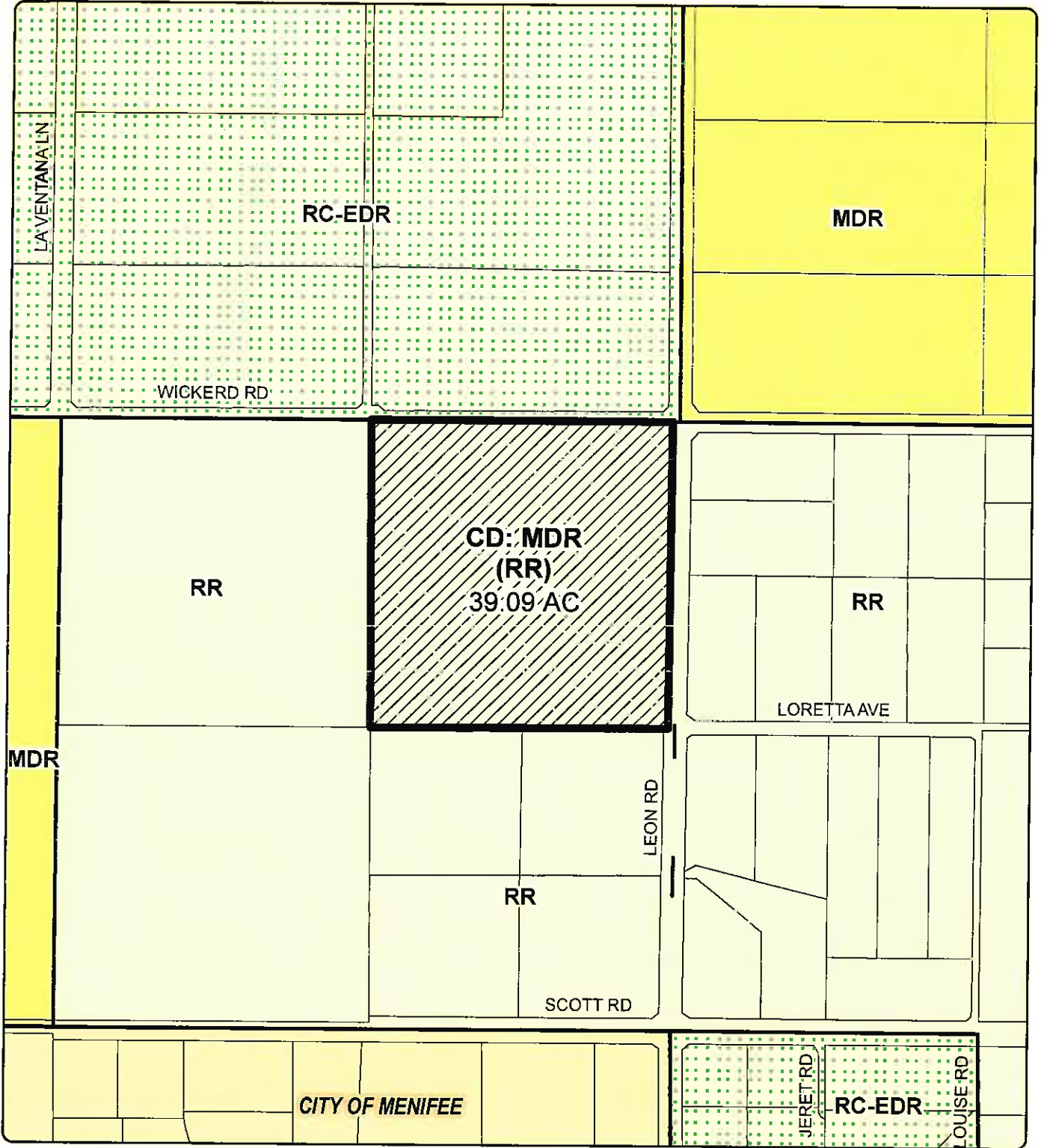
GPA01184

Supervisor: Washington
District 3

PROPOSED GENERAL PLAN

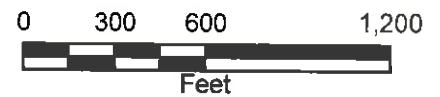
Date Drawn: 08/09/2016

Exhibit 6



Zoning Area: Winchester

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 office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctd.ca.gov>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA01184

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: KGK Riverside Properties

Contact Person: Katherine Neumann E-Mail: neukitsil987@gmail.com

Mailing Address: 2309 Weybridge Lane
Los Angeles CA 90077-1347
City State ZIP

Daytime Phone No: () Fax No: ()

Engineer/Representative Name: MDMG, Inc.

Contact Person: Larry Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner Name: KGK Riverside Properties

Contact Person: Katherine /Michael Neumann E-Mail: neukitsil987@gmail.com

Mailing Address: 2309 Weybridge Lane
Los Angeles CA 90077-1347
City State ZIP

Daytime Phone No: () 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

<u>JAMES R RACH MDMG INC.</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>JAMES R RACH MDMG INC.</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-220-027

Approximate Gross Acreage: 39.09 acres

General location (nearby or cross streets): North of Scott Road, South of Wickard Road, East of El Centro Lane, West of Leon Road

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): RR

Proposed General Plan Land Use Designation(s): MDR

General Plan Policy Area(s) (if any): Estate Density Residential & Rural Residential Policy Area Hwy 79 Policy Area

Existing Zoning Classification(s): A-1-5

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Propose to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Min) to Medium Density Residential (MRD) (2-5 DU/AC); and amend the General Plan Sun City / Meniffee

Are there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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 signed copy(ies): _____

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	X	
Gas Company	SO. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	EMWD	X	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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
Sewer District EMWD		X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)
(http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewor/Custom/disclaimer/Default.htm)

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

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) _____ Date 5/26/16

Owner/Representative (2) _____ Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of Estate Density Residential (2-acre Min) and Rural Residential (5-acre Min). However, this policy contain a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of Foundation Component General Plan Amendment applications that were submitted during the 2008 cycle, which include GPA00921 west of project site, GPA00976, GPA926 & GPA00974, although some of these have since been withdrawn. These projects are located along Scott , and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density Residential (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract, which was constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located directly to the north and northeast of the project site.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1184 (Foundation and Entitlement/Policy) –APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential & Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 466-220-027.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

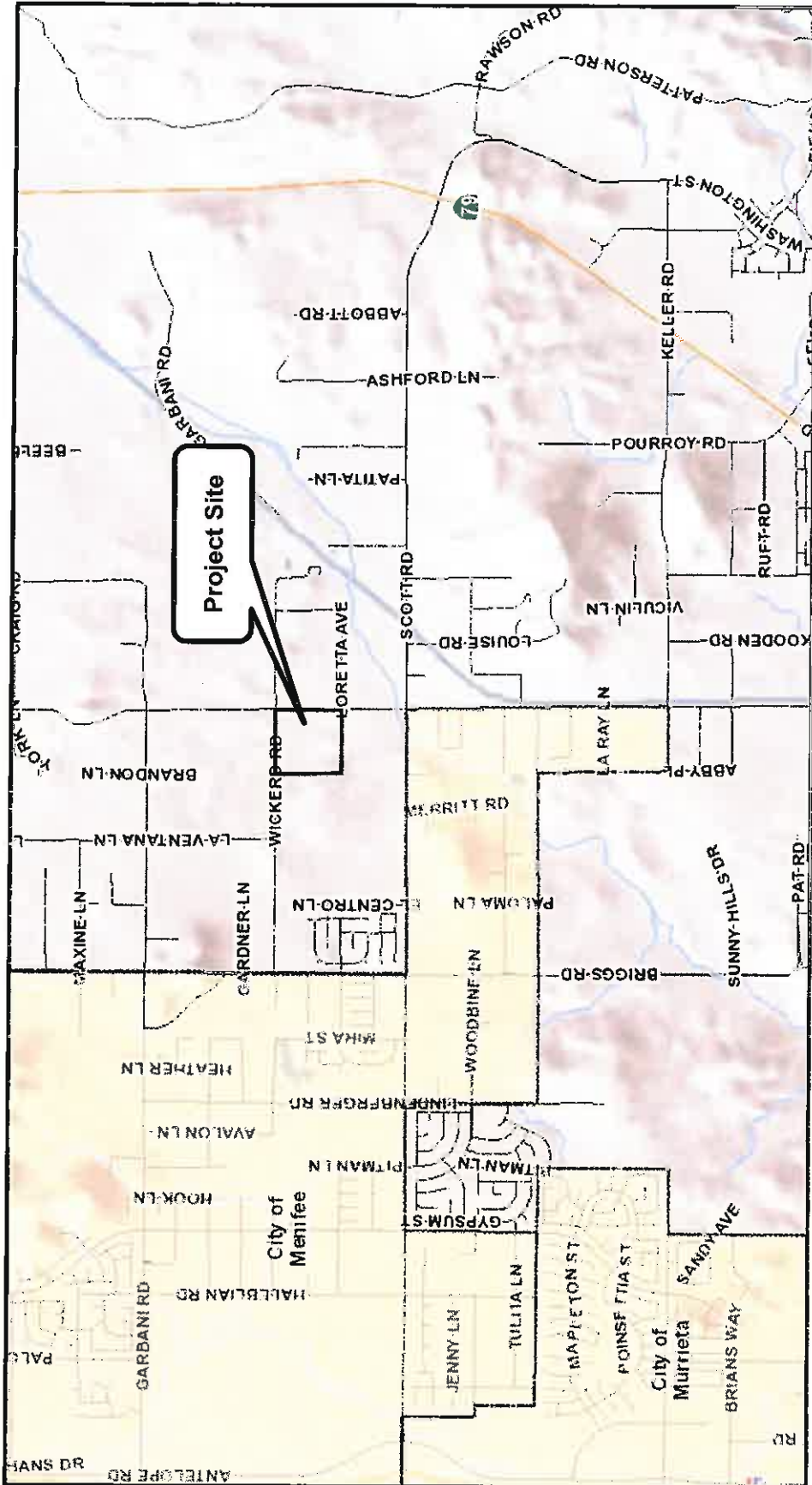
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Project Site

RAWSON RD
PATTERSON RD
WASHINGTON ST
KELLER RD

ASHFORD LN
POURROY RD
VICUIN LN
LOUISE RD
KODDEN RD

PATTA LN
LORETTA AVE
SCOTT RD
LA RAY LN
ABBY LN

BRANDON LN
LA-VENTANA LN
WICKER RD
MERRITT RD
PATR RD

MAXINE LN
GARDNER LN
LA-CENTRO LN
WOODBINE LN
BRIGGS RD
SUNNY HILL ST

HEATHER LN
MIKA ST
LINDENFRGFR RD
PATR LN
PATR LN

AVAILON LN
PITMAN LN
GYPSUMS ST
TULITA LN
SANDY AVE


HOOK LN
HALEBLIAN RD
JENNY LN
MAPLETON ST
POINSETTIA ST
BRIANS WAY

ANTLOPE RD
GARBANI RD
PALM DR

City of Menifee
City of Murietta

Agenda Item No.: 2.6
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1186
Property Owner: Dream House USA, LLC
Applicant:
Engineer/Representative: Dream House USA,
LLC.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1186 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle

LOCATION: The project site is generally located north of Vino Way, south of Buck Road, east of Pourouy Road, west of Anza Road, and within the Southwest Area Plan.

PROJECT APNs: 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

Dream House USA, LLC owns eight (8) parcels, totaling approximately 145.63 acres on the former Johnson Ranch property. These parcels were purchased by Dream House USA, LLC from the University of California, Riverside (UCR) on June 25, 2015. These parcels are identified as the following Assessor's Parcel Numbers (hereafter "FGPA Parcels"):

- 964-180-015;
- 964-150-003;
- 964-150-004;
- 964-150-005;
- 964-150-006;
- 964-150-007;
- 964-150-008; and
- 964-150-009.

It is the belief of Dream House USA, LLC (as well as the prior owner UCR) that the FGPA Parcels have been erroneously assigned a land use designation of "Open Space-Conservation Habitat" (OS-CH) as part of the County's 2003 revisions to its General Plan.

To remedy this situation, Dream House USA, LLC requests that the General Plan land use designation for the FGPA Parcels be changed to Community Development-Estate Density Residential ("CD-EDR") (two-acre minimum parcel size for single-family homes) or a similarly suitable land use designation.

Dream House USA, LLC is now petitioning the County, under the current 8-year General Plan Amendment Cycle, to rectify this mapping error.

Chronology

UCR did make a petition to the County under GPA No. 960 to rectify this mistake; however, this petition was submitted not in a manner timely to be included within the GPA No. 960 Cycle. The UCR letter, and County response to this letter, are included as part of this FGPA Application.

The following is a brief chronology prior to the land purchase by Dream House USA, LLC:

- The land in question was gifted to UCR in 1996 for the purpose of supporting the academic and research initiatives of UC Riverside's College of Natural and Agricultural Sciences and College of Engineering (the "Colleges").
- At the time of the gift, the County's General Plan allowed rural residential development on the parcels.
- UCR owned approximately 145 acres of and original 383-acre gift having sold approximately 237 to the Riverside County Regional Park and Open Space District ("Park District") in 2000 for the purpose of habitat protection.
- The Park District did not buy the remainder of the UCR property based on its finding that it lacked sufficient habitat qualities.
- The acreage remaining in UCR ownership consisted primarily of degraded uplands previously devoted to dry farming, and approximately 21 acres of riparian habitat surrounding a streambed.

The 2003 General Plan Land Use Designation of OS-CH appears to have resulted from a misunderstanding about the extent of the Park District's purchase of UCR owned parcels within the former Johnson Ranch. Although the Park District bought only 60% of the acreage of the UCR's Johnson Ranch holdings, the 2003 General Plan seems to have assumed that the Park District purchased the entirety of the UCR's holdings for habitat preservation. Specifically, the 2003 General Plan's Southwest Area Plan noted that the Johnson Ranch Specific Plan (No. 307), adopted in 1999, had become moot because the ranch had supposedly "been purchased for habitat conservation." (2003 General Plan, Southwest Area Plan, "Specific Plans.") Apparently based on this assumption, the 2003 General Plan designated all of Johnson Ranch as OS-CH. However, this wholesale designation of Johnson Ranch was improper for two reasons:

1. The Johnson Ranch Specific Plan did not encompass all of the UCR (at that time) property; and
2. Only 60% of the UCR property had been purchase by the Park District for habitat conservation. Unfortunately, the nuances of these transactions and the prior UCR ownership of the properties became lost in the 2003 General Plan.

Additional Substantiation

The existing General Plan Foundation Component and Land Use Designation are not only inappropriate but also deprives Dream House USA, LLC of any use or economic return on its property. The FGPA Parcels were conveyed by UCR to Dream House USA, in order to allow UCR the ability to fulfill its donor's intent and any marketability of the parcels for revenue to support the Colleges. For these reasons, Dream House USA, LLC requests that the pre-2003 land use designation assigned to the FGPA Parcels, or other similar designation, be reinstated on the FGPA Parcels.

It should be noted that this request is consistent with other modifications proposed as part of the prior GPA No. 960, which included an entire category of changes to correct erroneously applied OS-CH land use designations.

According to p. 11 of 27 of the November 10, 2015 Board of Supervisors Staff Report, under "2. *Criteria-Based Parcel-Specific Land Use Changes*":

"This category addresses privately owned lands that were incorrectly designated as "Open Space - Conservation Habitat," (OS-CH) which is normally used to designate publicly held lands being conserved for their habitat value. This category affects a total of 3,261 acres in Riverside County."

The CD-EDR land use designation would be appropriate for the FGPA Parcels, because it would match the CD-EDR land use designation of the developed parcels that border the southern side of the FGPA Parcels, and would therefore not present any incompatibility with adjacent development on unincorporated County land. The CD-EDR land use designation would also mesh well with the low-density residential land use designation (0.5 to 2 dwelling units per acre) adopted by the City of Temecula (Roripaugh Ranch Specific Plan) for the land to the west of the large parcel. Furthermore, the low intensity of development allowable within the CD-EDR land use designation would not conflict with the agricultural land uses on the eastern side of the University large parcel or with the open space that borders the parcel to the north. Several Figures have been included with the FGPA Application, which show the surrounding land use designations within the County of Riverside and the City of Temecula.

In addition, access is provided to the largest parcel as demonstrated on the following Grant Deeds, which are also included as part of the FGPA Application:

SDSIX1-22-101-December4, 2001; and
Instrument No. 299817-March 22, 1966.

Ultimately, Dream House USA, LLC may pursue dedicating some portion(s) of the property for conservation, and potential buffers, while developing the remaining portion(s) in whatever mix otherwise meets the County's requirements, as determined through the entitlement process.

We appreciate the opportunity to submit the current application to rectify the mapping errors.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was continued to the September 8, 2016 GPAC meeting. During the GPAC meeting, the members discussed the feasibility of developing the site, as it pertains to access and environmental constraints, due to the uncommonly configured parcels. During the meeting, the applicant requested a continuance to further discuss the proposal with staff, as he believed that the site's General Plan Land Use Designation was previously erroneously changed to Open Space.

Prior to the next hearing, staff discussed the Land Use change with County Counsel. As a result of the Johnson Ranch Specific Plan area to the north being conveyed for conservation and reverting to an Open Space Designation, the subject property under this General Plan Amendment was also designated as Open Space. However, the viability as suitable habitat and the quality of the existing native plant material of the subject site, is in question.

During the September 8, 2016 GPAC meeting, the members again discussed the viability of site development. The GPAC members suggested that there could be some limited development opportunity within the southeast area as it may be easier to provide access and utilities. However, with the lack of analysis and a better understanding of site constraints, the GPAC members still had concerns. After discussions concluded, the GPAC recommended this project for initiation to the Planning Commission by a majority, with two abstentions, and one vote of no. The members further recommended that the northern area were probably not suitable to develop, but the southern areas may be able to. The members also recommended that a density transfer could be applied to the potential developable area. Staff and the applicant will continue to work on defining a development footprint for the southeast area.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Open Space(OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Conservation Habitat (CH) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR) |
| 5. Surrounding General Plan Designations: | North: Conservation Habitat (CH), East: Agriculture (AG), South, Estate Density Residential (EDR), and West: City of Temecula |
| 6. Existing Zoning Classification: | R-R Rural Residential |
| 7. Surrounding Zoning Classifications: | North: SP (Specific Plan) – Johnson Ranch SP00307, East: C/V (Citrus/Vineyard) and R-A-5 (Residential Agricultural), South: R-A-5 (Residential Agricultural) and R-R (Rural |

- | | |
|---------------------------------|--|
| | Residential), West: City of Temecula |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | North and East: Vacant Land, South:
Residential, West: City of Temecula |
| 10. Project Size (Gross Acres): | 145.63 gross acres |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1186 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received; however, the applicant has provided additional documentation in support of this project, which includes letters and emails to County Council pertaining to the property's General Plan Land Use Designation. Those documents are attached to this report.
2. The project site is not located within:
 - a. An agricultural preserve; or
 - b. A special flood hazard area; or
 - c. A MSHCP criteria cell or conservation boundary; or
 - d. An airport influence area; or
 - e. A CSA.
3. The project site is located within:
 - a. The City of Temecula sphere of influence; and
 - b. A high and moderate fire hazard area; and
 - c. A State responsibility area for fire protection services; and
 - d. A half-mile of a fault line or fault zone; and
 - e. The Highway 79 Policy Area.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 2.1 (Continued from August 25, 2016)

GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy) – APPLICANT: Dream House USA, LLC – **ENGINEER/REPRESENTATIVE:** Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Rural Residential (R-R) **POLICY AREA:** Highway 79 – **LOCATION:** Generally located north of Vino Way, south of Buck Road, east of Pouroy Road, and west of Anza Road – **PROJECT SIZE:** 145.63 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015. **(Continued from Thursday, August 25, 2016 GPAC Meeting)**

II. DISCUSSION:

- Mr. Silver: RCA said that this is a technical/mapping error. This needs a technical amendment. Doubts this is estate density. A density transfer needs to be from the north to the south.
- Mr. Roos: This should be Rural, not estate density.
- Ms. Donemigoni: Community Development is a wrong jump. She would support Rural Community.
- Ms. Trover: Concerned with the small island. Opposed, creating zoning is creating problems and fire access issues.

III. GPAC ACTION:

Motion by Mr. Miller, second by Mr. Kroenke.

ALL MEMBERS RECOMMEND MOVING FORWARD WITH A TRANSFER OF DENSITY FROM THE NORTH TO THE SOUTH TO CLUSTER; and DESIGNIATE AS RURAL.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.5

GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy) –
APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting –
Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural
Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way,
south of Buck Road, east of Pouroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross
acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from
Open Space (OS) to Community Development (CD) and amend its Land Use Designation from
Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63
gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email
jhildebr@rctlma.org – APNs: 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-
007, 964-150-008, 964-150- 009, and 964-180-015.

II. DISCUSSION:

Mr. Silver: RCA may need to be involved; this is not a good idea.
Mr. Cousins: This conflicts with open space; needs clarity.

III. GPAC ACTION:

Motion by Mr. Cousins; second by Mr. Miller.

CONTINUED to September 8, 2016.

GPAØ1186

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
OFFICE OF THE GENERAL COUNSEL



1111 Franklin Street, 8th Floor • Oakland, California 94607-5200 • (510) 987-9800 • FAX (510) 987-9757

Charles F. Robinson
GENERAL COUNSEL AND VICE PRESIDENT - LEGAL AFFAIRS

Writer's direct line: (510) 987-0976
E-mail: barton.lounsbury@ucop.edu

August 22, 2014

BY U.S. MAIL AND ELECTRONIC MAIL

Shellie Clack, Deputy County Counsel
3960 Orange Street, Suite 500
Riverside, CA 92501

Re: General Plan Land Use Designation for the University of California's Johnson Ranch Property

Dear Ms. Clack:

It was a pleasure to speak with you on July 29th. I am writing in response to your July 31st email to Ms. Lovelady regarding the need for facts to demonstrate that the Riverside County General Plan's land use designation for the University's property was based on inaccurate information. In this letter, we provide an explanation of the error and the sequence of events that led to the mis-designation. We hope that this information will assist you in ensuring the most expeditious and cost-effective resolution for both Riverside County and the University.

In sum, the University believes that the General Plan land use designation assigned to the University's property—Open Space – Conservation Habitat ("OS-CH")—is incorrect for two reasons. First, this designation is due to a technical error rooted in a mistaken assumption by County staff that the entirety of the University's Johnson Ranch property would be included within habitat conservation lands. This assumption arose as early as March 2000, yet the County's Regional Park and Open Space District later (in November 2000) decided to purchase only three-fifths of the University's land. After that purchase, the County never corrected its mistaken assumption that the entirety of the University's property had become conserved habitat. The land not purchased by the County created several small landlocked parcels and one large parcel with access from Anza Road. Second, the OS-CH designation is—by its own definition—inapplicable to the University's property and fundamentally conflicts with the Western Riverside County Multiple Species Habitat Conservation Plan and the property's management status.

These two concerns, elaborated below, have led to the University's request for a correction in the land use designation for its property.

I. Events Surrounding the County's Incorrect General Plan Land Use Designation

A. The MSHCP Process

Following our meeting last month, the University has endeavored further to determine the events that led to the incorrect General Plan land use designation approved in October 2003. While we do not have access to the County's internal files, the University's files and historical materials on the County's website nonetheless evidence a variety of interactions and agreements between the University, the County, and other parties that largely explain why the County incorrectly applied the OS-CH designation to the portion of the University's land that the County did not purchase.¹ The root of the misunderstanding goes back to the Johnsons' decision to gift a portion of the family's ranch to the University. In early December 1996, as the Johnsons and the University were negotiating the terms of the gift, the County and the University were also discussing an agreement through which the County would pay the University for the entirety of the gifted land, which the County would set aside as open space to be included within a multiple species habitat conservation plan ("MSHCP")—then in the conceptual stages—funded by developers' impact fees. That MSHCP was intended to shift away from the single-species-focused plans then in existence.

At the end of December 1996, the Johnsons (through the Johnson Machinery Company) donated approximately 386 acres to the University, and the agreement between the University and the Johnsons explicitly recognized the possibility of selling the land for habitat conservation purposes, but the agreement did not mandate that the land be devoted to such purposes.² By mid-1999, the County was still in the early stages of developing an MSHCP, and the University began pursuing the creation of a formally recognized habitat mitigation bank. The U.S. Fish and Wildlife Service ("USFWS"), however, expressed concern about the long-term viability of the property as an ecological preserve, given then-existing development projects in the works,

¹ We have electronic scans of most of the documents referenced in this letter, and we would be happy to provide those to the County, if desired. Please contact me if you would like copies.

² Specifically, the Johnsons encouraged the University to seek economic return through the sale or use of the land for its highest and best use, potentially including MSHCPs, open space recreational land programs, or mitigation land banks. However, the gift agreement *did not impose any restrictions on the property's potential development*; the Johnsons intended that the University would use the gift property to support the University of California, Riverside ("UCR"). Pursuant to the gift agreement, any proceeds from the property's sale must be placed in the University's permanent endowment fund as principal, and income from the property or the endowment principal must be paid in equal shares to the UCR College of Natural and Agricultural Sciences and to the UCR College of Engineering.

including the County's Johnson Ranch Specific Plan (No. 307), which would have allowed the development of up to 3,500 residences on portions of the former Johnson Ranch that form the northern border of the University's property.

In 2000, while the County continued to draft what would become the currently operative Western Riverside County MSHCP, a group of landowners around Johnson Ranch created their own sub-regional habitat conservation plan within Assessment District 161 (the "AD 161 HCP") as mitigation for development on their properties. The AD 161 HCP included preservation of 674 acres of non-University-owned Johnson Ranch land (within the area of Specific Plan No. 307); the County had acquired this land partially through funds contributed by the participating AD 161 HCP landowners. The AD 161 HCP also included preservation of approximately 220 acres³ of the University's land, which the participating landowners paid the County to acquire. Apparently anticipating that the remainder of the University's property might later be acquired for habitat mitigation, and desiring to preserve that property's habitat qualities, the participating landowners committed to pay for access control and trash removal on the University's remaining property. However, the remainder was *not* purchased from the University and was *not* included within the AD 161 HCP's conserved area, and the University's development rights on that land were *not* restricted in any fashion. USFWS approved a permit for the AD 161 HCP on December 4, 2000.

Consistent with the AD 161 HCP, the County did purchase 220 acres of the University's land, and the University transferred that land to the Riverside County Regional Park and Open Space District on November 13, 2000. The remainder of the University's land remained in University ownership, with *no* conservation requirements or development limitations.

B. The County's General Plan

Preparation of the AD 161 HCP and the Western Riverside County MSHCP overlapped with the County's preparation of a new General Plan, leading to mistaken assumptions. In fact, draft General Plan and MSHCP documents on the County's website show that the County's staff had, by March 2000, already mapped the entirety of the University's 386 acres as conservation

³ The AD 161 HCP documents are inconsistent in their references to the amount of land conserved. Some AD 161 HCP documents refer to the acquisition of approximately 180 acres of the University's land, while other documents refer to 210 acres of land. It appears that the lower figure derived from an assumption that a conservation easement over a 31-acre parcel would be sold to another entity and therefore would not be included in the land purchased for the AD 161 HCP. However, that conservation easement sale did not take place, and the County ended up buying both the anticipated 180 acres and the land that would have become subject to the separate conservation easement, thus totaling approximately 210 acres. In reality, the acreage calculations themselves were slightly wrong (it is unclear why), and the total acreage conveyed to the County was approximately 220 acres.

land nine months *before* the County had even purchased any of that land from the University. Clearly, the County's planners were a few steps ahead of the actual transactions and made early, mistaken assumptions about the extent of the County's subsequent acquisition from the University. While the County's early assumptions were eventually corrected in the Western Riverside County MSHCP (published on June 17, 2003, and approved by USFWS on June 22, 2004), they were never corrected in the General Plan documents. Indeed, whereas the initial MSHCP maps included all of the University's property, the current MSHCP maps now accurately show that the University's remaining property is *not* part of the MSHCP's conserved lands and is *not* managed pursuant to the MSHCP.⁴

Those early assumptions almost certainly derived from the County's stated interest in acquiring all of the University's Johnson Ranch property, and the County did continue periodically to approach the University on that subject.⁵ However, a further acquisition never materialized and while the Western Riverside County Regional Conservation Authority has corrected its MSHCP maps to reflect the University's ownership, the General Plan's land use designation remains inconsistent with both the property's status and the MSHCP.

In sum, our review of materials from the last 18 years has revealed a complicated sequence of events surrounding the approval of the AD 161 HCP, the Western Riverside County MSHCP, and the General Plan that led to the County's mistaken designation of the entirety of the University's Johnson Ranch property as OS-CH. At *no* time, however, did the University agree to relinquish its development rights on that land, and the County's mistaken land use designation has unfortunately now made the property unsaleable.

II. Inconsistency Between the OS-CH Land Use Designation and the MSHCP

The General Plan's definition of the Open Space – Conservation Habitat land use designation highlights the incorrectness of this designation for the University's remaining property. "The Open Space – Conservation Habitat land use designation applies to public and private lands *conserved and managed in accordance with adopted MSHCPs.*" (General Plan

⁴ See http://www.wrc-rca.org/webimages/Habitat_Conservation_Summary_Map_300dpi.pdf.

⁵ For instance, in November 2003 (one month after the County approved the General Plan and its incorrect land use designation for the University's remaining property), the County approached the University to inquire about purchasing the property as mitigation for a cemetery. The County stated that it might have \$500,000-750,000 available to pay for the land, but the County never followed through. In December 2005, the County again approached the University to purchase the remaining acreage for \$750,000 as mitigation land, and discussions continued until late 2006 but were broken off by the County. Of course, soon thereafter, the real estate market crashed; development ceased; and the market has only recently revived, prompting renewed interest in the University's land.

Shellie Clack, Deputy County Counsel
August 22, 2014
Page 5

2008, ch. 8, p. LU-51 (emphasis added).) Quite simply, the University's land is *not* conserved and managed in accordance with an adopted MSHCP. The Western Riverside County MSHCP's maps of conserved lands clearly exclude the University's remaining Johnson Ranch property,⁶ and the University has never granted any conservation rights over that property to the Western Riverside County Regional Conservation Authority or to any other entity. While the maps do show the 220 acres acquired by the County in November 2000 as "MSHCP Public/Quasi-Public Land," the maps show the University's remaining property as excluded from both conserved lands and "criteria cells." The County's GIS database confirms this status and does not list the University's land as being within any MSHCP's conserved area.

Given that the OS-CH designation includes only those lands "conserved and managed in accordance with adopted MSHCPs," the status of the University's property creates a definitional conflict with the OS-CH designation. Thus, independent of the mapping errors in the General Plan, this definitional conflict alone requires a re-designation of the property.

For the foregoing reasons, we are seeking a correction of the General Plan's OS-CH land use designation for the University's remaining Johnson Ranch property. The evidence documents that the error occurred during a time when multiple, complex planning efforts were underway, and external factors influencing the County's decision to acquire only a portion of the University's property resulted in a technical error in the General Plan when the County approved that plan in October 2003. Given that the current problem has resulted from the County's error, the University respectfully requests the County's assistance in correcting this error in the most expeditious and cost-effective manner for both parties.

We appreciate your attention to helping the University of California determine how to achieve a correction of the General Plan land use designation assigned to the University's Johnson Ranch property and look forward to working further with you in rectifying this situation. Please feel free to contact me at 510-987-0976 or barton.lounsbury@ucop.edu if you have any follow-up questions regarding the information in this letter.

Sincerely,



Barton Lounsbury
Staff Counsel

⁶ See footnote 4, *supra*.

Shellie Clack, Deputy County Counsel

August 22, 2014

Page 6

Cc: Aaron Gettis, Deputy County Counsel, County of Riverside
Juan Perez, Interim Planning Director, County of Riverside
Kristi Lovelady, Principal Planner, County of Riverside
Olivia Barnes, Legislative Team Member, Supervisor Jeff Stone, Third District
Allen Meacham, Assistant Director, Real Estate Services Group, University of California

From: Allen Meacham [<mailto:Allen.Meacham@ucop.edu>]
Sent: Friday, February 28, 2014 9:59 AM
To: Beck, Brian
Subject: Johnson Ranch, French Valley

Brian,

We met in 2010, with respect to property owned by the University of California, Johnson Ranch, located on the edge of Temecula, north of Rancho California Road (APN 964-180-015 and seven smaller parcels). We had the property in escrow for a couple of years to a developer, for use as mitigation lands, however that transaction failed to close last year and I'm now turning my attention to putting it back on the market again. Before doing so, would the Conservation Authority would have any interest in purchasing the property at this time?

Thank you,

--A.M.

Allen Meacham
Assistant Director
Real Estate Services Group
510:987-9060

From: [Allen Meacham](#)
To: [Lovelady, Kristi](#)
Subject: FW: Johnson Ranch, French Valley
Date: Thursday, June 26, 2014 9:37:38 AM

Kristi,

I'm further responding to your voicemail. I'm forwarding below an e-mail I received earlier this year from Brian Beck, on the property. As I mentioned in my voicemail, I believe I also have a hard copy of a similar e-mail from a few years ago.

I will try to give you a call later this morning.

Thanks,

--A.M.

Allen Meacham
Assistant Director
Real Estate Services Group
510:987-9060

From: Beck, Brian [mailto:BRBeck@wrcrca.org]
Sent: Friday, February 28, 2014 11:17 AM
To: Allen Meacham
Subject: RE: Johnson Ranch, French Valley

Hi Allen,

Good to hear from you. Hope all is well.

Unfortunately, since this property is not located within an MSHCP criteria cell, it is not as high a priority for us as are other properties that are in cells. We are not therefore interested in this property at this time.

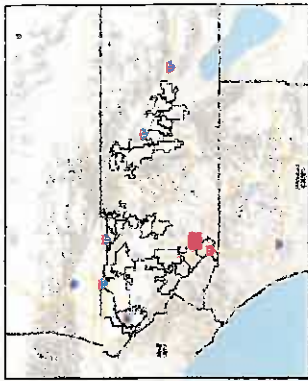
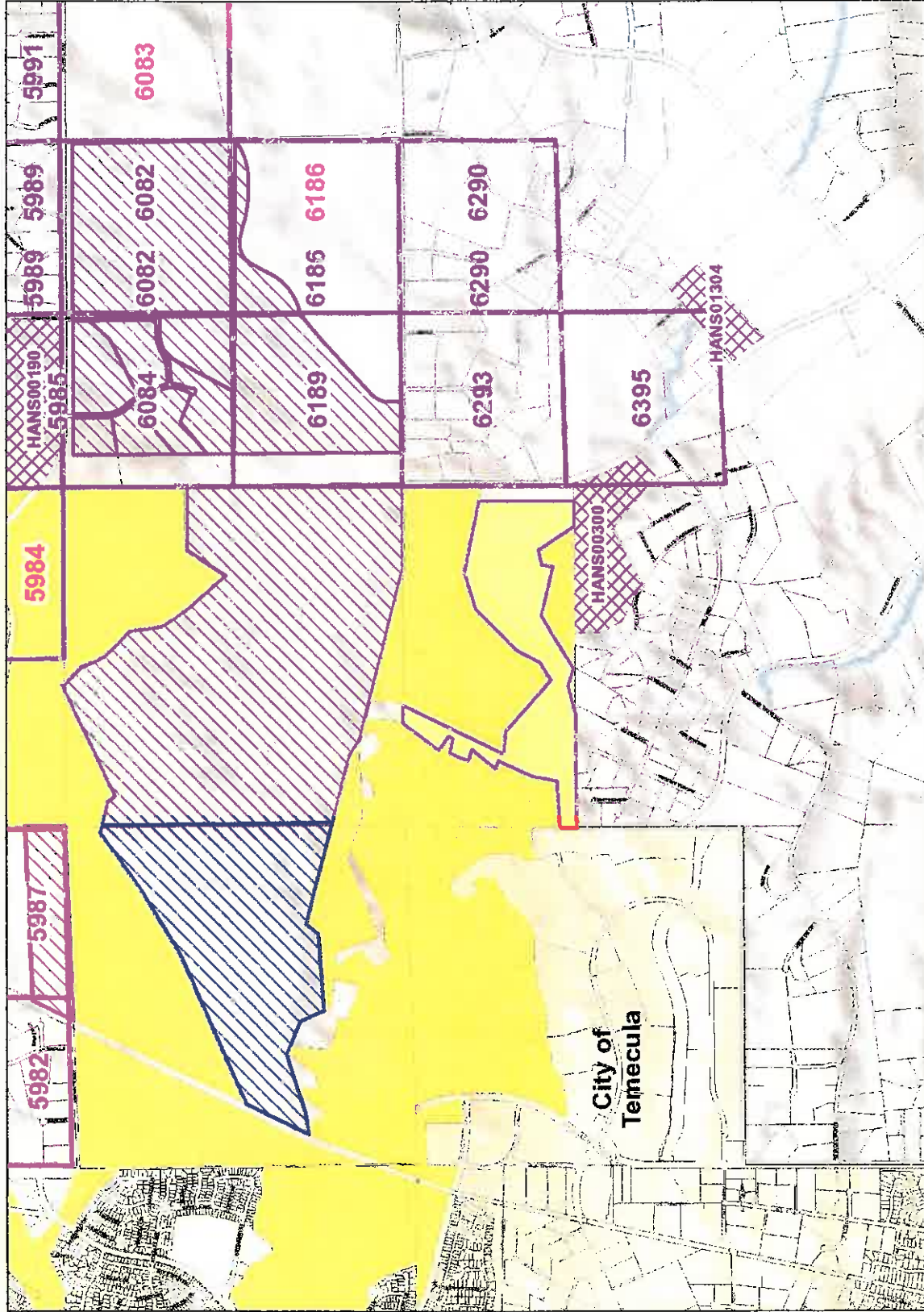
Thank you for offering the property to us.

Brian



Brian Beck
Analyst
Western Riverside County
Regional Conservation Authority
3403 10th St, Ste 320
Riverside, CA 92501-3627
brbeck@wrcrca.org
(951) 955-0039

964-180-015



Legend

- HANS Inactive
- ERP Case Inprogress
- HANS Case Inprogress
- HANS Proposed Conservation
- HANS Available
- Criteria Cells
- WRC RCA Conserved Lands
- WRC PQP Conserved Lands
- <call other values>
- CONSERVATION EASEMENT
- PQP CONSERVED LANDS
- PREEXISTING CONSERVATION /
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential

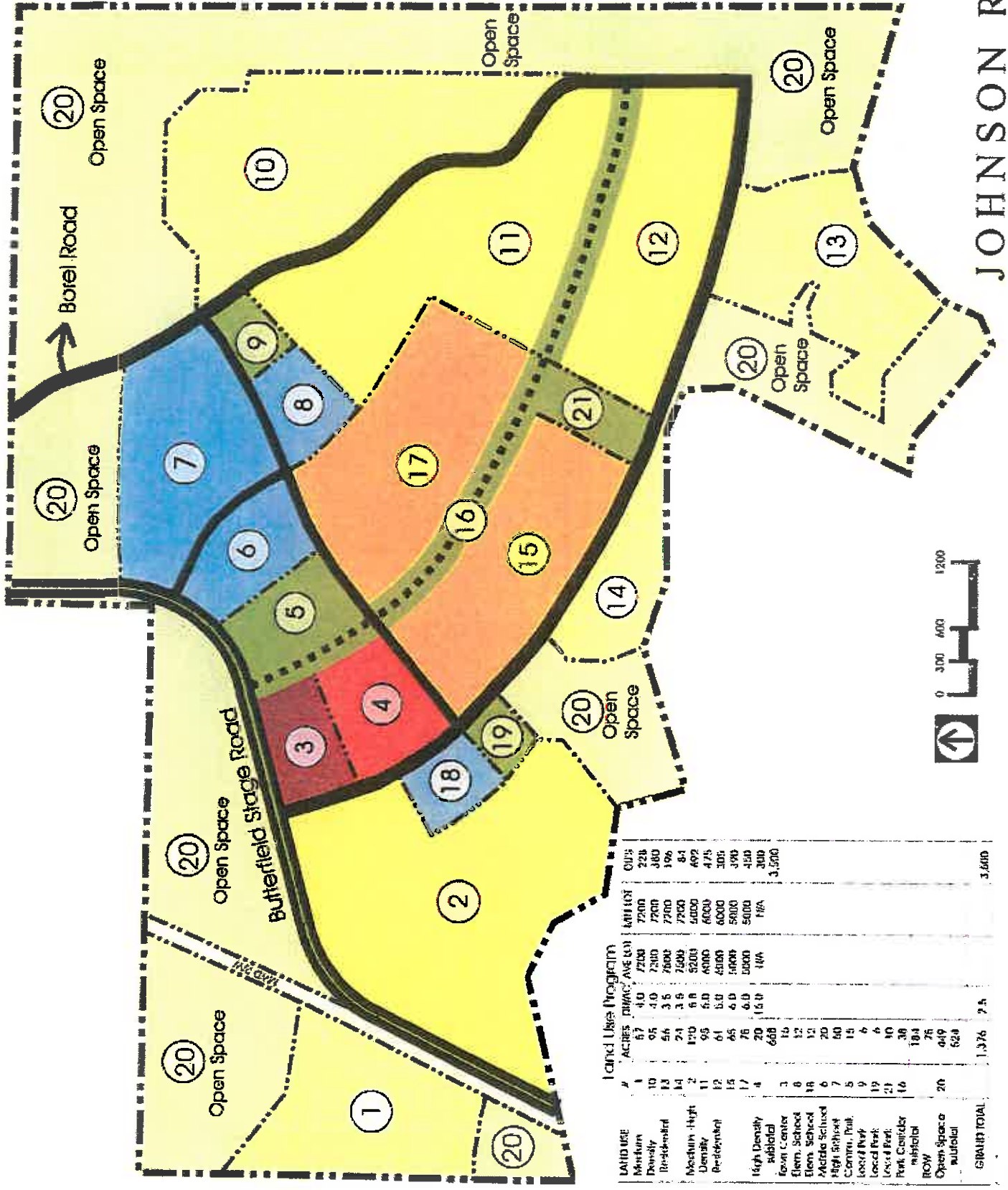
Notes

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



REPORT PRINTED ON... 6/2/2014 10:29:25 AM

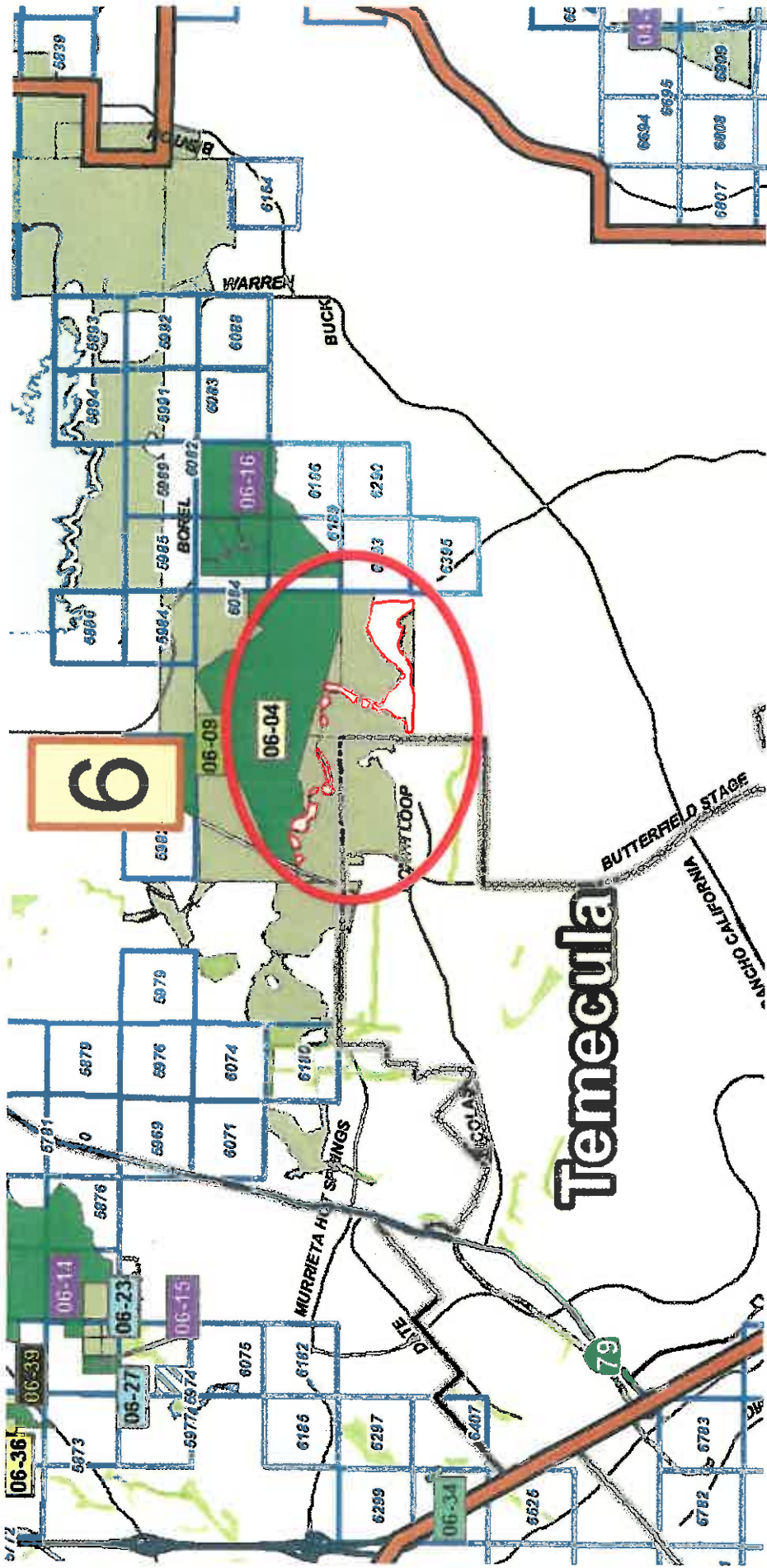
© Riverside County TLMA GIS



LAND USE	#	ACRES	AVG ACRES	AVG VALUE	AVG PRICE	AVG DENSITY	AVG VALUE PER ACRE	AVG PRICE PER ACRE	AVG DENSITY PER ACRE	AVG VALUE PER ACRE	AVG PRICE PER ACRE
Medium Density Residential	1	57	4.0	7200	228	175	15600	3840	175	15600	3840
Medium Density Residential	2	95	4.0	7200	380	175	15600	3840	175	15600	3840
Medium Density Residential	3	56	3.5	7600	196	175	15600	3840	175	15600	3840
Medium Density Residential	4	21	3.5	2500	84	175	15600	3840	175	15600	3840
Medium Density Residential	5	110	6.8	5200	492	175	15600	3840	175	15600	3840
Medium Density Residential	6	95	5.0	6000	475	175	15600	3840	175	15600	3840
Medium Density Residential	7	61	5.0	6000	305	175	15600	3840	175	15600	3840
Medium Density Residential	8	65	4.0	5000	390	175	15600	3840	175	15600	3840
Medium Density Residential	9	76	6.0	5000	430	175	15600	3840	175	15600	3840
Medium Density Residential	10	20	15.0	100	300	175	15600	3840	175	15600	3840
High Density Residential	11	608	14	160	3,500	175	15600	3840	175	15600	3840
Elementary School	12	32	14	16	16	175	15600	3840	175	15600	3840
Elementary School	13	12	12	12	12	175	15600	3840	175	15600	3840
Elementary School	14	18	18	18	18	175	15600	3840	175	15600	3840
High School	15	20	20	20	20	175	15600	3840	175	15600	3840
High School	16	7	7	7	7	175	15600	3840	175	15600	3840
Community Park	17	5	5	5	5	175	15600	3840	175	15600	3840
Local Park	18	6	6	6	6	175	15600	3840	175	15600	3840
Local Park	19	4	4	4	4	175	15600	3840	175	15600	3840
Park Corridor	20	30	30	30	30	175	15600	3840	175	15600	3840
ROW	21	184	184	184	184	175	15600	3840	175	15600	3840
Open Space	20	76	76	76	76	175	15600	3840	175	15600	3840
Open Space	20	449	449	449	449	175	15600	3840	175	15600	3840
Open Space	20	624	624	624	624	175	15600	3840	175	15600	3840
GRAND TOTAL		1,376		7.5							3,640

JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402



Temecula

79

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy) – APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

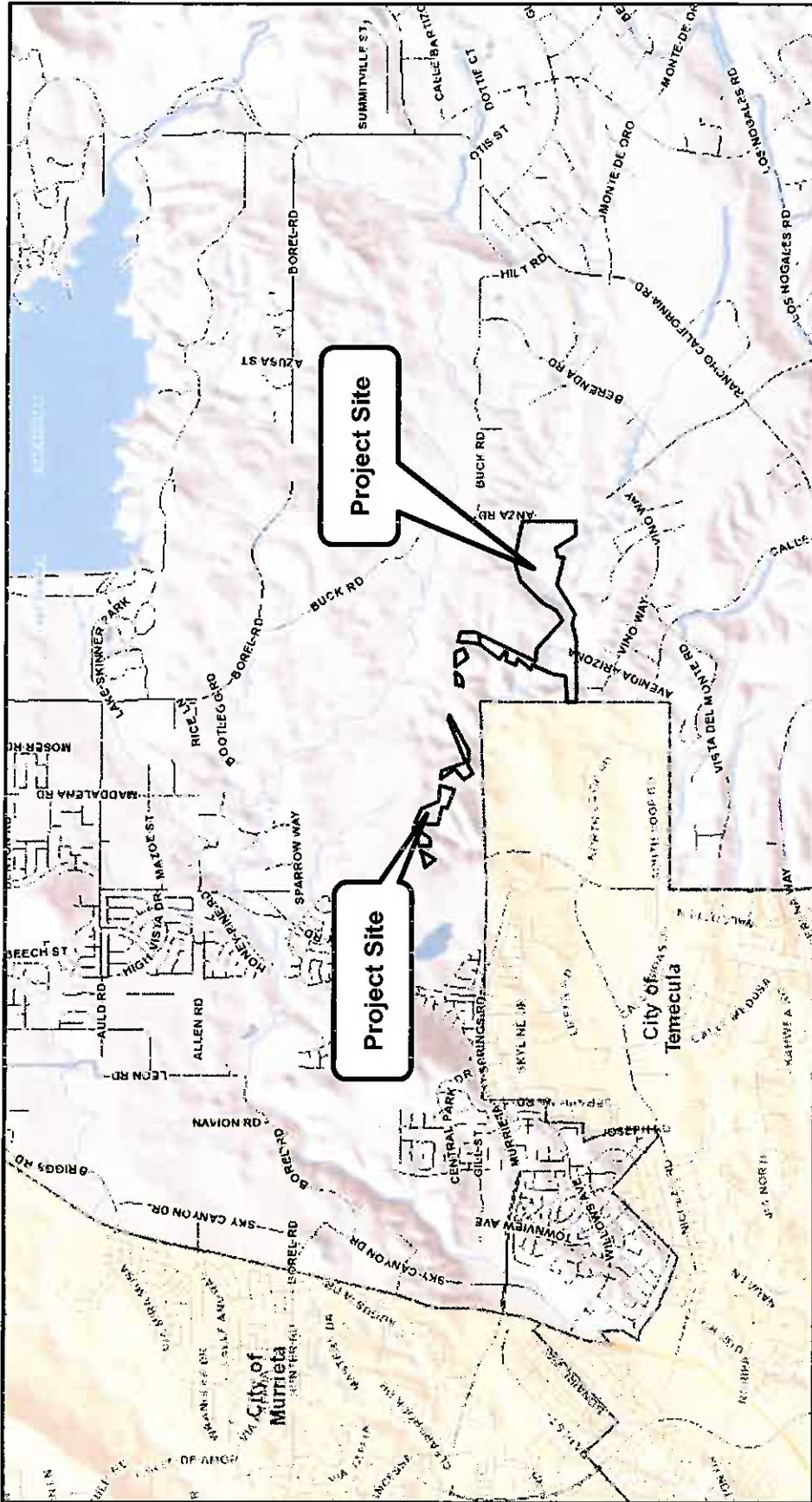
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 10:17 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208038
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad LgI-PE
Ad type: C Legal

Size: 2 X 135 Li
Bill Size: 270.00

Amount Due: \$391.50

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy) - APPLICANT: Dream House USA, LLC
ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - **ZONE:** Rural Residential (R-R) **POLICY AREA:** Highway 79 - **LOCATION:** Generally located north of Vno Way, south of Buck Road, east of Pourroy Road, and west of Anza Road - **PROJECT SIZE:** 145.63 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org - **APNs:** 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

DATE OF MEETING: **Wednesday, November 2, 2016**

PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctima.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>

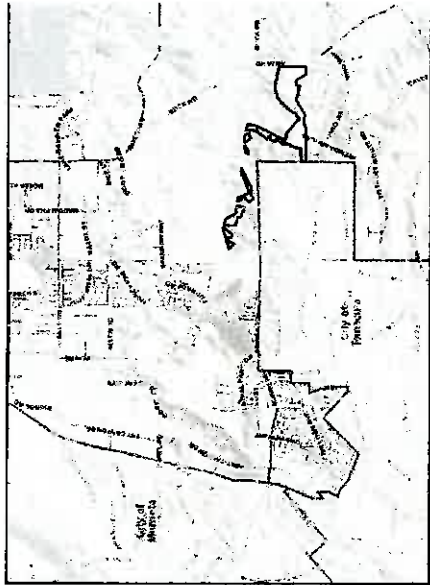
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1186
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): Dream House USA, LLC
Project Representative(s): Dream House USA, LLC

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres.

LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pouroy Road, and west of Anza Road.

PROJECT APN(s): 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015



Figure 1: Project Location Map

PROJECT DETAILS:

This project includes a Foundation General Plan Amendment application to change the site's eight parcels, 145.63 gross acres, to Estate Density Residential. This General Plan Amendment does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:

GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION

Pursuant to the Riverside County General Plan, Chapter 11. Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. The following are the details of the new conditions or circumstances that would satisfy these required Foundation Component Amendments findings.

Overview/Foundation Component General Plan Amendment (FGPA) Request

Dream House USA, LLC owns eight (8) parcels, totaling approximately 145.63 acres on the former Johnson Ranch property. These parcels were purchased by Dream House USA, LLC from the University of California, Riverside (UCR) on June 25, 2015. These parcels are identified as the following Assessor's Parcel Numbers (hereafter "FGPA Parcels"):

- 964-180-015;
- 964-150-003;
- 964-150-004;
- 964-150-005;
- 964-150-006;
- 964-150-007;
- 964-150-008; and
- 964-150-009.

It is the belief of Dream House USA, LLC (as well as the prior owner UCR) that the FGPA Parcels have been erroneously assigned a land use designation of "Open Space-Conservation Habitat" (OS-CH) as part of the County's 2003 revisions to its General Plan.

To remedy this situation, Dream House USA, LLC requests that the General Plan land use designation for the FGPA Parcels be changed to Community Development-Estate Density Residential ("CD-EDR") (two-acre minimum parcel size for single-family homes) or a similarly suitable land use designation.

Dream House USA, LLC is now petitioning the County, under the current 8-year General Plan Amendment Cycle, to rectify this mapping error.

Chronology

UCR did make a petition to the County under GPA No. 960 to rectify this mistake; however, this petition was submitted not in a manner timely to be included within the GPA No. 960 Cycle. The UCR letter, and County response to this letter, are included as part of this FGPA Application.

The following is a brief chronology prior to the land purchase by Dream House USA, LLC:

- The land in question was gifted to UCR in 1996 for the purpose of supporting the academic and research initiatives of UC Riverside's College of Natural and Agricultural Sciences and College of Engineering (the "Colleges").
- At the time of the gift, the County's General Plan allowed rural residential development on the parcels.
- UCR owned approximately 145 acres of and original 383-acre gift having sold approximately 237 to the Riverside County Regional Park and Open Space District ("Park District") in 2000 for the purpose of habitat protection.
- The Park District did not to buy the remainder of the UCR property based on its finding that it lacked sufficient habitat qualities.
- The acreage remaining in UCR ownership consisted primarily of degraded uplands previously devoted to dry farming, and approximately 21 acres of riparian habitat surrounding a streambed.

The 2003 General Plan Land Use Designation of OS-CH appears to have resulted from a misunderstanding about the extent of the Park District's purchase of UCR owned parcels within the former Johnson Ranch. Although the Park District bought only 60% of the acreage of the UCR's Johnson Ranch holdings, the 2003 General Plan seems to have assumed that the Park District purchased the entirety of the UCR's holdings for habitat preservation. Specifically, the 2003 General Plan's Southwest Area Plan noted that the Johnson Ranch Specific Plan (No. 307), adopted in 1999, had become moot because the ranch had supposedly "been purchased for habitat conservation." (2003 General Plan, Southwest Area Plan, "Specific Plans.") Apparently based on this assumption, the 2003 General Plan designated all of Johnson Ranch as OS-CH. However, this wholesale designation of Johnson Ranch was improper for two reasons:

1. The Johnson Ranch Specific Plan did not encompass all of the UCR (at that time) property; and
2. Only 60% of the UCR property had been purchase by the Park District for habitat conservation. Unfortunately, the nuances of these transactions and the prior UCR ownership of the properties became lost in the 2003 General Plan.

Additional Substantiation

The existing General Plan Foundation Component and Land Use Designation are not only inappropriate but also deprives Dream House USA, LLC of any use or economic return on its property. The FGPA Parcels were conveyed by UCR to Dream House USA, in order to allow UCR the ability to fulfill its donor's intent and any marketability of the parcels for revenue to support the Colleges. For these reasons, Dream House USA, LLC requests that the pre-2003 land use designation assigned to the FGPA Parcels, or other similar designation, be reinstated on the FGPA Parcels.

It should be noted that this request is consistent with other modifications proposed as part of the prior GPA No. 960, which included an entire category of changes to correct erroneously applied OS-CH land use designations.

According to p. 11 of 27 of the November 10, 2015 Board of Supervisors Staff Report, under "2. *Criteria-Based Parcel-Specific Land Use Changes*":

"This category addresses privately owned lands that were incorrectly designated as "Open Space - Conservation Habitat," (OS-CH) which is normally used to designate publicly held lands being conserved for their habitat value. This category affects a total of 3,261 acres in Riverside County."

The CD-EDR land use designation would be appropriate for the FGPA Parcels, because it would match the CD-EDR land use designation of the developed parcels that border the southern side of the FGPA Parcels, and would therefore not present any incompatibility with adjacent development on unincorporated County land. The CD-EDR land use designation would also mesh well with the low-density residential land use designation (0.5 to 2 dwelling units per acre) adopted by the City of Temecula (Roripaugh Ranch Specific Plan) for the land to the west of the large parcel. Furthermore, the low intensity of development allowable within the CD-EDR land use designation would not conflict with the agricultural land uses on the eastern side of the University large parcel or with the open space that borders the parcel to the north. Several Figures have been included with the FGPA Application, which show the surrounding land use designations within the County of Riverside and the City of Temecula.

In addition, access is provided to the largest parcel as demonstrated on the following Grant Deeds, which are also included as part of the FGPA Application:

SDSIX1-22-101-December4, 2001; and
 Instrument No. 299817-March 22, 1966.

Ultimately, Dream House USA, LLC may pursue dedicating some portion(s) of the property for conservation, and potential buffers, while developing the remaining portion(s) in whatever mix otherwise meets the County's requirements, as determined through the entitlement process.

We appreciate the opportunity to submit the current application to rectify the mapping errors.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	145.63
Number of Parcels:	8
Sphere of Influence:	Yes – City of Temecula
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space(OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Conservation Habitat(CH)
Proposed General Plan Land Use:	Estate Density Residential (EDR)

Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Agriculture (AG)
South:	Estate Density Residential(EDR)
West:	City of Temecula
Existing Zoning Classification: R-R Rural Residential	
Change of Zone Required: Yes	
Surrounding Zoning Classification	
North:	SP (Specific Plan) – Johnson Ranch SP00307
East:	C/V (Citrus/Vineyard) and R-A-5 (Residential Agricultural)
South:	R-A-5 (Residential Agricultural) and R-R (Rural Residential)
West:	City of Temecula
Existing Development and Use: Vacant Land	
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Residential
West:	City of Temecula

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01186 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The GPA area is adjacent to MSHCP Conservation Areas and therefore any projects that shall be developed within the GPA area will be subject to MSHCP Urban Wild lands Interface Guidelines (UWIG).</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – French Valley

Agricultural Preserve:	No
Farmland Importance:	Yes – Local Importance Other Lands
Fire Hazard Area:	Yes – High Moderate
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a ½ mile of Buck Mesa Fault
Fault Zone:	Yes – Within a ½ mile of Buck Mesa Fault
Paleontological Sensitivity:	Yes – High Sensitivity

Utility Information:

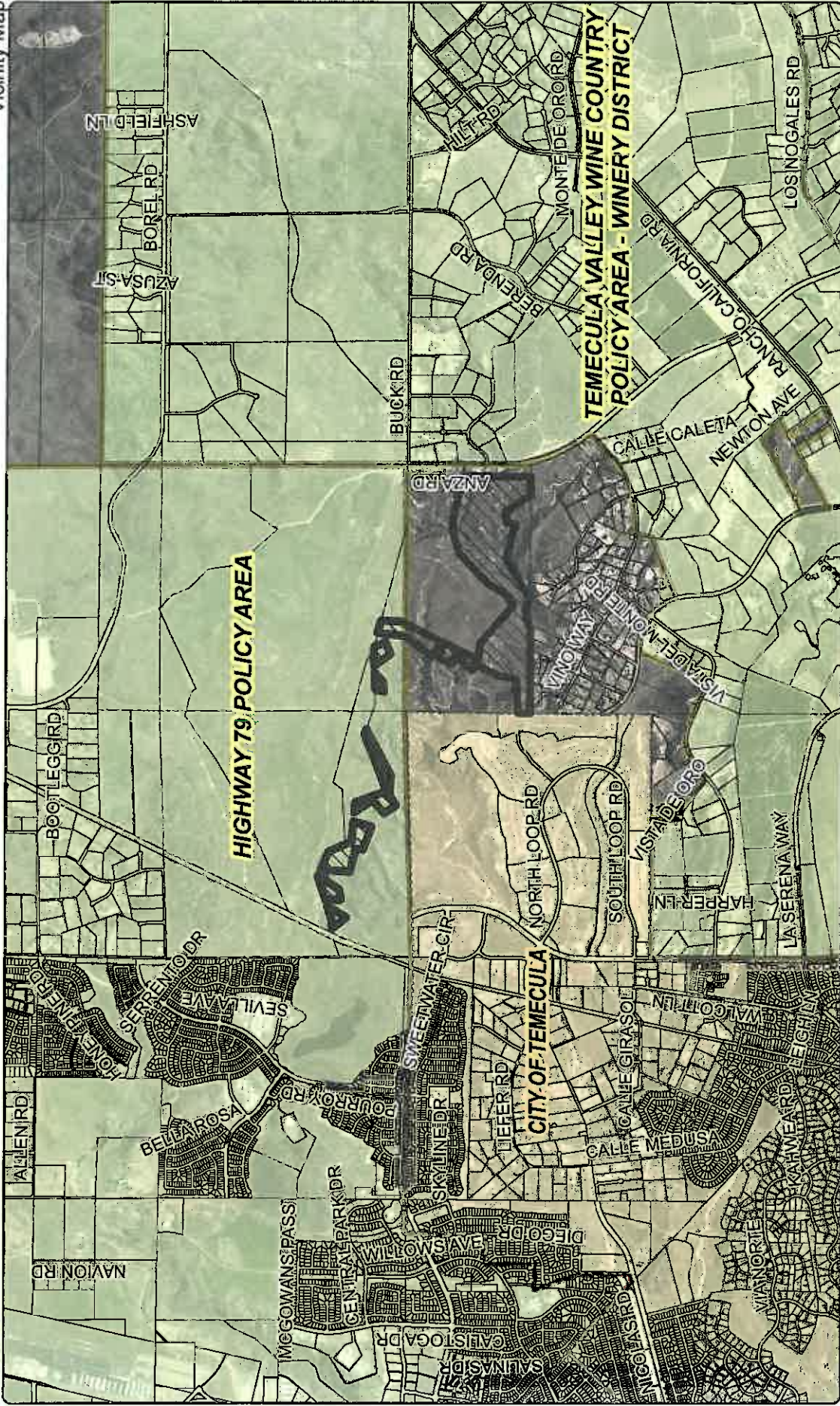
Water Service:	No – Eastern Municipal Water District
Sewer Service:	No – Eastern Municipal Water District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01186**

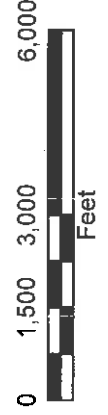
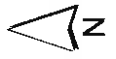
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 07/19/2016
Vicinity Map



Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This planning area and the designations for unincorporated Riverside County are shown on this map. The County of Riverside is not responsible for the accuracy of the information shown on this map. The County of Riverside Planning Department offices in Riverside at (951) 952-2200 (Western County) or in Palm Desert at (760) 963-1777 (Eastern County) or Website: <http://www.riverside.ca.gov>

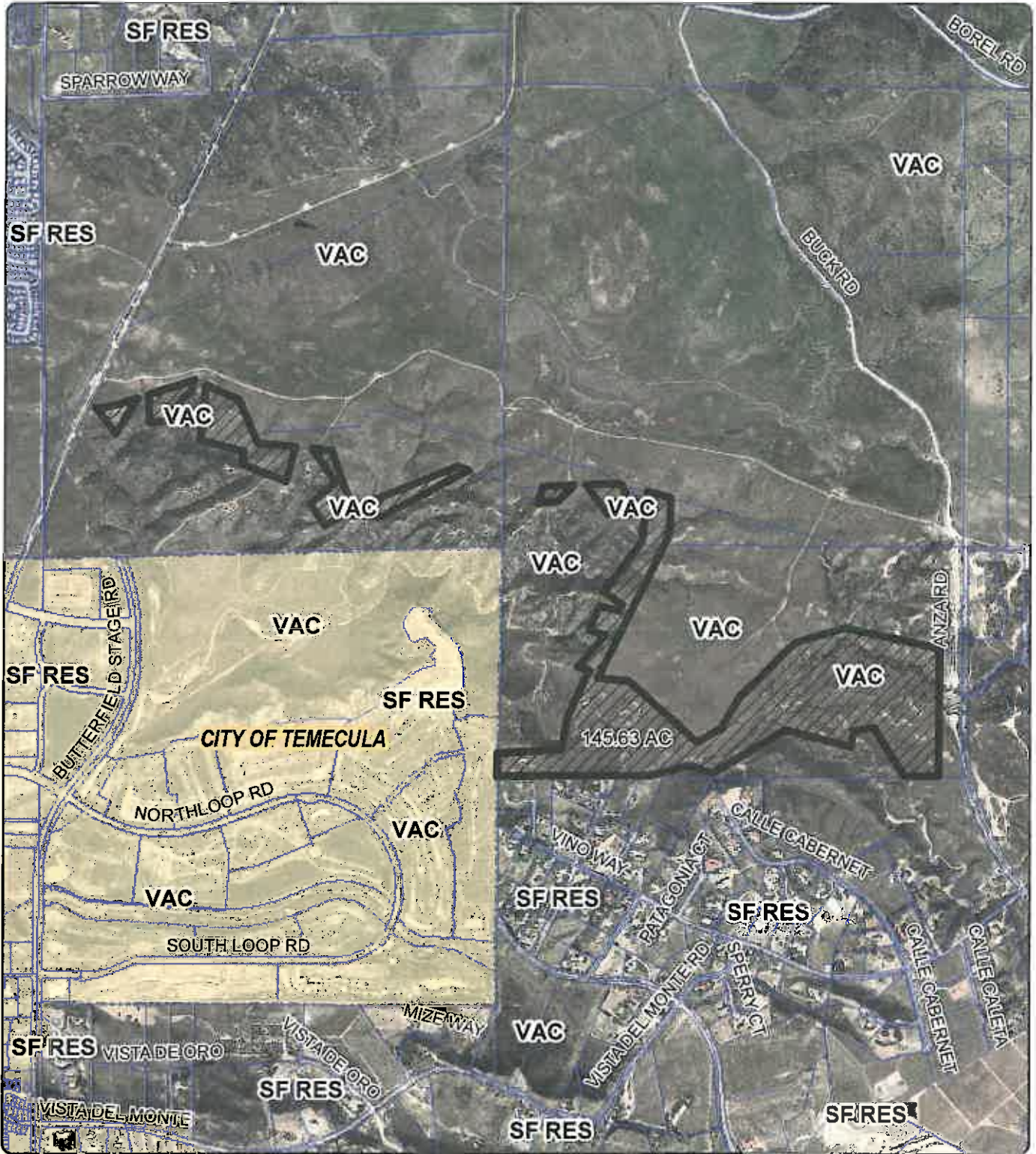
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01186

LAND USE

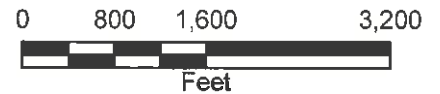
Supervisor: Washington
District 3

Date Drawn: 07/19/2016
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 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.rctjpa.org>

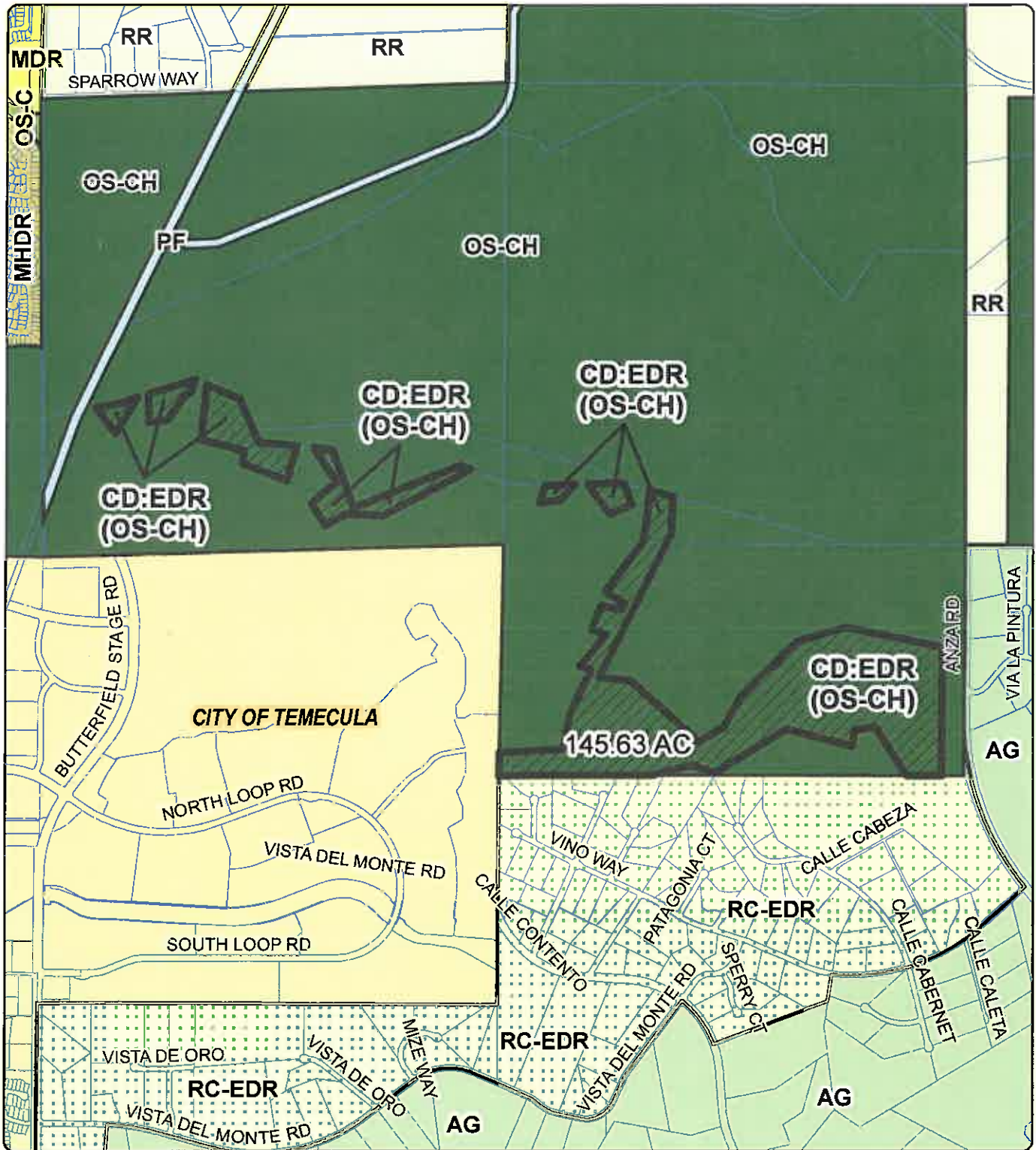
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01186

PROPOSED GENERAL PLAN

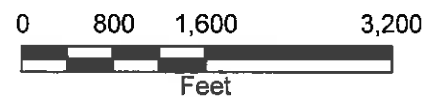
Supervisor: Washington
District 3

Date Drawn: 07/19/2016
Exhibit 6



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)853-8277 (Eastern County) or Website <http://planning.rcdms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Dream House USA, LLC

Contact Person: Ming Yu Xu & Yu Liu (Angela) E-Mail: dreamhouseinusa@gmail.com

Mailing Address: 31576 Rosales Ave.
Murrieta Street CA 92563
City State ZIP

Daytime Phone No: (626) 512-1257 Fax No: ()

Engineer/Representative Name: Matthew Fagan Consulting Services

Contact Person: Matthew Fagan E-Mail: matthewfagan@roadrunner.com

Mailing Address: 42011 Avenida Vista Ladera
Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 265-5428 Fax No: ()

Property Owner Name: Dream House USA, LLC

Contact Person: Same as Applicant E-Mail:

Mailing Address:
Street

City State ZIP

Daytime Phone No: () 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MING TU XU

PRINTED NAME OF PROPERTY OWNER(S)

Ming Tu Xu

SIGNATURE OF PROPERTY OWNER(S)

Yu Liu (Angela)

PRINTED NAME OF PROPERTY OWNER(S)

Yu Liu

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-180-015; 964-150-003-009

Approximate Gross Acreage: 145.63

General location (nearby or cross streets): North of Vino Way, South of Buck Rd. / Johnson Ranch East of City Temecula / Johnson Ranch West of Anza Rd.

Existing General Plan Foundation Component(s): Open Space

Proposed General Plan Foundation Component(s): Community Development / Open Space

Existing General Plan Land Use Designation(s): OS-CH

Proposed General Plan Land Use Designation(s): RC-EDR and OS-CH for APN: 964-180-015 (OS-CH: Santa Gertrudis Creek)
RC-EDR for remaining parcels

General Plan Policy Area(s) (if any): Hwy 79 Policy area

Existing Zoning Classification(s): R-R

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

1. 964-180-015 Change the current, inaccurate GP Designation from entirely OS-CH to a combination of RC-EDR and OS-CH, as appropriate.
2. Remaining parcels - change from OS-CH to RC-EDR

Are there previous development application(s) filed on the same site: Yes No

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

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

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

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

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	<u>So Cal Edison</u>	
Gas Company	<u>So Cal Gas</u>	
Telephone Company	<u>Verizon</u>	
Water Company/District	<u>EDWD</u>	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District	septic		

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

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

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) *[Signature]* Date May 30, 2016

Owner/Representative (2) *[Signature]* Date 05/30/16

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

See attached

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

N/A

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. The following are the details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

Overview/Foundation Component General Plan Amendment (FGPA) Request

Dream House USA, LLC owns eight (8) parcels, totaling approximately 145.63 acres on the former Johnson Ranch property. These parcels were purchased by Dream House USA, LLC from the University of California, Riverside (UCR) on June 25, 2015. These parcels are identified as the following Assessor's Parcel Numbers (hereafter "FGPA Parcels"):

- 964-180-015;
- 964-150-003;
- 964-150-004;
- 964-150-005;
- 964-150-006;
- 964-150-007;
- 964-150-008; and
- 964-150-009

It is the belief of Dream House USA, LLC (as well as the prior owner, UCR) that the FGPA Parcels have been erroneously assigned a land use designation of "Open Space-Conservation Habitat" (OS-CH) as part of the County's 2003 revisions to its General Plan.

To remedy this situation, Dream House USA, LLC requests that the General Plan land use designation for the FGPA Parcels be changed to Rural Community-Estate Density Residential ("RC-EDR") (two-acre minimum parcel size for single-family homes) or a similarly suitable land use designation.

Dream House USA, LLC is now petitioning the County, under the current 8-year General Plan Amendment Cycle, to rectify this mapping error.

Chronology

UCR did make a petition to the County under GPA No. 960 to rectify this mistake; however, this petition was submitted not in a manner timely to be included within the GPA No. 960 Cycle. The UCR letter, and County response to this letter, are included as part of this FGPA Application.

The following is a brief chronology prior to the land purchase by Dream House USA, LLC:

- The land in question was gifted to UCR in 1996 for the purpose of supporting the academic and research initiatives of UC Riverside's College of Natural and Agricultural Sciences and College of Engineering (the "Colleges").
- At the time of the gift, the County's General Plan allowed rural residential development on the parcels.
- UCR owned approximately 145 acres of and original 383-acre gift having sold approximately 237 to the Riverside County Regional Park and Open Space District ("Park District") in 2000 for the purpose of habitat protection.

- The Park District did not buy the remainder of the UCR property based on its finding that it lacked sufficient habitat qualities.
- The acreage remaining in UCR ownership consisted primarily of degraded uplands previously devoted to dry farming, and approximately 21 acres of riparian habitat surrounding a streambed.

The 2003 General Plan Land Use Designation of OS-CH appears to have resulted from a misunderstanding about the extent of the Park District's purchase of UCR owned parcels within the former Johnson Ranch. Although the Park District bought only 60% of the acreage of the UCR's Johnson Ranch holdings, the 2003 General Plan seems to have assumed that the Park District purchased the entirety of the UCR's holdings for habitat preservation. Specifically, the 2003 General Plan's Southwest Area Plan noted that the Johnson Ranch Specific Plan (No. 307), adopted in 1999, had become moot because the ranch had supposedly "been purchased for habitat conservation." (2003 General Plan, Southwest Area Plan, "Specific Plans.") Apparently based on this assumption, the 2003 General Plan designated all of Johnson Ranch as OS-CH. However, this wholesale designation of Johnson Ranch was improper for two reasons:

- (1) The Johnson Ranch Specific Plan did not encompass all of the UCR (at that time) property; and
- (2) Only 60% of the UCR property had been purchase by the Park District for habitat conservation. Unfortunately, the nuances of these transactions and the prior UCR ownership of the properties became lost in the 2003 General Plan.

Additional Substantiation

The existing General Plan Foundation Component and Land Use Designation are not only inappropriate but also deprives Dream House USA, LLC of any use or economic return on its property. The FGPA Parcels were conveyed by UCR to Dream House USA, in order to allow UCR the ability to fulfill its donor's intent and any marketability of the parcels for revenue to support the Colleges. For these reasons, Dream House USA, LLC requests that the pre-2003 land use designation assigned to the FGPA Parcels, or other similar designation, be reinstated on the FGPA Parcels.

It should be noted that this request is consistent with other modifications proposed as part of the prior GPA No. 960, which included an entire category of changes to correct erroneously applied OS-CH land use designations.

According to p. 11 of 27 of the November 10, 2015 Board of Supervisors Staff Report, under "2. *Criteria-Based Parcel-Specific Land Use Changes*":

"This category addresses privately owned lands that were incorrectly designated as "Open Space - Conservation Habitat," (OS-CH) which is normally used to designate publicly held lands being conserved for their habitat value. This category affects a total of 3,261 acres in Riverside County."

The RC-EDR land use designation would be appropriate for the FGPA Parcels, because it would match the RC-EDR land use designation of the developed parcels that border the southern side of the FGPA Parcels, and would therefore not present any incompatibility with adjacent development on unincorporated County land. The RC-EDR land use designation would also mesh well with the low-density residential land use designation (0.5 to 2 dwelling units per acre) adopted by the City of Temecula (Roripaugh Ranch Specific Plan) for the land to the west of the large parcel. Furthermore, the low intensity of development allowable within the

RC-EDR land use designation would not conflict with the agricultural land uses on the eastern side of the University's large parcel or with the open space that borders the parcel to the north. Several Figures have been included with the FGPA Application, which show the surrounding land use designations within the County of Riverside and the City of Temecula.

In addition, access is provided to the largest parcel as demonstrated on the following Grant Deeds, which are also included as part of the FGPA Application:

SDSIX1-22-101 – December 4, 2001; and
Instrument No. 299817 – March 22, 1966.

Ultimately, Dream House USA, LLC may pursue dedicating some portion(s) of the property for conservation, and potential buffers, while developing the remaining portion(s) in whatever mix otherwise meets the County's requirements, as determined through the entitlement process.

We appreciate the opportunity to submit the current application to rectify the mapping errors.

Please feel free to contact the owner's representative, Matthew Fagan, at the contact provided on the application if you have any questions, comments, or need any additional information.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy) – APPLICANT: Dream House USA, LLC – **ENGINEER/REPRESENTATIVE:** Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Rural Residential (R-R) **POLICY AREA:** Highway 79 – **LOCATION:** Generally located north of Vino Way, south of Buck Road, east of Pouroy Road, and west of Anza Road – **PROJECT SIZE:** 145.63 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

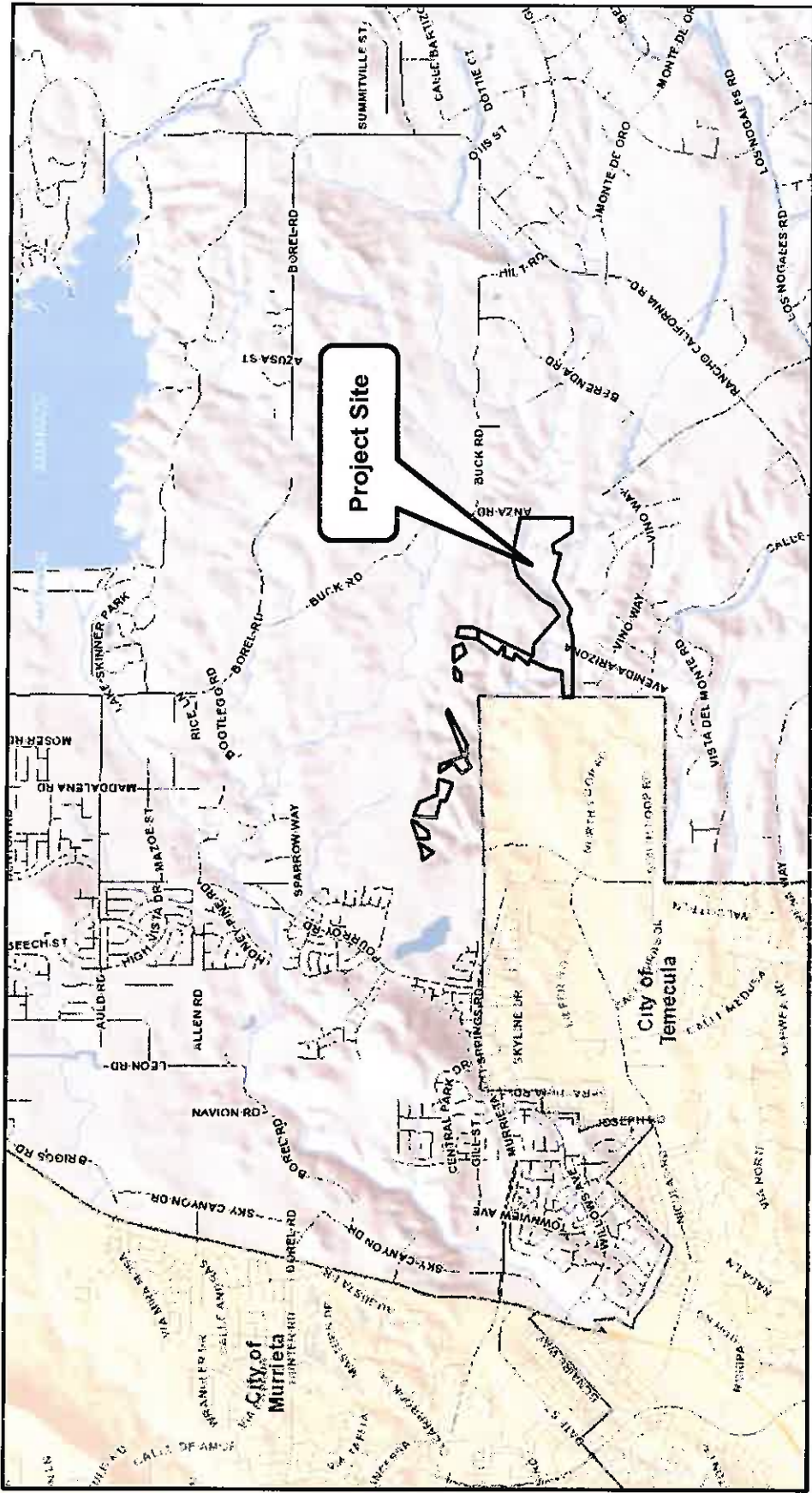
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409




Project Site

City of
Temecula

City of
Murrieta

Agenda Item No.: 217
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1187
Property Owner: Londen Land Company, LLC
Applicant: Londen Land Company, LLC
Engineer/Representative: Bill Warner


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: : General Plan Amendment No. 1187 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Mazoe Street, south of Auld Road, east of Dickson Path, west of Maddalena Road, and is within the Southwest Area Plan.

PROJECT APNs: 964-050-008, 964-050-009, and 964-050-012

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

French Valley

II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was recommended for initiation to the Planning Commission by a majority, with three votes of no.

During the GPAC meeting, staff discussed the project site and the previous attempt to change its General Plan Land Use to a commercial designation (GPA00945), which took place during the 2008 Foundation cycle. Although the project was previously initiated to move forward, the Board of Supervisors ultimately denied the proposed change to a Community Development: Commercial Retail (CD:CR) land use designation. The applicant has resubmitted the project site during the 2016 Foundation cycle, for a proposed land use change to Community Development: Estate Density Residential (CD:EDR) (2 acre minimum).

The GPAC members discussed the proposal and felt that a residential land use designation would be more appropriate and compatible with the other surrounding uses.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR) |
| 5. Surrounding General Plan Designations: | North: Medium Density Residential (MDR),
East: Rural Residential (RR), South: Rural Residential (RR), West: Rural Residential (RR) and Commercial Retail (CR) |
| 6. Existing Zoning Classification: | A-1-5 (Light Agriculture) |
| 7. Surrounding Zoning Classifications: | North: SP (Specific Plan) (SP00286); East and |

- | | |
|---------------------------------|---|
| | West: South: Vacant Land; |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | North, East, and West: Residential, and South:
Vacant Land |
| 10. Project Size (Gross Acres): | 14.48 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1187 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A MSHCP criteria cell or conservation boundary; or
 - b. An agricultural preserve; or
 - c. A special flood hazard area; or
 - d. A half-mile of a fault line or fault zone.
3. The project site is located within:
 - a. The City of Temecula sphere of influence; and
 - b. The French Valley airport influence area; and
 - c. A low liquefaction area; and
 - d. A susceptible subsidence area; and
 - e. A high fire hazard area; and
 - f. A State fire responsibility area for fire protection services.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.6

GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) –
APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third
Supervisory District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light
Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path,
and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend
the project site's General Plan Foundation Component from Rural (RUR) to Community
Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate
Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John
Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-050-008, 964-050-009,
and 964-050-012.

II. DISCUSSION:

Ms. Domenigoni: There is no plan for the change in foundation?

Ms. Limont: This is in a fire hazard area.

Mr. Cramer: What if they go for a foundation change within a year?

Mr. Rosenthal: This is good separation and supports it.

III. GPAC ACTION:

Motion by Mr. Rosenthal; second by Mr. Cousins.

Mr. Silver, Ms. Limont, and Ms. Trover opposed.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-050-008, 964-050-009, and 964-050-012.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

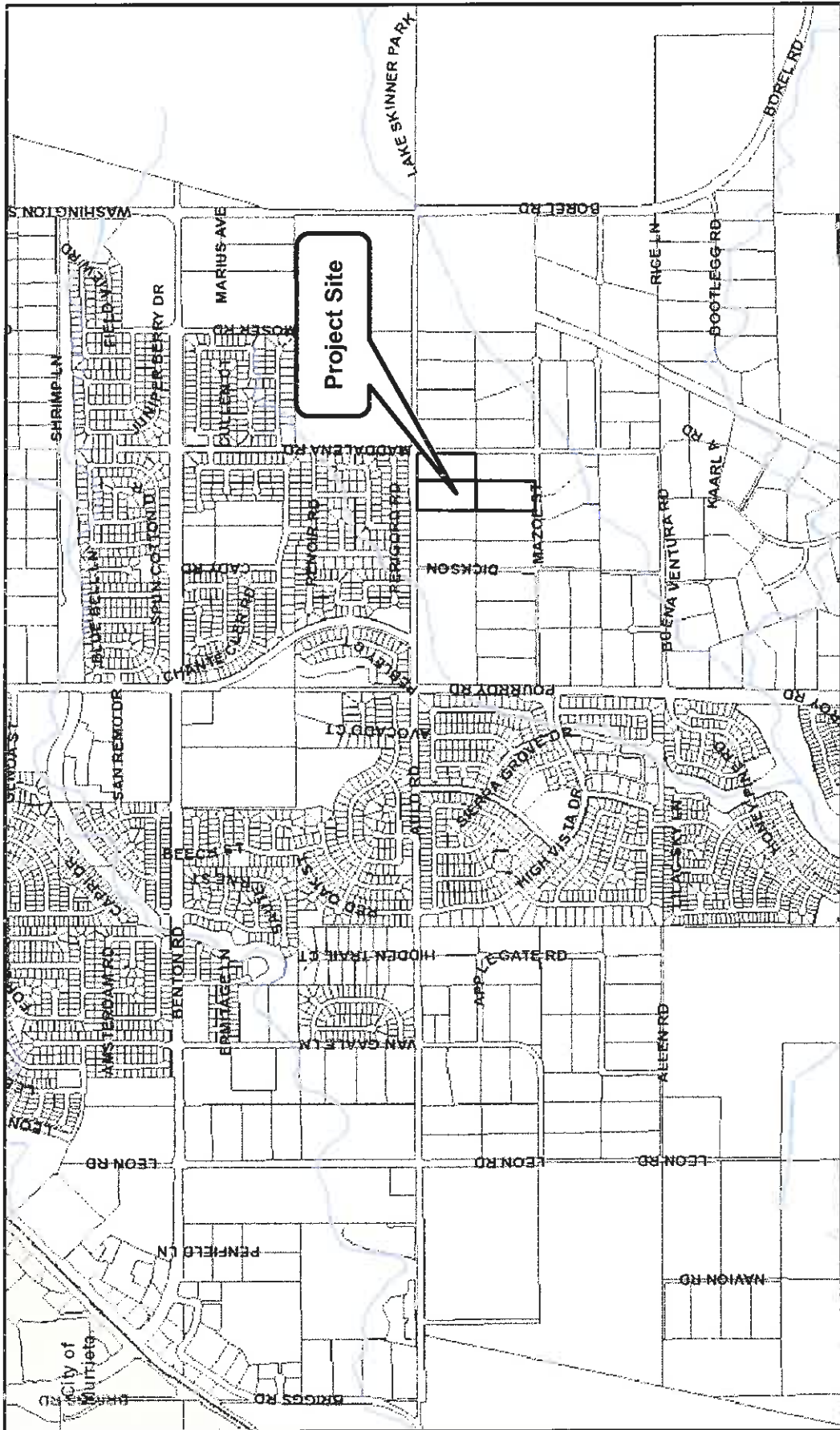
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 9:47 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208035
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 129 Li
Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) - APPLICANT: London Land Company, LLC - ENGINEER/REPRESENTATIVE: NV5, Bill Warner - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Light Agriculture (A-1-5) - Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road - PROJ-ECT SIZE: 14.48 gross acres - **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rcplma.org - APNs: 964-050-008, 964-050-009, and 964-050-012.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINIS-TRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

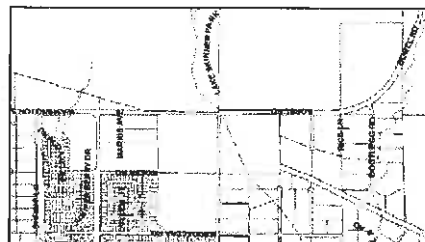
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rcplma.org/PublicHearings.aspx>

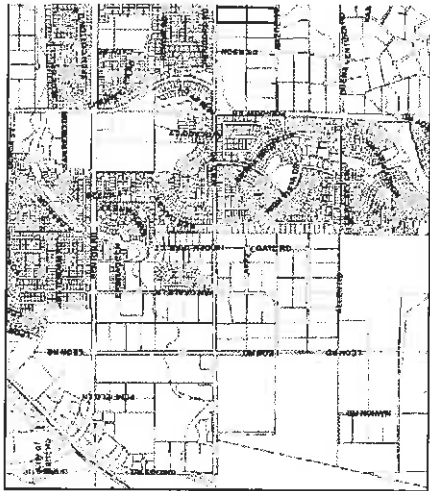
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed applica-tion may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Plan-ning Commission, who will consider such comments, in addition to any oral testimony, before providing com-ments on the proposed application.

Prior to a private application for a **General Plan Regu-lar Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process in-cludes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompa-nying Implementing project are not considered, and pub-lic hearings are not required before the Planning Commis-sion or the Board of Supervisors. The Board of Supervi-sors will **ONLY** be considering whether to initiate pro-ceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1187
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): Londen Land Company, LLC
Project Representative(s): Londen Land Company, LLC

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres.

LOCATION: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road.

PROJECT APNs: 964-050-008, 964-050-009, and 964-050-012



Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to change the site's three parcels, 14.48 gross acres, to Estate Density Residential. This General Plan Amendment does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:

French Valley

II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	14.48
Number of Parcels:	3
Sphere of Influence:	Yes – City of Temecula
Policy Area:	Yes- Highway 79
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (RUR)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Residential (RR)
Proposed General Plan Land Use:	Estate Density Residential (EDR)
Surrounding General Plan Land Use	
North:	Medium Density Residential (MDR)

East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR) and Commercial Retail (CR)
Existing Zoning Classification:	A-1-5 (Light Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	SP Zone (#286)
East:	R-A-2½ (Residential Agricultural)
South:	A-1-5 (Light Agriculture)
West:	A-1-5 (Light Agriculture) and C-1/C-P (General Commercial)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Residential
East:	Residential
South:	Vacant Land
West:	Residential

Environmental Information:

WRCMSHCP Criteria Cell:	The parcels for GPA01187 are not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the site(s) will still need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – French Valley
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land Local Importance
Fire Hazard Area:	Yes – High
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within half-mile

Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Yes – High Sensitivity

Utility Information:

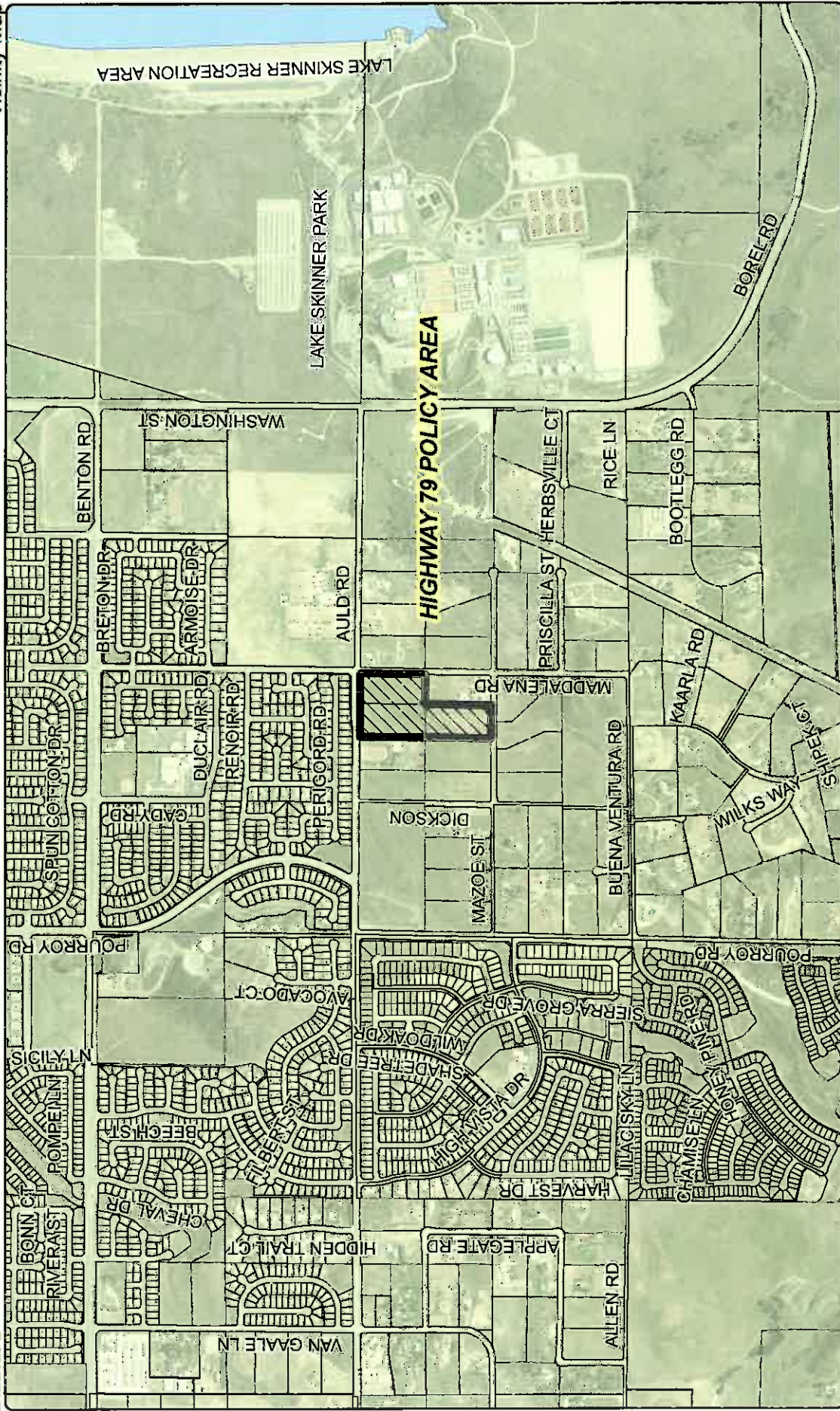
Water Service:	No – Eastern Municipal Water District
Sewer Service:	No – Eastern Municipal Water District

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01187

Date Drawn: 08/20/2016
Vicinity Map

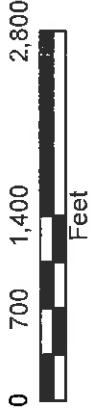
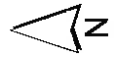
Supervisor: Washington
District 3

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing for a broad range of alternatives for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. The Planning Department is currently reviewing the Riverside Department of Planning and Community Development's (RDCD) 2004 General Plan for unincorporated Riverside County parcels. Please contact the Riverside Department of Planning and Community Development at (951) 940-2777 for more information.

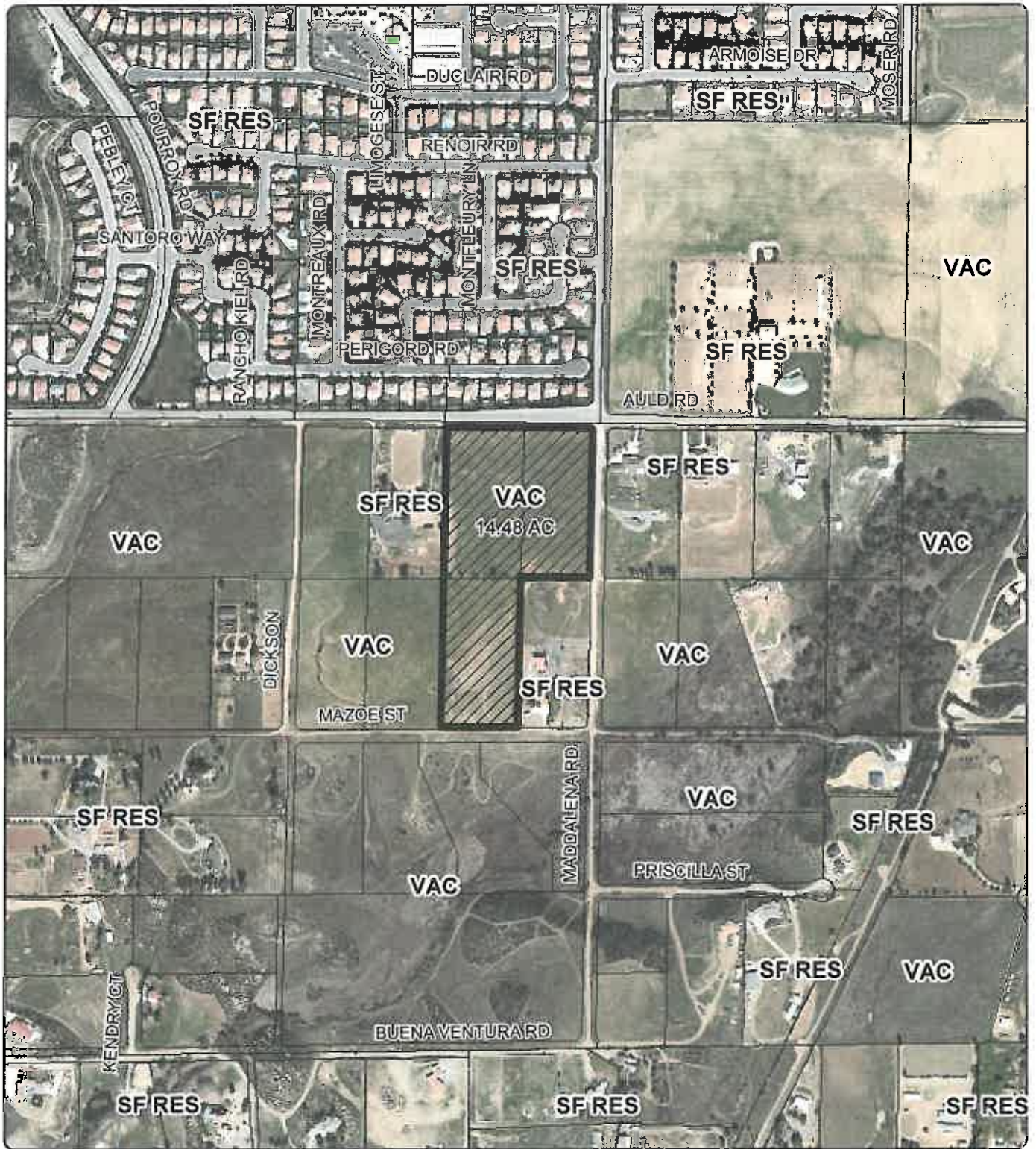
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

LAND USE

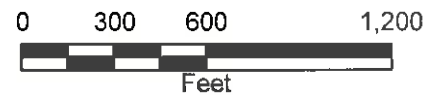
Supervisor: Washington
District 3

Date Drawn: 07/20/2016
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 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

GPA01187

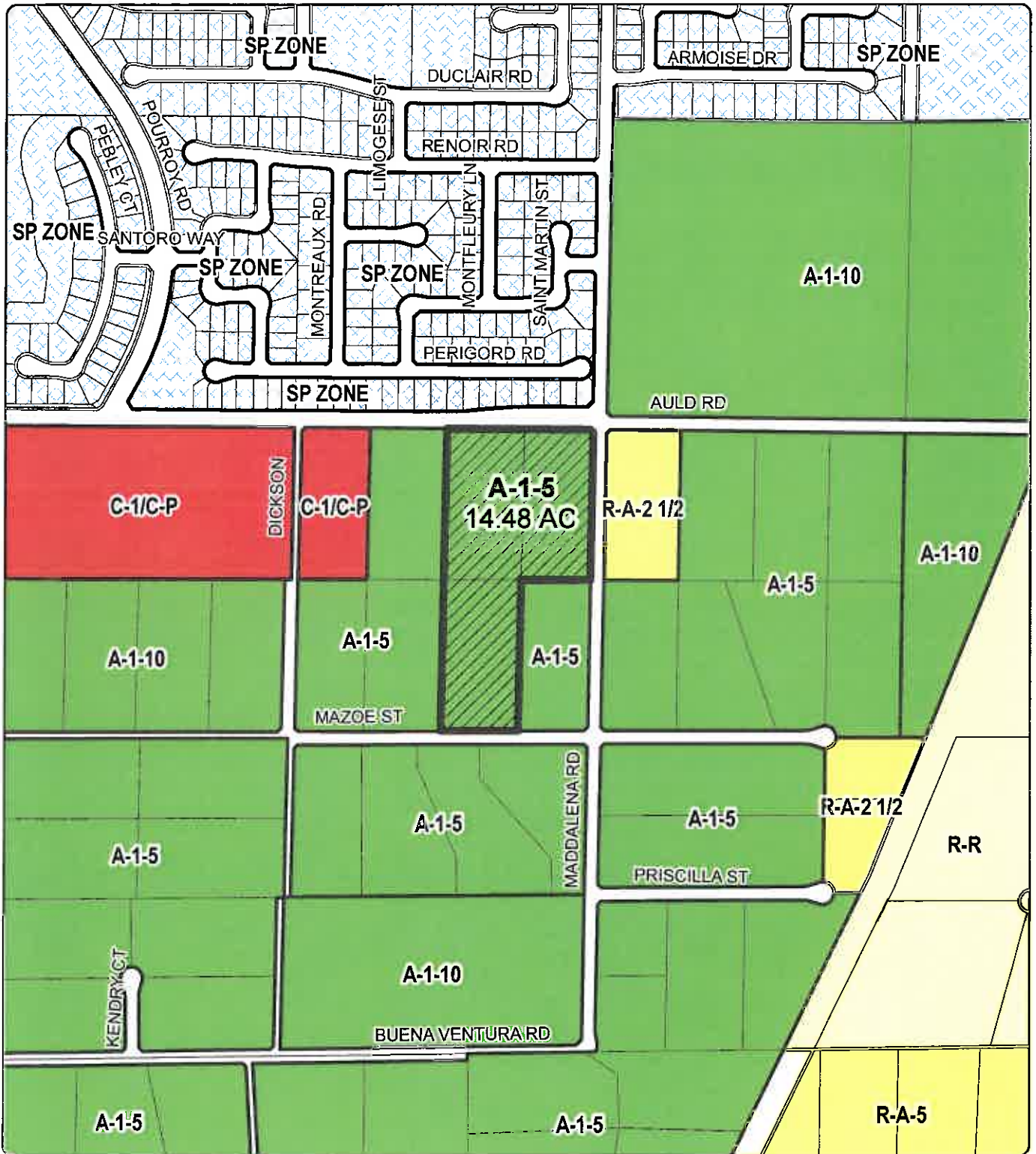
Supervisor: Washington

Date Drawn: 07/20/2016

District 3

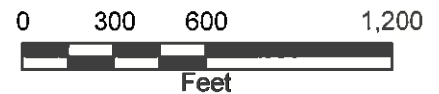
EXISTING ZONING

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 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>

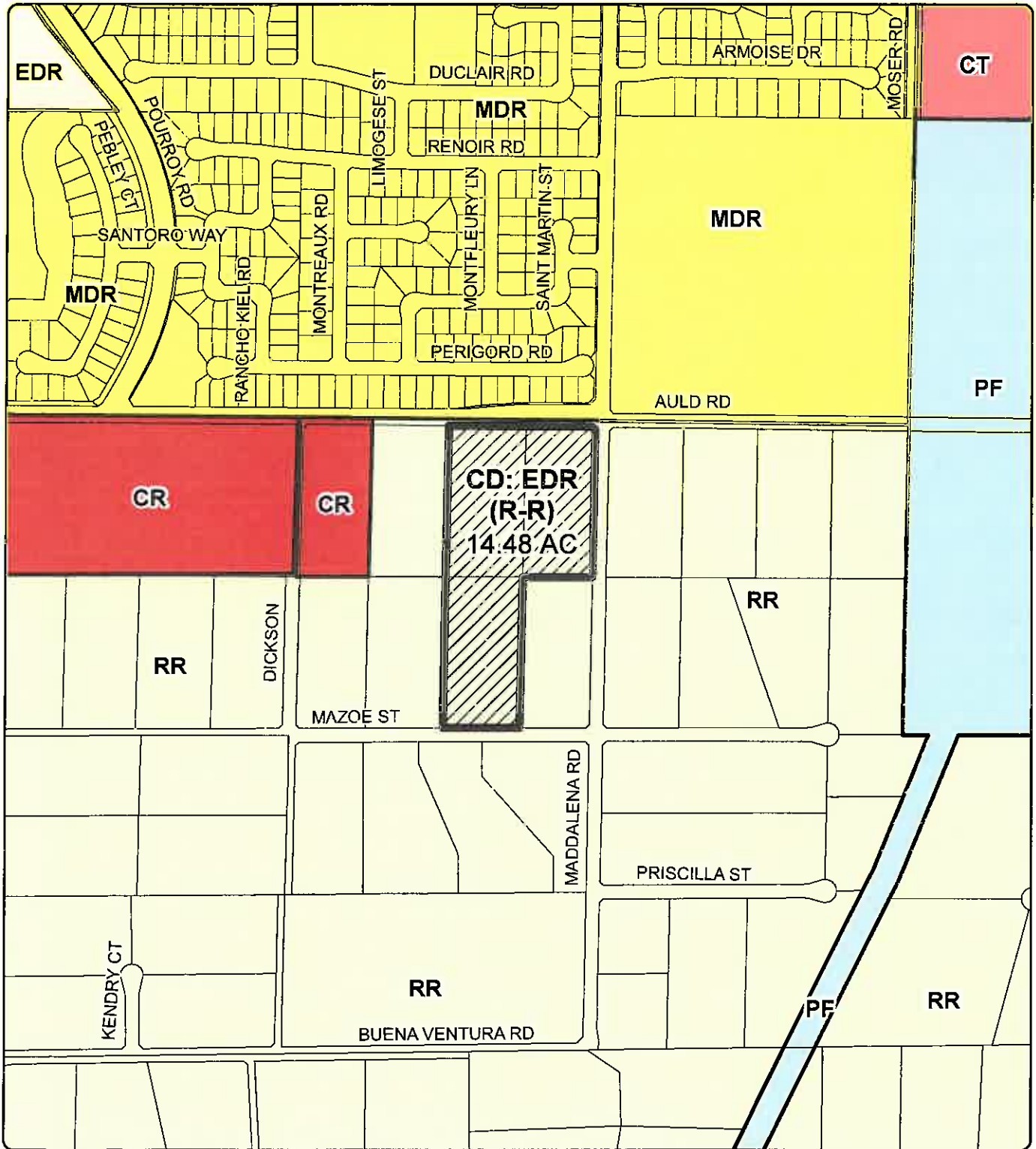
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

PROPOSED GENERAL PLAN

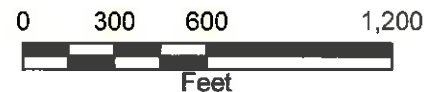
Supervisor: Washington
District 3

Date Drawn: 07/20/2016
Exhibit 6

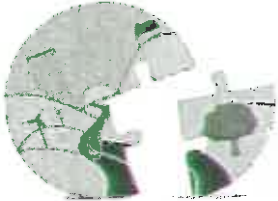


Zoning Area: Rancho California

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.rcclina.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

GPA 01187

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Londen Land Company, LLC

Contact Person: Ashlee Lewis E-Mail: ASHLEE.LEWIS@LONDEN-INSURANCE.COM

Mailing Address: 4343 E Camelback Rd, Suite 400
PHOENIX, AZ 85018
City State ZIP

Daytime Phone No: (602) 957-1650 Fax No: (602) 840-9765

Engineer/Representative Name: NVS

Contact Person: Bill Warner E-Mail: bill.warner@NVS.COM

Mailing Address: 42829 Cook St, Suite 104
Palm Desert CA 92211-5198
City State ZIP

Daytime Phone No: (760) 408-2881 Fax No: (760) 341-5999

Property Owner Name: Londen Land Company, LLC

Contact Person: Same as applicant E-Mail: _____

Mailing Address: _____
Street City State ZIP

Daytime Phone No: () _____ 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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

CONDEN LAND COMPANY, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

LYNN CONDEN, MANAGER

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 9104-050-008, 9104-050-009 & 9104-050-012

Approximate Gross Acreage: 14.5 acres

General location (nearby or cross streets): North of Mazole Street, South of Mula Rd, East of Dickson Park, West of Maddalena Rd

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Rural Residential

Proposed General Plan Land Use Designation(s): Estate Density Residential

General Plan Policy Area(s) (if any): Highway 79 Policy Area

Existing Zoning Classification(s): A-1-b

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed General Plan Amendment will update the existing General Plan Foundation Component from Rural to Community Development and the existing General Plan Land Use Designation from Rural Residential to Estate Density Residential.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). GPA 945 & GPA 915
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 41773 EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): Permitting owl, geotechnical, MSHCP Consistency, Cultural Resources, Plant Survey, Air Review

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District <u>EASTERN MUNICIPAL WATER DISTRICT</u>			<input checked="" type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Southern California Gas Co: N/A
EMWD (Water & Sewer): N/A

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)


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

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)  Date _____
 Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

There are no known conflicts with the Riverside County General Plan as a result of the proposed Foundation Component Amendment.

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

French Valley

II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-050-008, 964-050-009, and 964-050-012.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

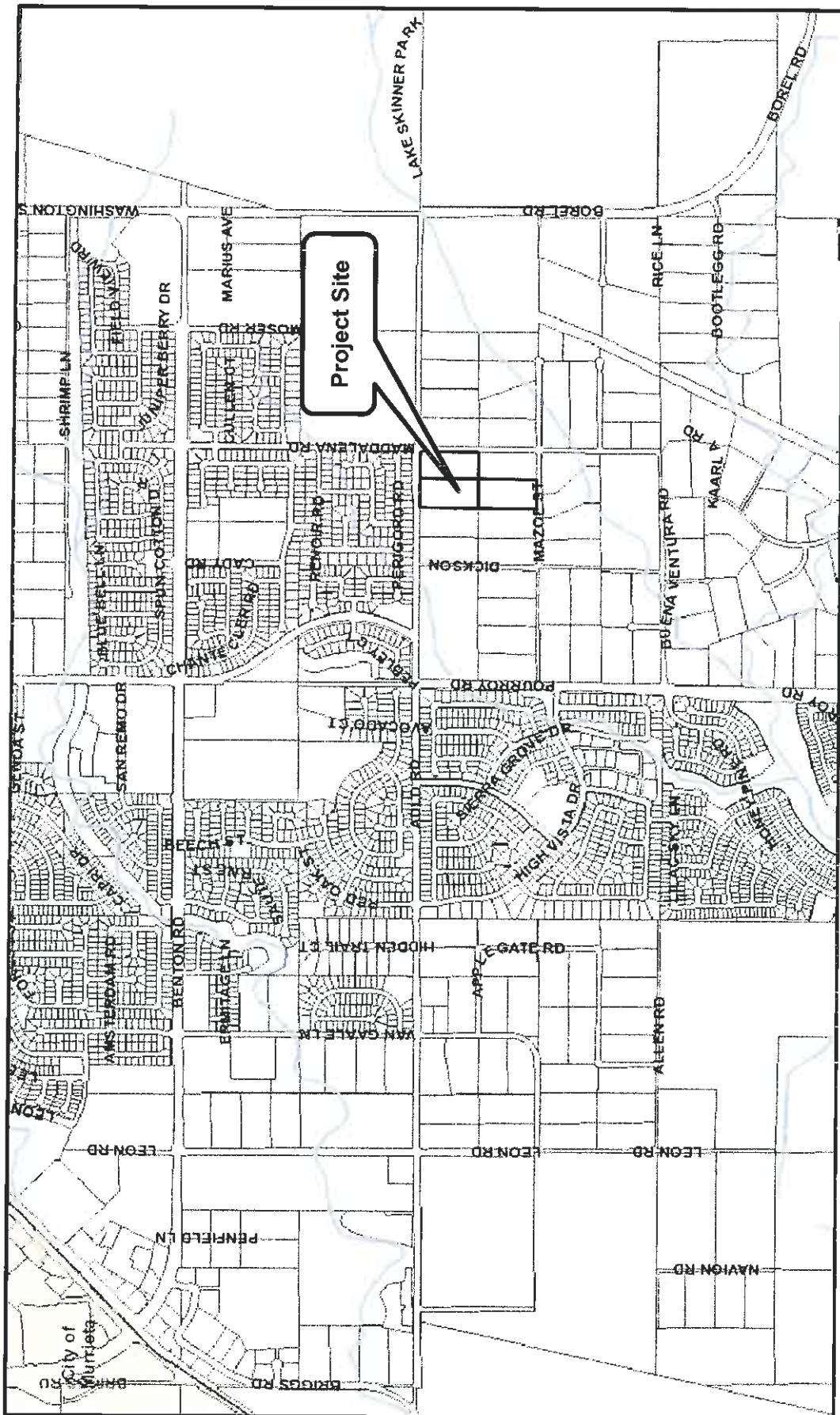
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409




Project Site

City of Murietta

Agenda Item No.: 2 . 8
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1191
Property Owner: James Sultzer
Applicant: EMS Storage, LLC
Engineer/Representative: Dave Jeffers
Consulting


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1191 is a General Plan Regular Foundation Component Amendment to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Aaron Road, south of Scott Road, east of Leon Road, west of Fowler Drive, and is within the Southwest Area Plan.

PROJECT APN: 472-060-006

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, “Required and Optional Findings” subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M-SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as outdoor storage only, and there would not be any large and intrusive structures. The property would keep open appearance.

The Southwest area is rapidly changing from a Rural Residential area to an area of single family residential neighborhoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended to the Planning Commission for a denial to initiate.

During the GPAC meeting, members discussed the proposed application and cited concerns with the compatibility of an RV storage use adjacent to residential. Several GPAC members also expressed that they felt this application was a compatibility issue and would create noise and aesthetic issues in the area. As a result, the GPAC recommended a denial to initiate this application.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Estate Density Residential (EDR) |
| 4. Proposed General Plan Designation: | Light Industrial (LI) |
| 5. Surrounding General Plan Designations: | North and East: Rural Residential (RR), South, Estate Density Residential (EDR), and West: City of Menifee |
| 6. Existing Zoning Classification: | R-R (Rural Residential) |
| 7. Surrounding Zoning Classifications: | North and East: R-R (Rural Residential), South: R-5 (Open Area Combining Zone), West: City of Menifee |
| 8. Existing Land Use: | RV and Boat Storage Facility |
| 9. Surrounding Land Uses: | North: Vacant Land and Residential, East: Residential, South: Vacant Land and Residential, West: City of Menifee |
| 10. Project Size (Gross Acres): | 2.49 gross acres |

RECOMMENDATION: The Planning Director is in concurrence with the GPAC's recommendation to the Planning Commission for a denial to initiate General Plan Amendment 1191. Furthermore, the Planning Director seeks comments from the Planning Commission on the proposed amendment, which will be

provided to the Board of Supervisors. However, should the Board of Supervisors overturn the denial recommendation and choose to initiate this Foundation Component General Plan Amendment, an initiation shall not imply that any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. An Agricultural preserve; or
 - b. A CSA; or
 - c. A airport influence area; or
 - d. A special flood hazard area; or
 - e. A Subsidence area; or
 - f. A liquefaction area; or
 - g. A half-mile of a fault line or fault zone.
3. The project site is located within:
 - a. The City of Murrieta sphere of influence; and
 - b. A MSHCP criteria cell or conservation boundary; and
 - c. A very high fire hazard area; and
 - d. A local Responsibility Area for fire protection service.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.7

GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy) – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 472-060-006.

II. DISCUSSION:

Mr. Silver: Non-conforming use. The neighbors are going to be angry.

Mr. Rosenthal: There is an inconsistency with the General Plan. Not compatible with the land use.

SH: Land use and zoning is not consistent for the current use.

Ms. Monteleone: This is in the middle of housing and should not be allowed.

Mr.

III. GPAC ACTION:

Motion by Mr. Miller to move forward; second by Mr. Mize.

All other members voted to deny.

Members recommend **DENIAL**.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy) – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 472-060-006.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

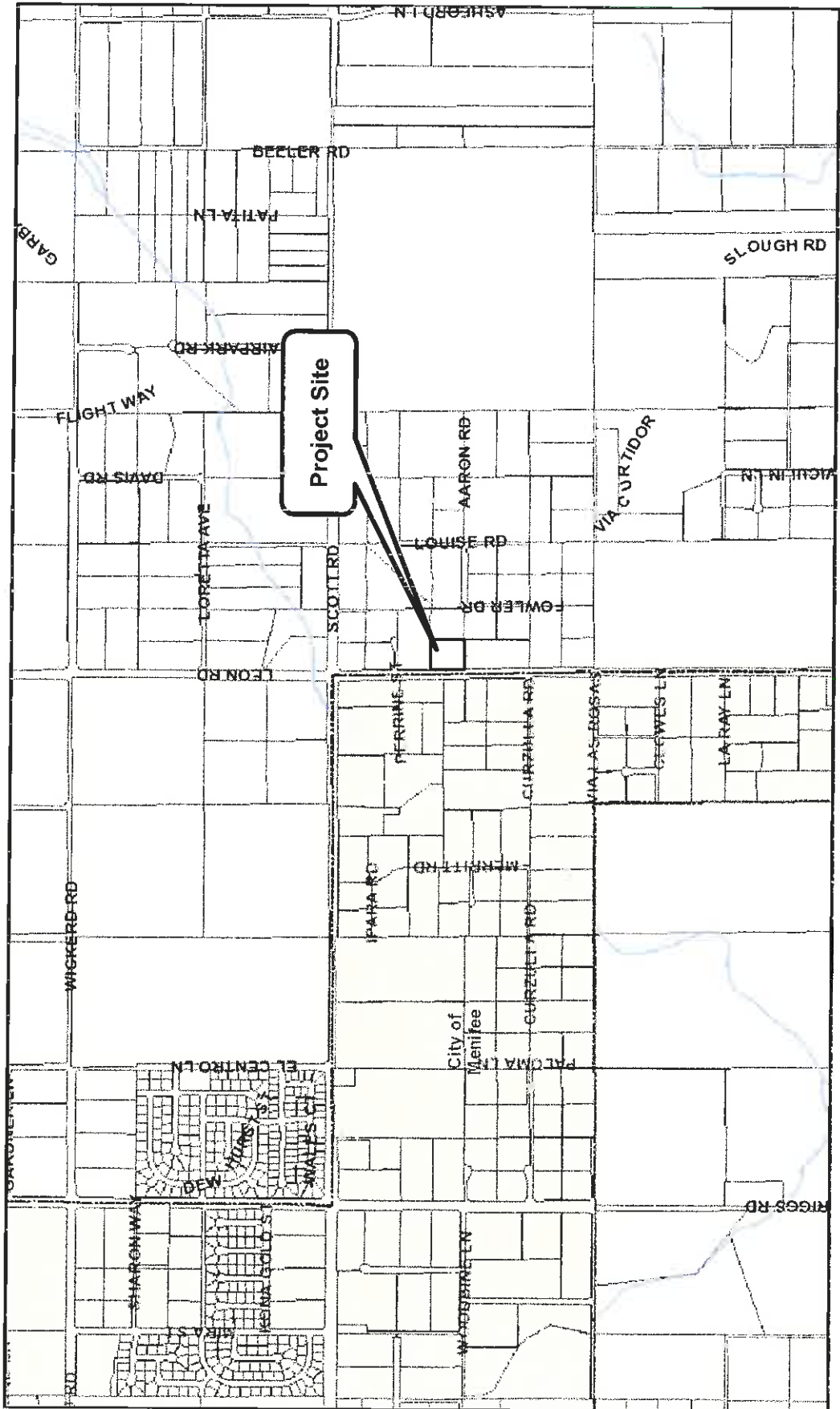
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Project Site

City of Memphis

Printed at: 9:41 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208031
OrderTaker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 129 Li
Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 119 (Foundation and Entitlement/Policy) - APPLICANT: JEFFE Storage, LLC - ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting - Third Supervisorial District - Southwest Area Plan - French Valley Zoning Area - ZONE: Rural Residential (R-R) - POLICY AREAS: Highway 79 and Leon Keller - LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive - PROJECT SIZE: 2.49 gross acres - REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 472-060-006.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: Wednesday, November 2, 2016
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

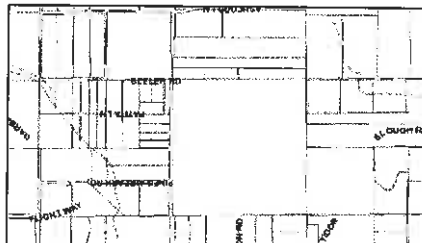
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

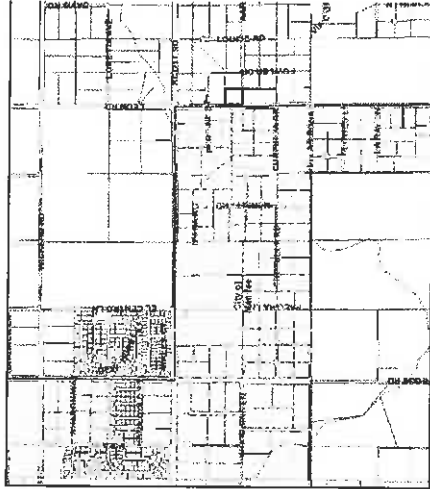
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.:	1191
Supervisory District:	Third
Area Plan:	Southwest
Zoning Area/District:	French Valley Area
Property Owner(s):	James Sultzer
Project Representative(s):	Dave Jeffers Consulting

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres.

LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive.

PROJECT APN: 472-060-006



Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M-SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as outdoor storage only, and there would not be any large and intrusive structures. The property would keep open appearance.

The Southwest area is rapidly changing from a Rural Residential area to an area of single family residential neighbor hoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	2.49
Number of Parcels:	1
Sphere of Influence:	Yes – City of Murrieta
Policy Area:	Yes – Highway 79 and Leon/Keller
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Light Industrial (LI)
Surrounding General Plan Land Use	
North:	Rural Residential (RR)
East:	Rural Residential (RR)

South:	Estate Density Residential EDR)
West:	City of Menifee
Existing Zoning Classification:	R-R (Rural Residential)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	R-R (Rural Residential)
East:	R-R (Rural Residential)
South:	R-5 (Open Area Combining Zone)
West:	City of Menifee
Existing Development and Use:	RV and Boat Storage Facility
Surrounding Development and Use	
North:	Vacant Land and Residential
East:	Residential
South:	Vacant Land and Residential
West:	City of Menifee

Environmental Information:

WRCMSHCP Criteria Cell:	The parcel for GPA01191 is located within Criteria Cell #5073 in Cell Group U; therefore, this GPA will be required to file a HANS application. The site itself is not described for conservation, as the Cell Criteria describes 65-75% of Group U focusing in the eastern portion of the group, and the parcel for GPA01191 is located on the far west edge of the group. If/when there is an implementing project, the site(s) will also need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan; however, this is not likely as the site appears to already be fully developed.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Local importance
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	Yes – County
Special Flood Hazard Area:	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Line:	No
Fault Zone:	No
Paleontological Sensitivity:	No – Low Potential

Utility Information:

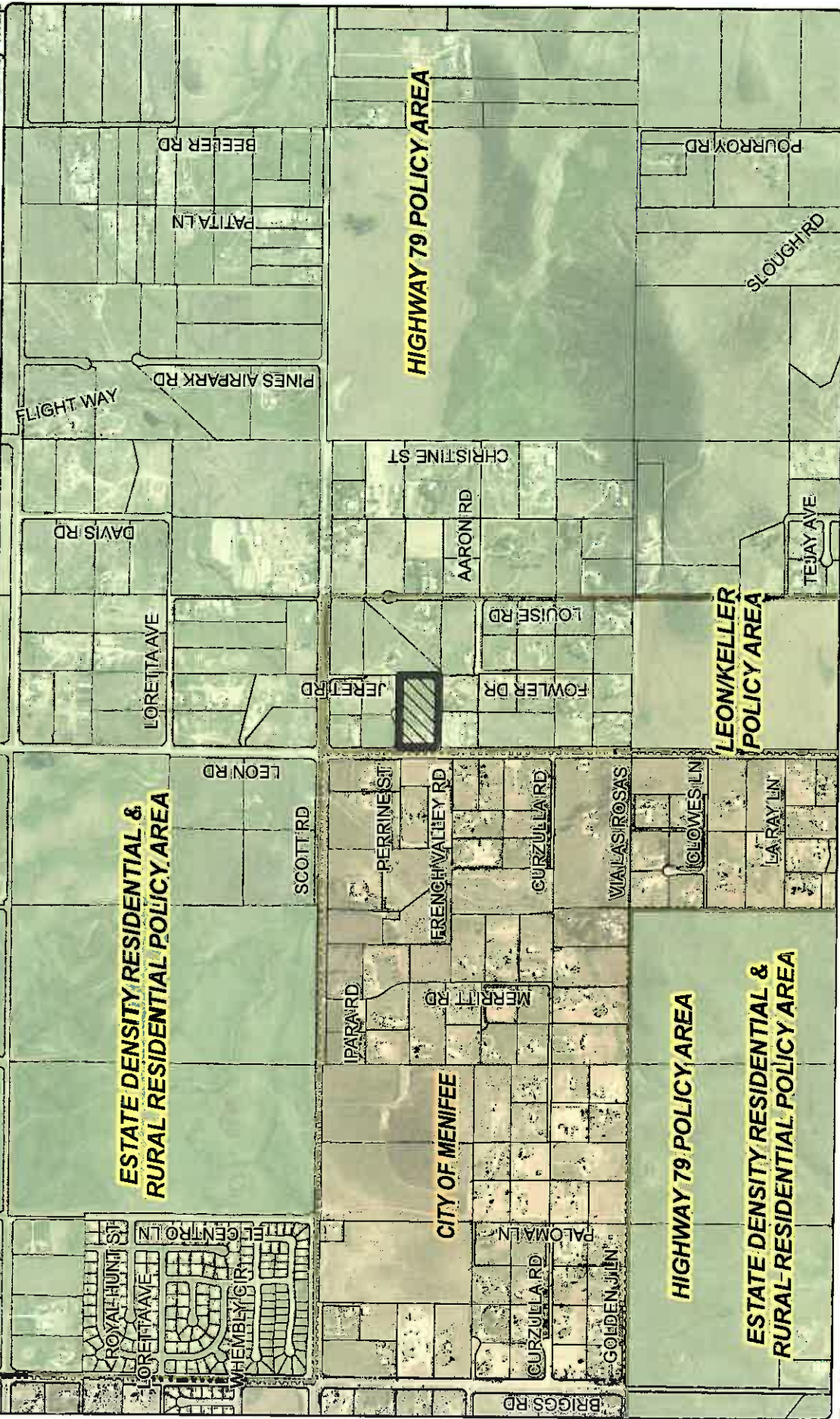
Water Service:	No (Verify)
Sewer Service:	No (Septic)

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01191**

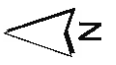
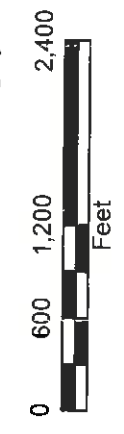
Date Drawn: 08/09/2016
Vicinity Map

Supervisor: Washington
District 3

VICINITY/POLICY AREAS



Author: Vinnie Nguyen



Zoning Area: French Valley

DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated areas. The General Plan may contain different types of land use than is provided for in the existing zoning. For further information, please contact the Riverside County Planning Department at (760) 852-8277 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

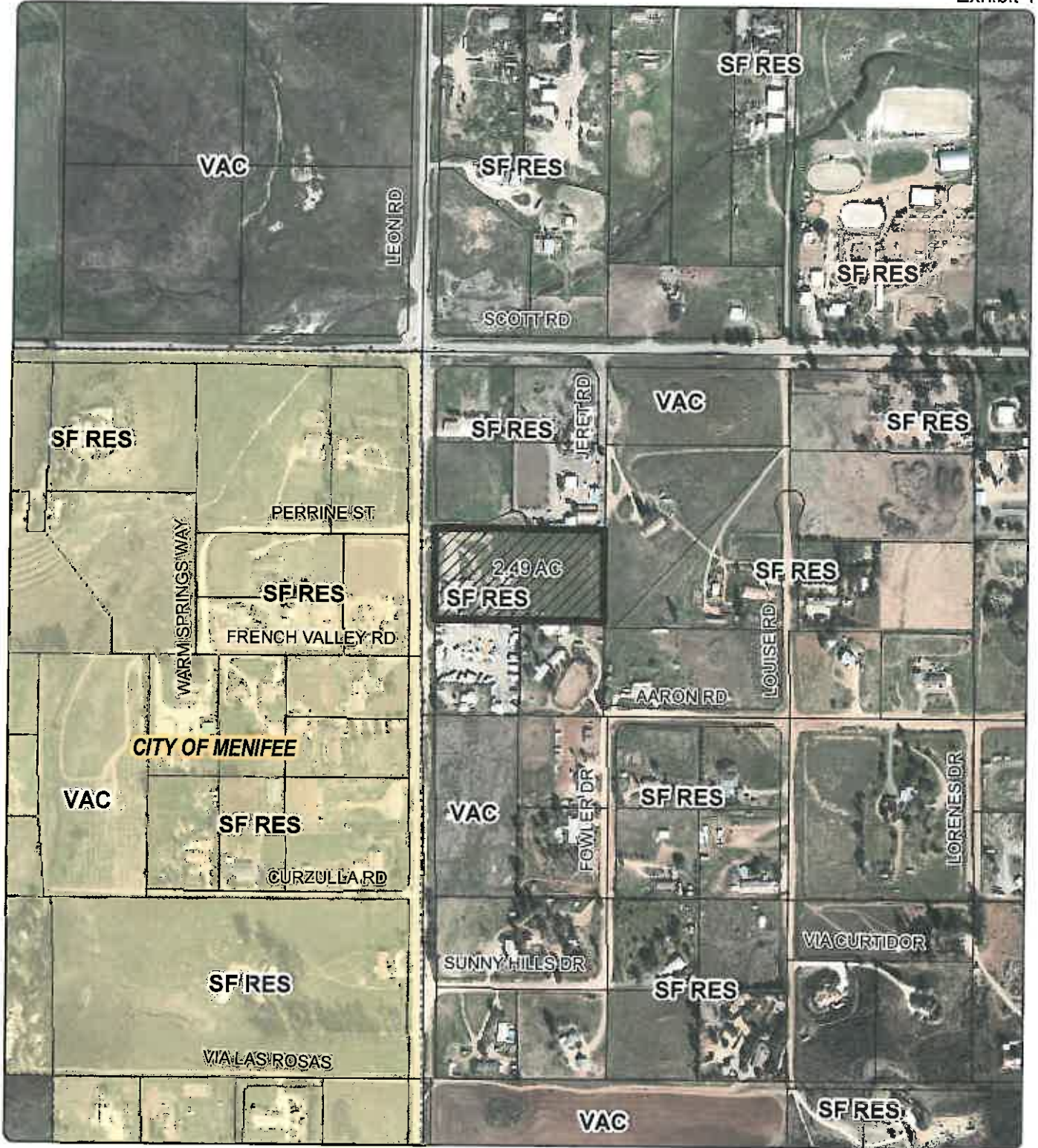
GPA01191

LAND USE

Supervisor: Washington
District 3

Date Drawn: 08/09/2016

Exhibit 1



Zoning Area: French Valley

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

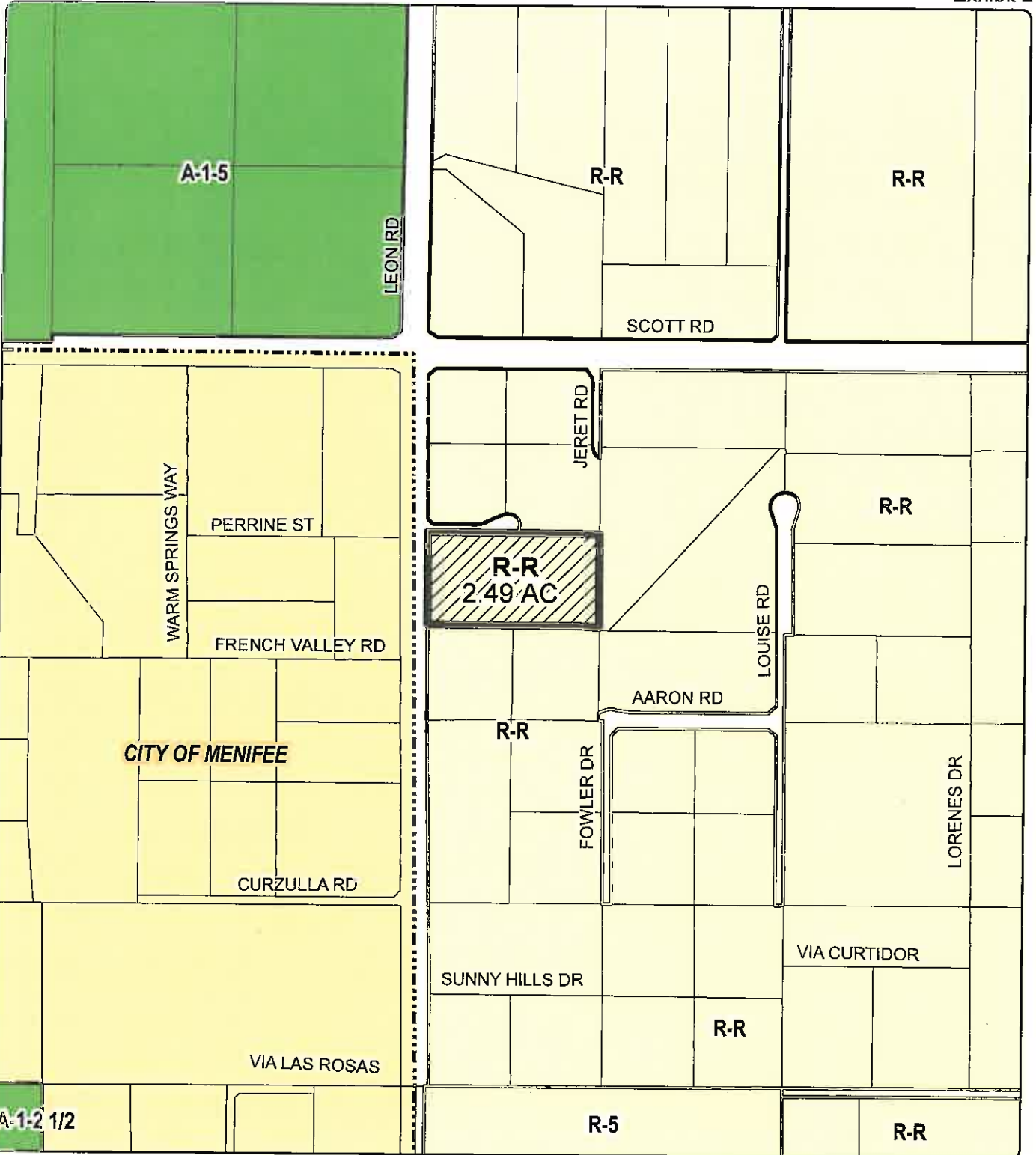
GPA01191

EXISTING ZONING

Supervisor: Washington
District 3

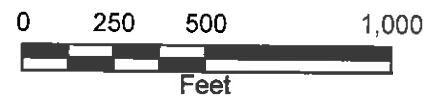
Date Drawn: 08/09/2016

Exhibit 2



Zoning Area: French Valley

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.rcfma.org>

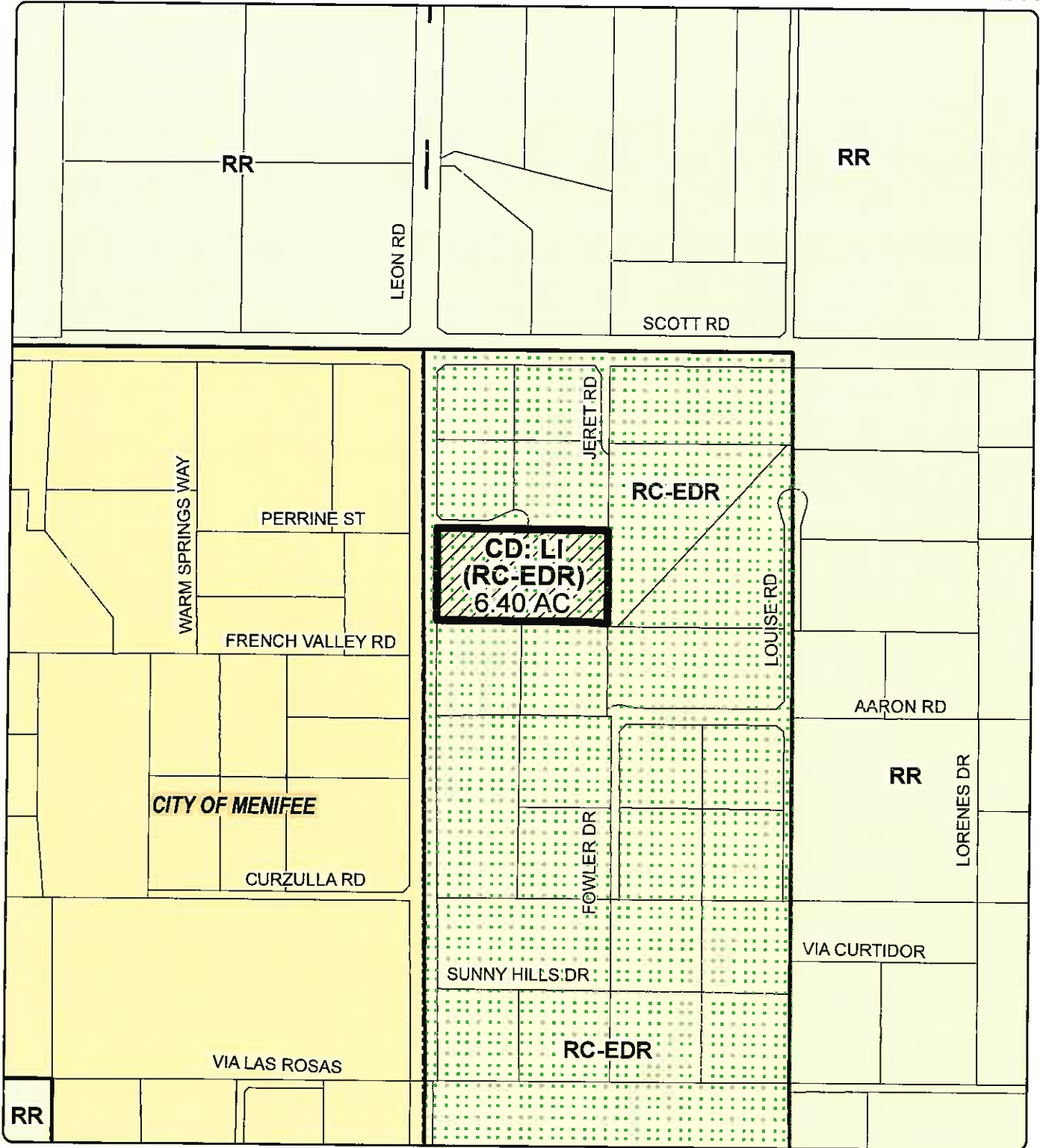
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01191

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/24/13
Exhibit 6



Zoning Area: French Valley

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.rcplnaa.org>

Ariel
View

33210 Leon Rd

©2015 Google

GOO

1996

33°38'17.38" N 117°07'06.46" W elev 1435 ft





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: GPA01191 DATE SUBMITTED: 02/6/2016

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: EMS Storage, LLC E-Mail: emsstorage@hotmail.com

Mailing Address: 39252 Winchester Road 107-377
Street
Murrieta, CA 92563
City State ZIP

Daytime Phone No: (949) 233-7299 Fax No: () _____

Engineer/Representative's Name: Dave Jeffers Consulting E-Mail: _____

Mailing Address: 19 Spectrum Pointe Dr.
Street
Lake Forest, CA 92630
City State ZIP

Daytime Phone No: (949) 586-5778 Fax No: () _____

Property Owner's Name: James Sultzer E-Mail: emsstorage@hotmail.com

Mailing Address: 39252 Winchester Road 107-377
Street
Murrieta, CA 92563
City State ZIP

Daytime Phone No: (949) 233-7299 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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

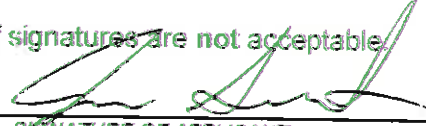
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional 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.

James Sultzer

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.

James Sultzer

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): 472-060-006-1
Section: _____ Township: T6SR2W Range: SEC 20
Approximate Gross Acreage: 2.49

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Keller South of Scott Road
 East of Leon West of Winchester Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899 Grid B1, B2

Existing Zoning Classification(s): Rural Residential - RR

Existing Land Use Designation(s): RC - EDR

Proposal (describe the details of the proposed general plan amendment):

The proposed change is to a light industrial zone classification, Light Industrial (LI) land use designation. This will satisfy the requirements to maintain the current use of Boat and RV Storage.

Related cases filed in conjunction with this request:

GPA00974 was previously filed and approved, but not completed. The GPA was Withdrawn.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. GPA00974, PAR1394, PAR1088

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	Southern California Edison	X	
Gas Company	None		X
Telephone Company	Frontier	X	
Water Company/District	None - Walled property		X
Sewer District	None - Existing Septic tank		X

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) _____

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) 100 feet

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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)  Date 6/1/16

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):

Southwest Area

EXISTING DESIGNATION(S): RC - EDR

PROPOSED DESIGNATION(S): M - SC

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M - SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as out door storage only, and there would not be any large and intrusive structures. The property would keep its open appearance.

The Southwest area is rapidly changing from a Rural residential area to an area of single family residential neighborhoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Southwest Area

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

Highway 79 Policy area

Leon/Keller Policy area

C. PROPOSED POLICY (Attach more pages if needed): N/A

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½" x 14."
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy) – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 472-060-006.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

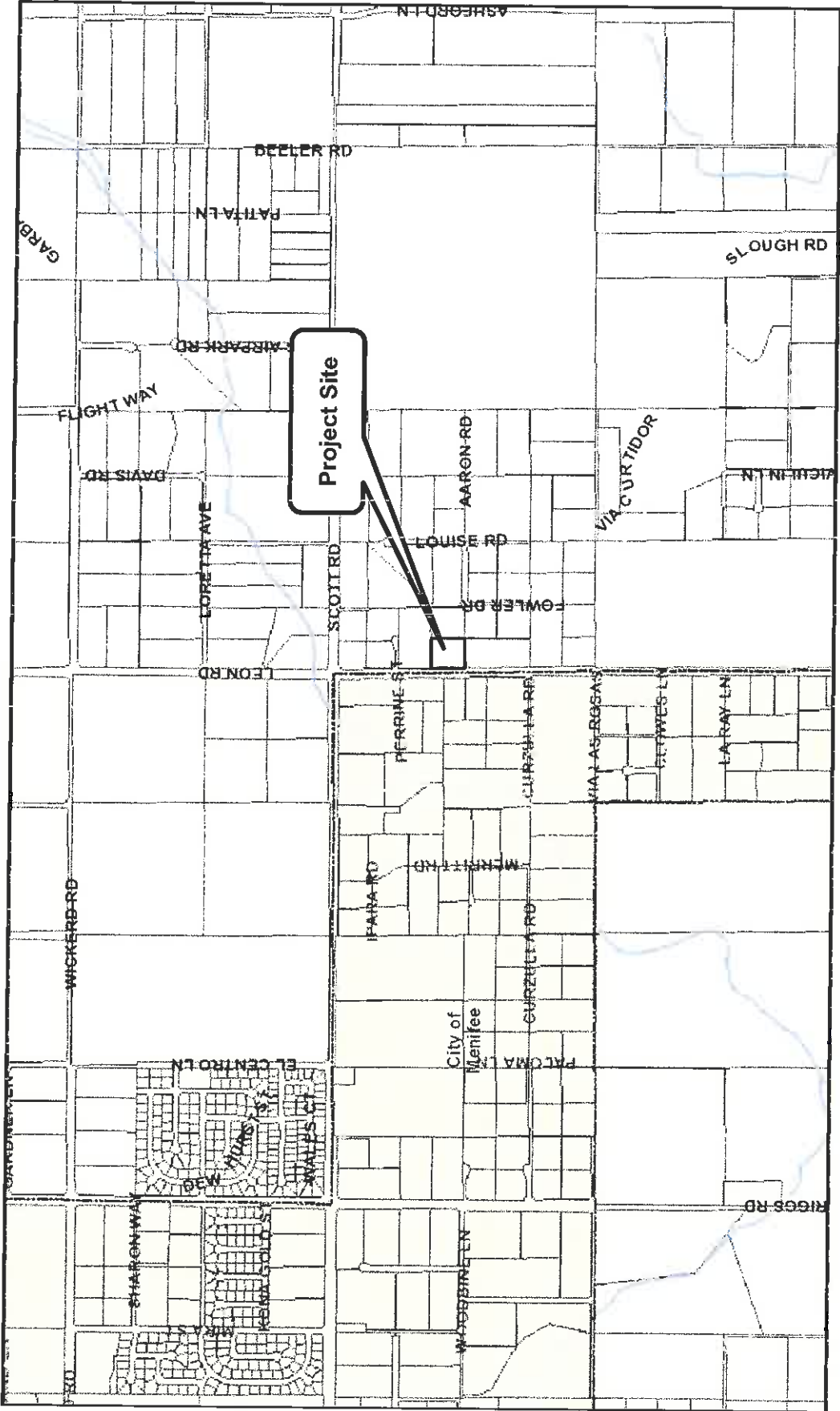
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409




Project Site

City of
Manifee

Agenda Item No.: 2.19
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1194
Property Owner: Schober Family Trust
Applicant: Schober Family Trust
Engineer/Representative: MDMG, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1194 is a General Plan Regular Foundation Component Amendment to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located northeast of Interstate 15 Freeway, west of Sparta Lane, east of Rainbow Canyon Road, south of the City of Temecula within the Rainbow Canyon Community, and is located within the Southwest Area Plan.

PROJECT APN: 918-140-012

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, staff discussed the project site and explained that there is an existing onsite contractor's storage yard that has been in operation for a number of years. Staff further explained that this project is a request to change the site's General Plan Land Use Designation to a combination of Light Industrial and Rural Mountainous, matching the existing split Zoning Classification configuration in a similar way. This change would result in bringing the existing use, Zoning and Land Use into conformance with each other.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD) & Rural (R) |
| 3. Existing General Plan Designation: | Rural Mountainous (RM) |
| 4. Proposed General Plan Designation: | Light Industrial (LI) & Rural Mountainous (RM) |
| 5. Surrounding General Plan Designations: | North - City of Temecula
East - Rural Mountainous (RM)
South - Light Industrial (LI) & Rural Mountainous (RM)
West - Public Facilities (PF) & Medium High Density Residential (MHDR) |
| 6. Existing Zoning Classification: | M-SC (Manufacturing – Service Commercial)
R-R (Rural – Residential) |
| 7. Surrounding Zoning Classifications: | North - City of Temecula
East - R-R (Rural – Residential)
South - M-SC (Manufacturing – Service Commercial) & R-A-10 (Rural Agricultural)
West - R-R (Rural – Residential) |
| 8. Existing Land Use: | Machinery repair, Manufacturing facilities |
| 9. Surrounding Land Uses: | Manufacturing, Storage Facilities, and Vacant Land |
| 10. Project Size (Gross Acres): | 36.7 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1194 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A MSHCP criteria cell or conservation boundary; or
 - b. An Agricultural preserve; or
 - c. An Airport Influence Area ("AIA"); or
 - d. A special flood hazard area; or
 - e. A liquefaction area; or
 - f. A subsidence area.
3. The project site is located within:
 - a. The City of Temecula sphere of influence; and
 - b. A very high fire hazard area; and
 - c. A State Responsibility Area for fire protection service; and
 - d. A half-mile of the Willard fault zone and fault line.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.8

GENERAL PLAN AMENDMENT NO. 1194 (Foundation and Entitlement/Policy) – APPLICANT: MDMG, Inc. – **ENGINEER/REPRESENTATIVE:** MDMG, Inc. – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – **LOCATION:** Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community – **PROJECT SIZE:** 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 918-140-012.

II. DISCUSSION:

III. GPAC ACTION:

Motion by Mr. Kroenke; second by Mr. Cousins.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1194 (Foundation and Entitlement/Policy) – APPLICANT: MDMG, Inc. – **ENGINEER/REPRESENTATIVE:** MDMG, Inc. – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – **LOCATION:** Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community – **PROJECT SIZE:** 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 918-140-012.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (“GPAC”) and the Planning Commission (“PC”). These comments are then provided to the Board of Supervisors (“BOS”). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409

Printed at: 9:37 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208023
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 130 Li
Bill Size: 260.00

Amount Due: **\$377.00**

Ad Copy:

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GP/IP") for GENERAL PLAN AMENDMENT NO. 1194 (Foundation and Enticement/Policy) - APPLICANT: MDMG, Inc. - ENGINEER/REPRESENTATIVE: MDMG, Inc. - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Manufacturing - Service Commercial (M-SC) and Rural Residential (R-R) - LOCATION: Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community - PROJECT SIZE: 36.70 gross acres - REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APN: 918-140-012.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

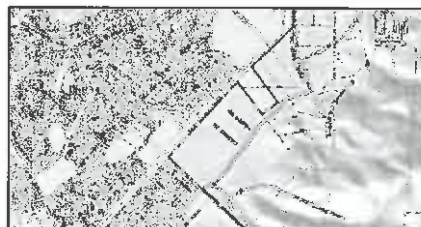
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

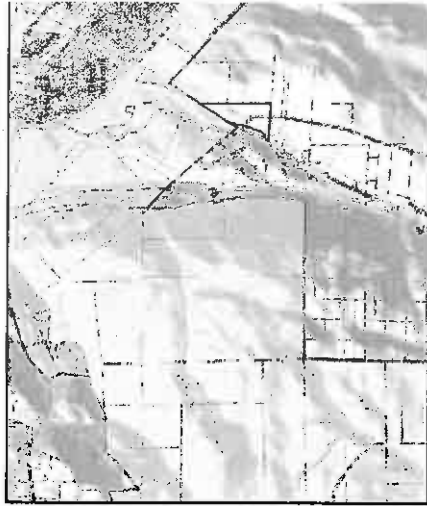
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

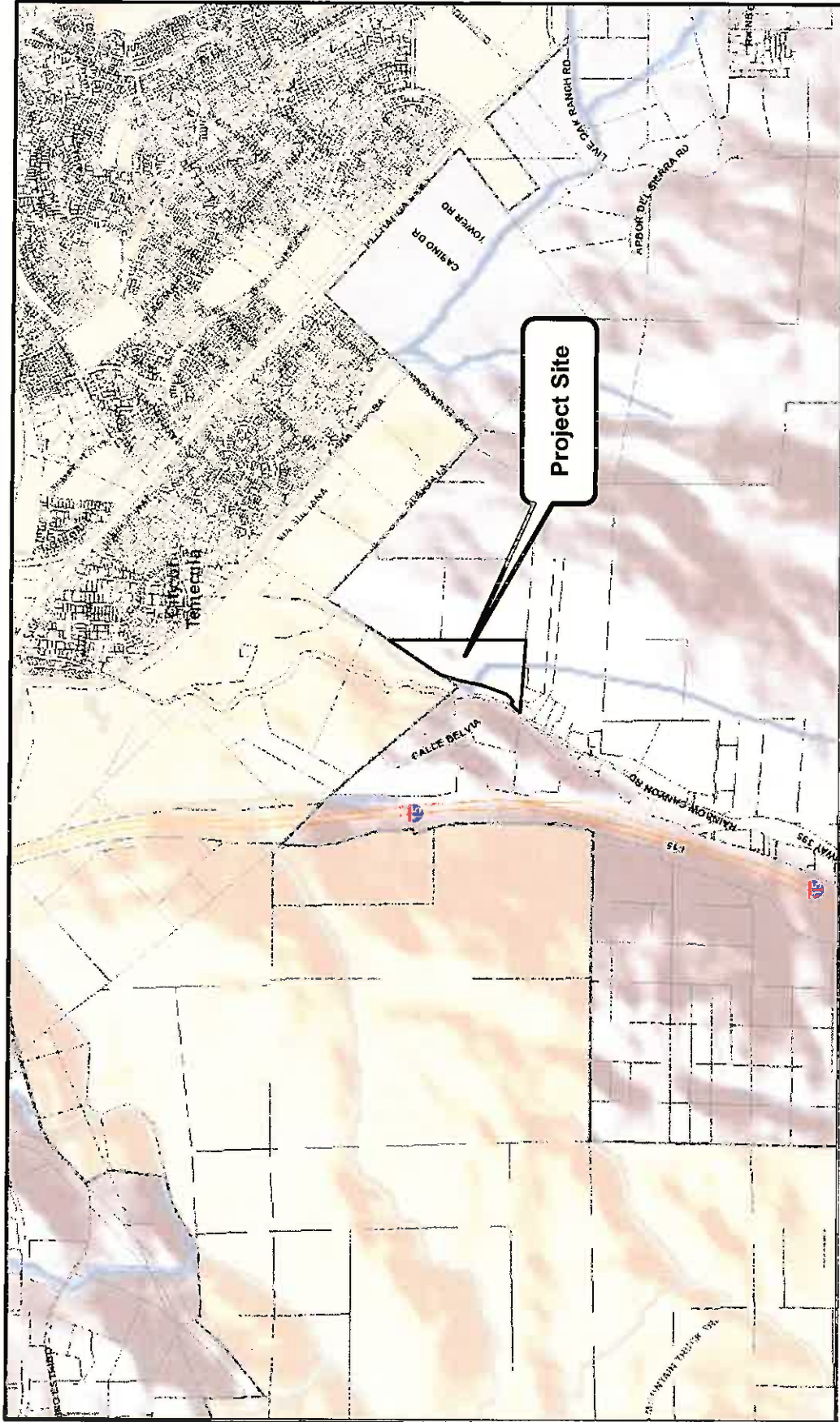
Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GP/IP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24



Project Site

Temecula

CALLE BELVIA

CASINO DR

TOWER RD

LINE 20K RANCH RD

APBOR D/L ENERRA RD

LOS NORQUES AVENUE

SAN ANTONIO

LA JOLLA TRAILWAY DR

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1194
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): Schober Family Trust
Project Representative(s): Markham Development Management Group (MDMG), Inc

PROJECT DESCRIPTION: Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres.

LOCATION: Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community.

PROJECT APN: 918-140-012



Figure 1: Project Location Map

PROJECT DETAILS:

APPLICANT PROVIDED:

Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	36.7
Number of Parcels:	1
Sphere of Influence:	Yes – City of Temecula
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD) & Rural (R)
Existing General Plan Land Use:	Rural Mountainous (RM)
Proposed General Plan Land Use:	Light Industrial (LI) & Rural Mountainous (RM)
Surrounding General Plan Land Use	
North:	City of Temecula
East:	Rural Mountainous (RM)
South:	Light Industrial (LI) Rural Mountainous (RM)
West:	Public Facilities (PF) Medium High Density Residential (MHDR)
Existing Zoning Classification:	M-SC (Manufacturing – Service Commercial) R-R (Rural – Residential)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	City of Temecula
East:	R-R (Rural – Residential)
South:	M-SC (Manufacturing – Service Commercial) R-A-10 (Rural Agricultural)
West:	R-R (Rural – Residential)
Existing Development and Use:	Machinery repair, Manufacturing facilities

Surrounding Development and Use	
North:	Vacant lots
East:	Vacant lots
South:	Manufacturing, Storage facilities
West:	Public Road, Vacant lots

Environmental Information:

WRCMSHCP Criteria Cell:	The parcel for GPA01194 is not located in a criteria cell. A small part of the northeastern portion of it appears to be located in criteria cell #7592, but we believe that to be a mapping error; therefore, this GPA is not required to file a HANS application. If/when there is an implementing project though, the site(s) will still need to show compliance with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	Very High
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Yes – Within a half-mile of Willard Fault
Fault Zone:	No – Not within a half-mile
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	Yes – WMWD
Sewer Service:	No (Verify closest location) – Area service provided by Western Municipal Water District.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01194
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 08/02/2016
Vicinity Map



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. For more information on the new General Plan, please visit the Riverside County Planning Department website at (951)955-5000 (Western County) or in Plain Language (760)632-8277 (Eastern County) or Website: <http://www.riversidecounty.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01194

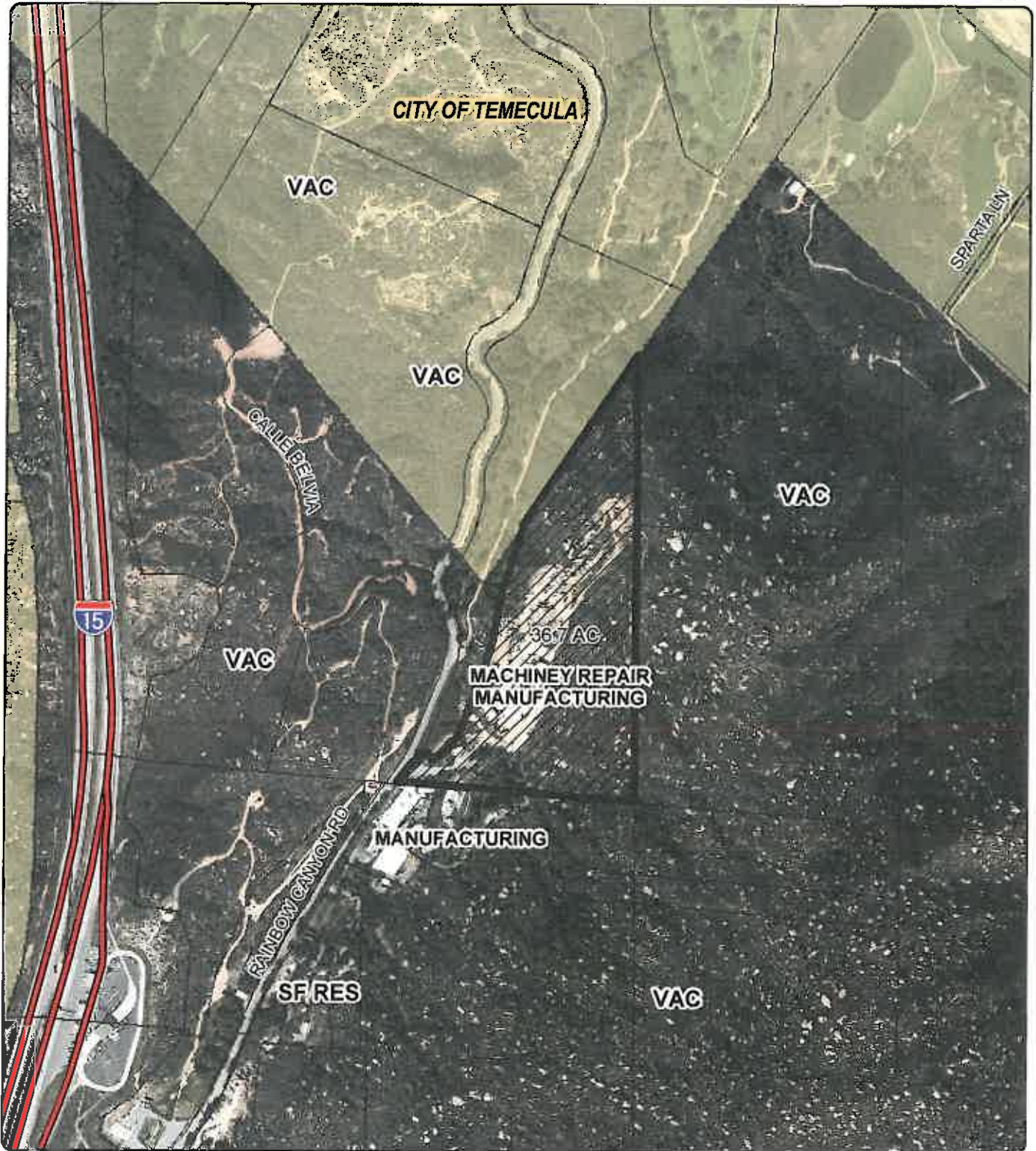
LAND USE

Supervisor: Washington

District 3

Date Drawn: 08/02/2016

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 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)863-6277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

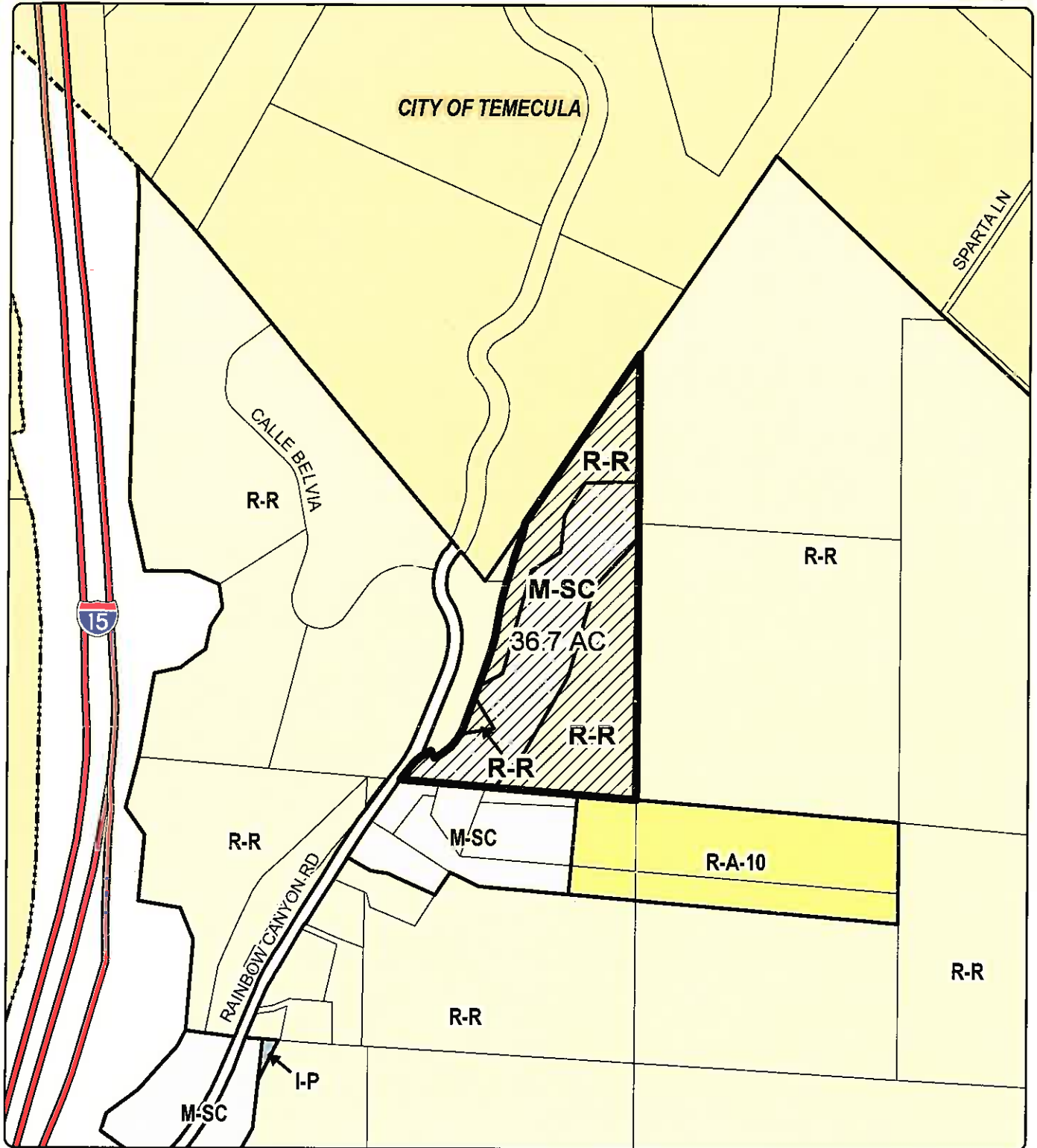
GPA01194

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 08/02/2016

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 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)863-9277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

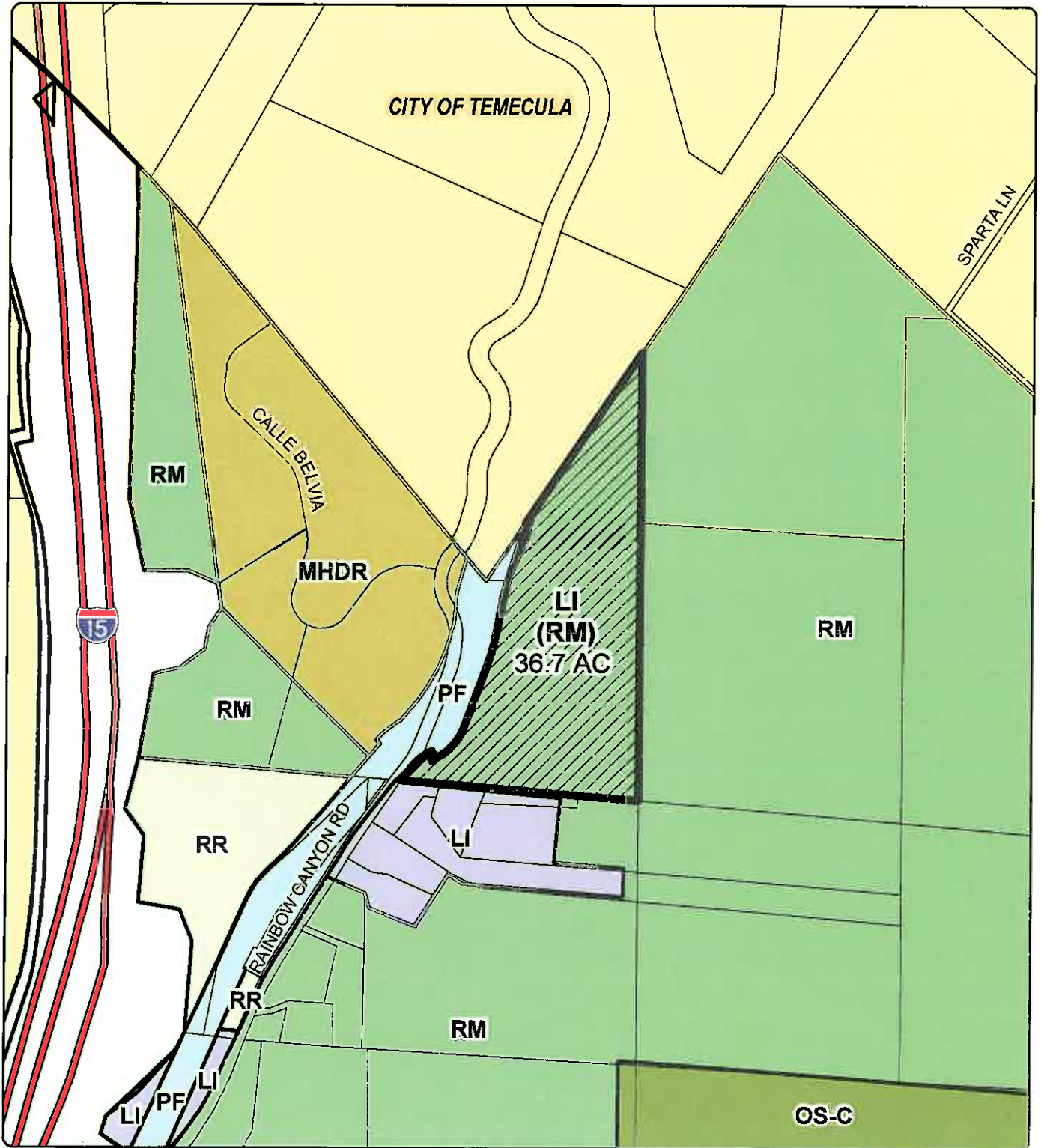
GPA01194

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 08/02/2016

Exhibit 6



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)963-8277 (Eastern County) or Website <http://planning.rctdema.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION: GPA 01194

APPLICATION INFORMATION:

Applicant Name: Kenneth Schober c/o MDMG Inc

Contact Person: James Bach E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Engineer/Representative Name: MDMG, Inc.

Contact Person: James Bach E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Property Owner Name: Schober Family Trust

Contact Person: Kenny Schober E-Mail: kennyschober@gmail.com

Mailing Address: P. O. Box 919
Pauma Valley CA 92061
City State ZIP

Daytime Phone No: (951) 506-9944 Fax No: (951) 506-0633

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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

<u>JAMES R BACH MONG INC</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<u>JAMES R BACH MONG INC</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 918-140-012

Approximate Gross Acreage: 36.7

General location (nearby or cross streets): North of 15 FWY, South of CITY OF TEMECULA, East of Rainbow Canyon Rd, West of SPARTA LN

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development / Rural

Existing General Plan Land Use Designation(s): Rural Mountainous

Proposed General Plan Land Use Designation(s): Light Industrial / Rural Mountainous

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): Manufacturing Service Commercial (MSC)

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.

Are there previous development application(s) filed on the same site: Yes No

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

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

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

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

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	Edison	X	
Gas Company	So. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	WMWD	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

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

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

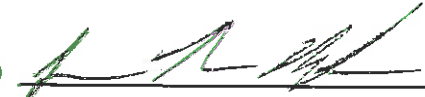
If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

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)  AKA DM 6 F. Date 6.1.16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process; only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - This completed application form.
 - Application filing fees.
 - Site map showing the project area and extent.
 - Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1194 (Foundation and Entitlement/Policy) – APPLICANT: MDMG, Inc. – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 918-140-012.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

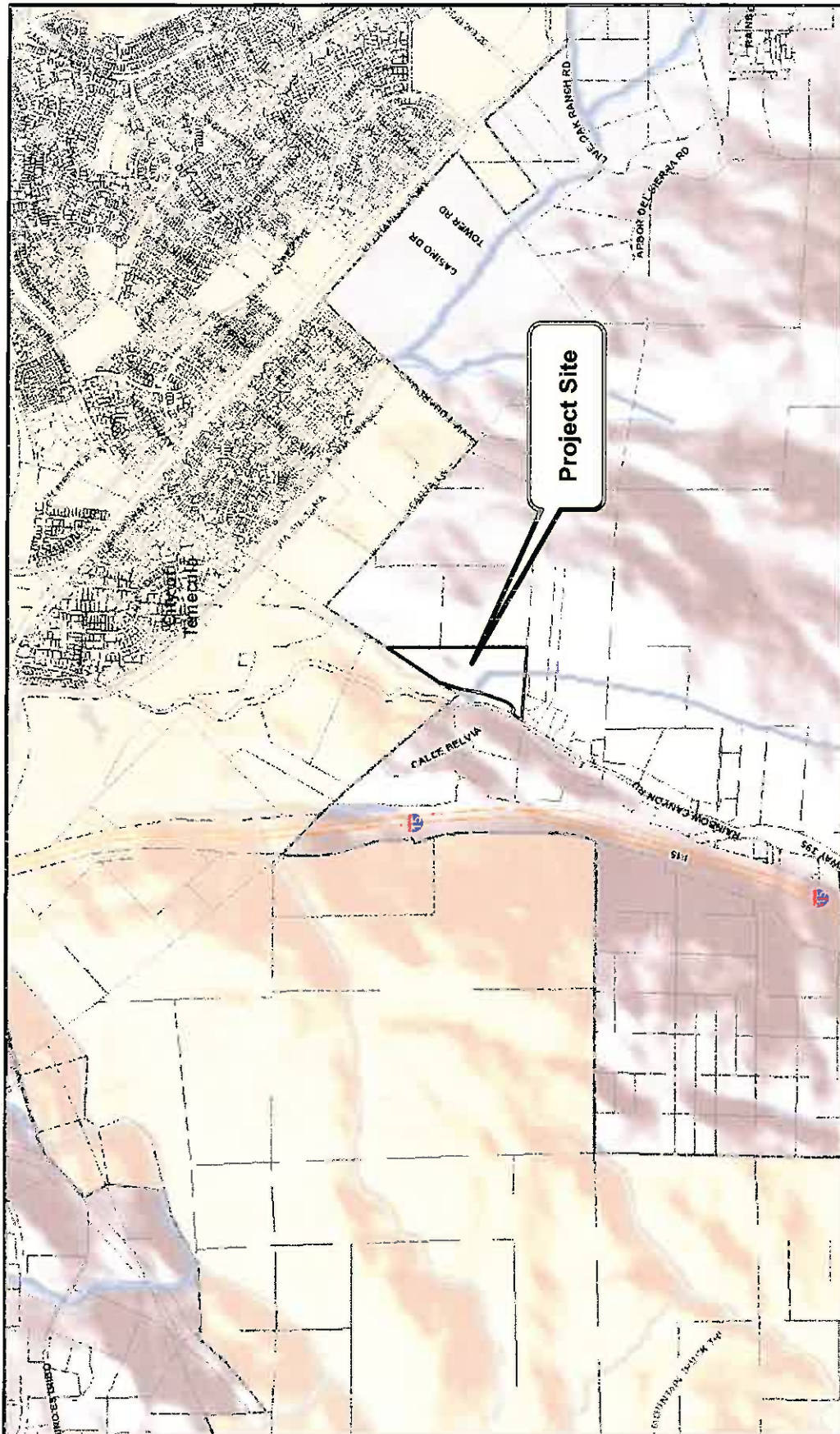
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



Project Site

CALCE BELVA

CASINO DR

TOWER RD

LINCOLN CANYON RD


DEL SERRA RD

Rancho Santa Fe

1000 FT

Agenda Item No.: 4.1
Area Plan: Elsinore
Zoning Area: Alberhill Area
Supervisory District: First
Project Planner: Brett Dawson
Planning Commission: November 2, 2016

General Plan Amendment No. 1166
Environmental Assessment No. 42937
Applicant: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – A proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site’s General Plan Land Use Designation from Rural Residential (RR) (5 Acre Minimum) to Light Industrial (LI) (0.25 – 0.60 FAR), on five parcels, totaling 7.03 gross acres.

LOCATION: The project site is located within the Elsinore Area Plan between the I-15 Freeway to the north and Temescal Canyon Road on the south.

BACKGROUND: The site is currently being used as a contractor’s storage yard. The site is physically separated into 6 yards, for the purpose of supporting 6 different contractor’s businesses. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC) and contractor storage yards are a permitted use in this zone, subject to Plot Plan approval. Any continued or future uses of the site as a contractor’s storage yard will require a Plot Plan approval. This technical General Plan Amendment does not grant a land use entitlement or permit.

The project site currently has a General Plan Land Use Designation of Rural: Rural Residential. In order to accommodate the existing storage yard or a similar industrial use, a General Plan Amendment needs to be processed, as the current General Plan and Zoning Classification are inconsistent with each other. Previously, Change of Zone No. 5059 was approved on October 3, 1989, which changed the site’s Zoning Classification from R-R to M-S-C to provide consistency with the then existing Light Industrial General Plan Land Use Designation and the existing onsite use. However, the 2003 County initiated General Plan update changed the site’s Land Use Designation to Rural Residential (RR), resulting in an inconsistency with the existing storage yard business and Zoning Classification. As a result, this project is a County initiated Technical General Plan Amendment, to correct the inconsistent land use issue.

POLICY AREA: The project site is located within the Temescal Wash Policy Area within the Elsinore Area Plan. The Temescal Wash Policy Area is described in the Elsinore Area Plan as follows, “Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation and enhancement of this feature is an important component of the Elsinore Area land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.” This policy area includes two policies as follows:

ELAP 2.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.

ELAP 2.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

This project includes a General Plan Amendment only. As a result, no physical alterations to the site will be conducted upon final adoption of this General Plan Amendment. However, any future implementing projects will be required to avoid or mitigate onsite natural drainage areas and dedicated open space.

SB 18 TRIBAL CONSULTATION: Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 10, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Pechanga Tribe, requesting consultation under SB 18. County staff met with Pechanga to discuss the project, which resulted in a request from the Tribe to conduct a Cultural Records Search. The applicant has completed this request. No further requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

AB 52 TRIBAL CONSULTATION: This project includes a General Plan Amendment only. As a result, AB 52 does not apply to this project. Furthermore, approval of this project will not result in any ground disturbance or new construction. At the time an implementing project is submitted, consultation under AB 52 will be initiated and the appropriate environmental review will be conducted.

WRCMSHCP: The project site is located within Criteria Cell Nos. 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Habitat Acquisition and Negotiation Strategy ("HANS") application (HANS00823), covering Criteria Cell 3750 (eastern portion of the site), was submitted for the Joint Review Process ("JPR") and resulted in no conservation requirement, by the RCA on February 9, 2005. As a result of this Technical General Plan Amendment, a second HANS application (HANS02216), covering Criteria Cell 3749 (western portion of the site), was submitted for the JPR on February 26, 2016, the conclusion also resulted in no further conservation from the JPR review application.

FINDINGS:

General Plan Amendment Findings

This project is a General Plan Amendment, which involves changes to the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Documentable errors in the General Plan may include corrections to statistics, mapping error corrections, changes in spheres of influence and city boundaries, changes in unincorporated communities, editorial clarifications, or changes in appendix information. Here, General Plan Amendment No. 1166, involves a technical correction to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site's General Plan Land Use Designation from Rural Residential (RR) (5 Acre Minimum) to Light Industrial (LI) (0.25 – 0.60 FAR).

The Administration Element of the Riverside County General Plan and Article II Section 2.4(f)(1) of Ordinance No. 348, both provide that at least two (2) findings must be made for a Technical Amendment. This project is a County initiated request to change from one Foundation Component to another, as well as from one Land Use Designation to another. The necessary Technical General Plan Amendment findings are as follows:

1) (TECHNICAL FINDING) *The proposed amendment would not change any policy direction or intent of the General Plan.*

As discussed above, the project site is located within the Temescal Wash Policy Area of the Elsinore Area plan. This General Plan Land Use Amendment will not result in any conflict with the policy area, as it's technical in nature, supports the existing onsite use, and corrects a previous land use designation change done in error. The policy area encourages development in tandem with consideration of sensitive conservation and flood control areas. Any future implementing project will be reviewed in conjunction with the Temescal Wash Policy Area and include appropriate setbacks and avoidance of natural drainage areas and dedicated open space.

Furthermore, this project meets the following General Plan Safety Policies:

Safety Policy 4.3 prohibits construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained.

Safety Policy 4.8 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage risks to public safety.

Safety Policy 4.9 within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize the use of fill. However, some development may be compatible within flood plains and floodways as may use some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows of increased velocities, erosion backwater effects, or concentrations of flows.

A section on the north side of the project site is located along a floodway, however the exterior storage of materials is a low intensity use, which does not put any structures in jeopardy in the case of severe flooding, thereby complying with Safety Policy 4.3, 4.8 and 4.9.

Lastly, this project meets the provisions of the General Plan Land Use Element, through the following:

General Plan Land Use Policy LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." This General Plan Amendment will result in facilitating the future entitlement of the existing onsite industrial use and enable any future industrial uses to be consistent with the land use designation.

2) (TECHNICAL FINDING) *An error or omission needs to be corrected.*

In conformance with the General Plan Land Use Policy LU1.1, which states, "Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements." And Policy LU1.2 "Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy"

Chapter 3 – Land Use Element of the Riverside County General Plan, provides for a wide range of industrial uses within the Light Industrial Land Use Designation, including contractor's storage yards. This General Plan Amendment will result in bringing the existing use back into conformance with the General Plan Land Use Designation and also re-establish a consistency between the Zoning Classification and General Plan Land Use Designation.

Furthermore, the 2003 General Plan update changed the Land Use Designation from Light Industrial (LI) to Rural Residential (RR), causing the existing storage yard to become a non-conforming use. As a result, General Plan Amendment No. 1166 is a County initiated Technical General Plan Amendment to correct the land use designation and complete the entitlement process for the parcels.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (RUR) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) |
| 4. Proposed General Plan Land Use (Ex #6): | Light Industrial (LI) (0.25 – 0.60 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural Residential (RR) to south, west and east, and Light Industrial (LI) and Open Space Rural (OS-RUR) to the north. |
| 3. Existing Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 4. Proposed Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 5. Surrounding Zoning (Ex #3): | M-SC (Manufacturing- Service Commercial) to the north, south and west. C-P-S (Scenic Highway Commercial) to the east and south. |
| 6. Existing Land Use (Ex #1): | Outside storage yard |
| 7. Surrounding Land Use (Ex #1): | Scattered vacant lots and storage yards |
| 8. Project Size: | Total Acreage: 7.03 Gross Acres |
| 9. Environmental Concerns: | See Environmental Assessment File No. EA42937 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-012 recommending adoption of General Plan Amendment No. 1166 to the Riverside County Board of Supervisors.

PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42937**, 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

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1166 amending the entire project's site General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, subject to the final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

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 has a General Plan Land Use Designation of Rural Residential (RR) and is located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural: Rural Residential (RR) to the east, west, and south, and Community Development: Light Industrial (LI) and Open Space: Rural (OS-RUR) to the north.
3. This Technical General Plan Amendment will result in a Land Use change from Rural: Rural Residential (RUR:RR) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), on all of the project site's parcels, which was the original Land Use Designation when the project was originally approved.
4. As explained above, this Technical General Plan Amendment will not result in a change to any General Plan policy nor conflict with the intent of the General Plan.
5. As explained above, this Technical General Plan Amendment is a result of an error correction to the project site's land use. This correction will change the General Plan Land Use of the parcels, to enable the existing business to come into conformance with what was originally intended.
6. Environmental Assessment No. 42937 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The project is in conformance with the Community Development: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The project is located within the Elsinore Area Plan, within the Temescal Wash Policy Area, within the Alberhill Zoning Area.
3. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the 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. The boundaries of a City; or
 - b. A Fault Zone.
3. The project site **is** located within:
 - a. The City of Lake Elsinore Sphere of Influence; and
 - b. WRCMSHCP Criteria Cells; and
 - c. CSA #134 (Temescal); and
 - d. A "High" Wildfire Hazard Zone; and
 - e. A State Responsibility Area; and
 - f. A ½ mile of a Fault Line; and
 - g. A Special Flood Hazard Area; and
 - h. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 391-160-013, 391-160-018, 391-170-016, 391-180-031, 391-180-033

2
3 **RESOLUTION NO. 2016-012**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1166**
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 November 2, 2016, 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 November 2, 2016, 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

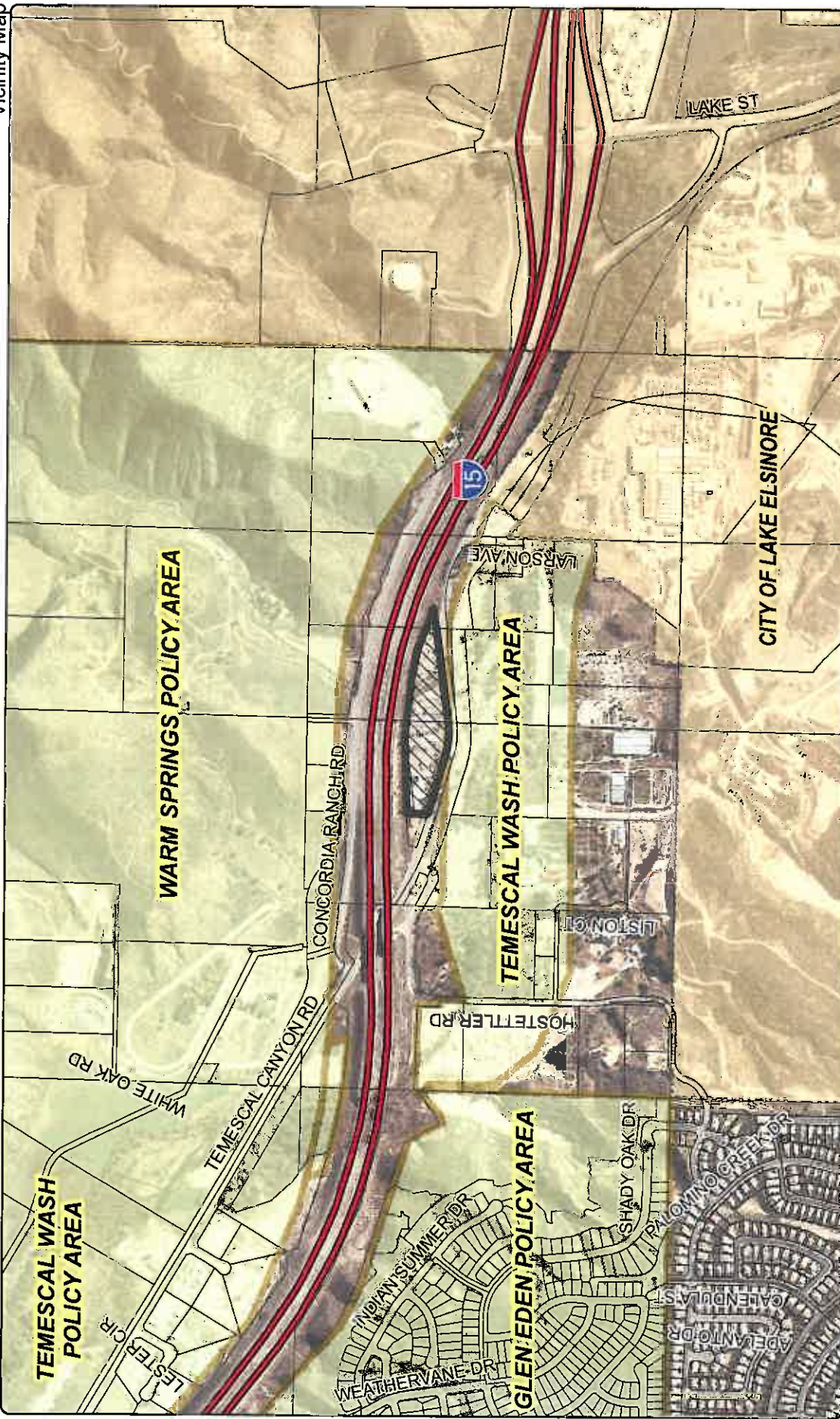
22 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
23 No. 42937; and
24

25 **ADOPTION** of General Plan Amendment No. 1166
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01166
VICINITY/POLICY AREAS

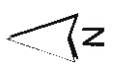
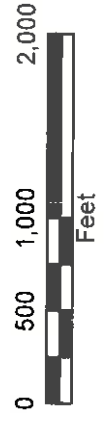
Supervisor: Jeffries
 District 1

Date Drawn: 09/14/2016
 Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2016, the County of Riverside adopted a new General Plan. This plan will guide the County's future development and transportation policies. The new General Plan may contain different types of land use than those provided for under existing zoning. For more information, please contact the Riverside County Planning Department at (951) 968-3427. For more information, visit <http://www.riversideca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

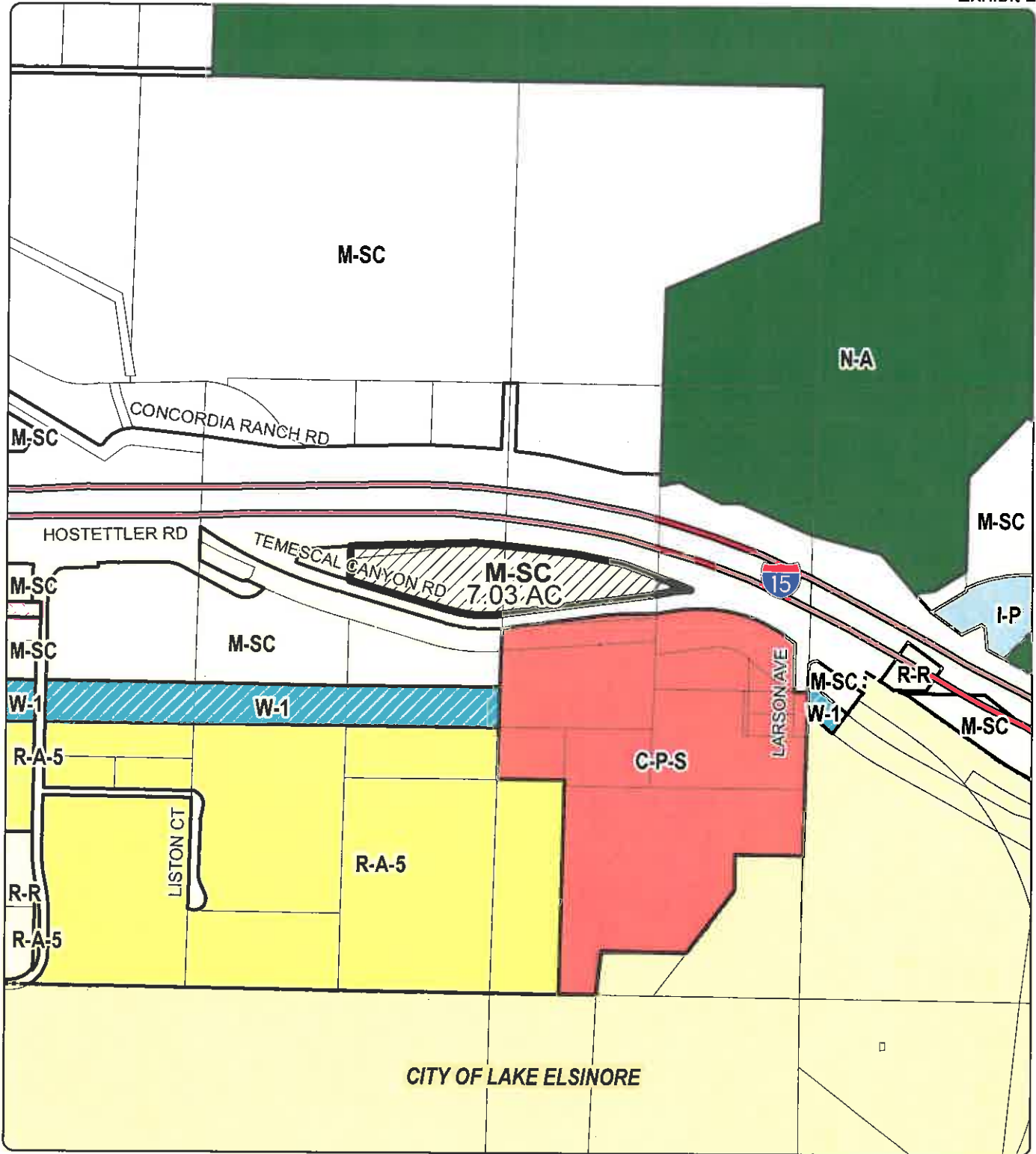
GPA01166

EXISTING ZONING

Supervisor: Jeffries
District 1

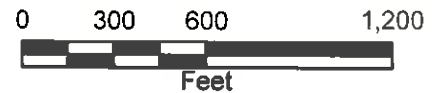
Date Drawn: 09/14/2016

Exhibit 2



Zoning Area: Alberhill

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.netlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

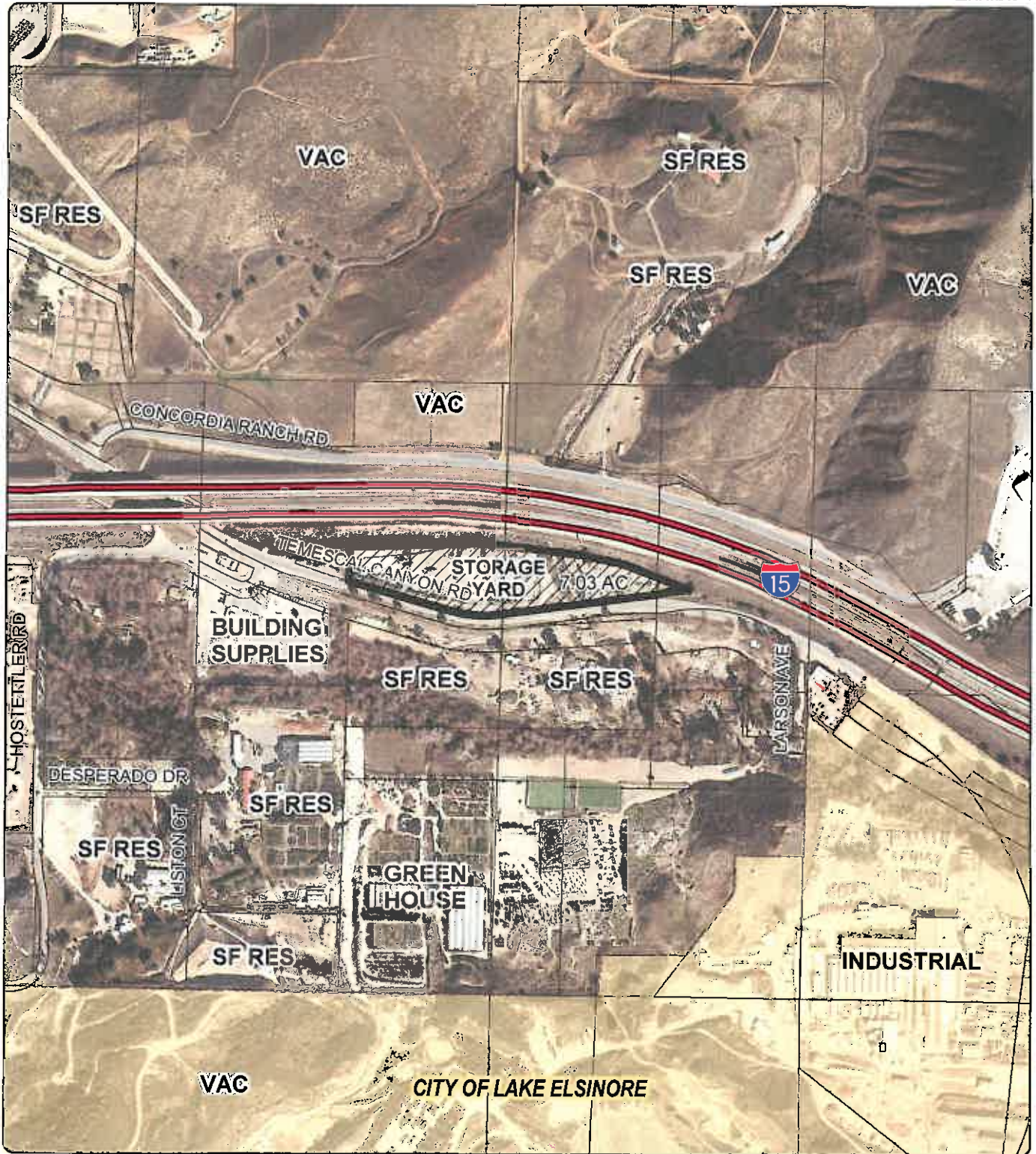
GPA01166

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 09/14/2016

Exhibit 1



Zoning Area: Alberhill

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)955-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdima.org>

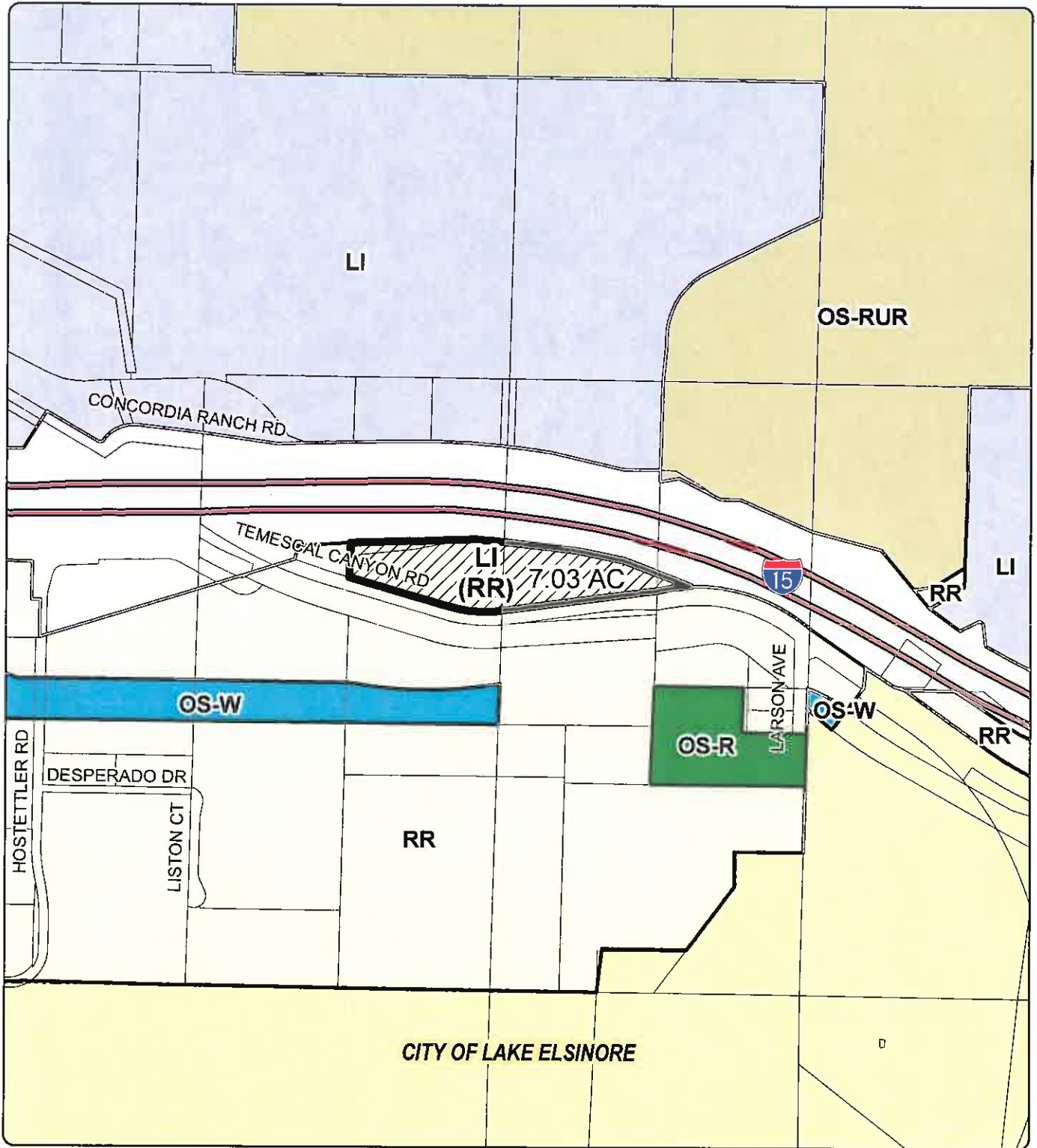
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01166

EXISTING GENERAL PLAN

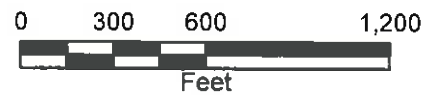
Supervisor: Jeffries
District 1

Date Drawn: 09/14/2016
Exhibit 5



Zoning Area: Alberhill

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.redina.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42937

Project Case: General Plan Amendment No. 1166

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P. O. Box 1409, Riverside, CA 92502

Lead Agency Contact Person: Brett Dawson

Lead Agency Telephone Number: (951) 955-0972

Applicant's Name: Rick Warner

Applicant's Address: 1100 W Town & Country Road, Suite 1200, Orange CA 92868

Applicant's Telephone Number: (951) 624-9060

I. PROJECT INFORMATION

A. Project Description:

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI)(0.25 – 0.60 FAR) Located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west off Larson Avenue, within the Elsinore Area Plan and the Temescal Wash Policy Area and the Alberhill Zoning Area.

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

C. Total Project Area: 7.03 acres

D. Assessor's Parcel Nos.: 391-160-013, 391-160-018, 391-170-016, 391-180-031, 391-180-033

E. Street References: The project site is located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue.

F. Section, Township, and Range Description: Township 5 South, Range 5 West, Section 16

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains six outdoor storage yards. The project site has the 15 freeway to the north, a single family home, vacant lot and storage to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will result in an amendment to the site's General Plan Foundation Component and Land Use Designation to correct a previous land use amendment error. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. The project site and the surrounding area will have no impacts to the general circulation. The project is consistent with the provisions of the Circulation Element.
3. **Multipurpose Open Space:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project has no impact to open space, nor are any open space areas required. The project is consistent with the policies of the Open Space Element.
4. **Safety:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impacts to the public health or safety. The project is consistent with the policies of the Safety Element.
5. **Noise:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Noise Element.
6. **Housing:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Housing Element.
7. **Air Quality:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project and there will be no impacts to air quality. The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impact to the surrounding community. The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan: Elsinore

C. General Plan Foundation Component (Existing): Rural (RUR)

D. General Plan Land Use Designation (Existing): Rural Residential (R-R)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Light Industrial (LI) (0.25 – 0.60 FAR)

G. Overlays: None

H. Policy Areas: Temescal Wash, Alberhill Area Zoning District

I. Adjacent and Surrounding:

1. **Area Plan:** Elsinore to the north, south, east, and west.

- 2. **Foundation Component(s):** Community Development (CD) and Open Space (OS) to the north, 15 Freeway to the east, and Rural (RUR) to the west and south.
- 3. **Land Use Designation(s):** Light Industrial (LI) and Open Space- Rural (OS-RUR) to the north, 15 Freeway to the east, and Rural Residential (RR) to the west and south.
- 4. **Overlay(s), if any:** None
- 5. **Policy Area(s), if any:** Temescal Wash Policy Area to the south, Warm Springs Policy Area to the North.

J. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None
- 2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): M-SC (Manufacturing – Service Commercial)

L. Zoning (Proposed): M-SC (Manufacturing – Service Commercial)

M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, west, south, and east

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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

9/12/2016
Date

Brett Dawson, Project Planner
Printed Name

For: Steve Weiss, AICP – 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 in Elsinore Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Elsinore Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to a State Eligible scenic highway corridor.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as aesthetics relating to the scenic corridor. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Elsinore Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone B. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as nighttime lighting. No new lighting will be introduced with this project. As a result, there will be no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A land use change from Rural – Rural Residential (R-R) to Light Industrial (LI) (0.25 – 0.60 FAR), may result in the implementation of additional lighting at time of build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. No new lighting will be introduced with this project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is 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 conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type, potential for flooding, and proximity to the I-15 Freeway. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the Zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site include a mixture of vacant land, Industrial and rural residential uses. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest lands. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-f) The proposed land use change could result in a net increase in employment and/or vehicle trips at the time of any new development, based upon the proposed land use change. However, the amount of increase is too speculative to provide a detailed analysis at this time.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality impacts. As a result, impacts associated with this project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a-g) The project site is located within Criteria Cell Nos. 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan (“MSHCP”) Boundary and as a result, is subject to the Regional Conservation Authority (“RCA”) review. Habitat Acquisition and Negotiation Strategy (“HANS”) application (HANS00823), covering Criteria Cell 3750 (eastern portion of the site), was submitted for the Joint Review Process (“JPR”) and resulted in no conservation requirement, by the RCA on February 9, 2005. A second HANS application (HANS02216), covering Criteria Cell 3749 (western portion of the site), was submitted for the JPR on February 26, 2016, and also resulted in no conservation.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality impacts. As a result, impacts associated with this project are considered 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 a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Additionally, the project site has been previously disturbed through the establishment of a contractor’s storage yard. The necessity for a historic resource study will be determined at the time of any future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 10, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Pechanga Tribe, requesting consultation under SB 18. County staff met with Pechanga to discuss the project, which resulted in a request from the Tribe to conduct a Cultural Records Search. The applicant has completed this request. No further requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Low" Paleontological Sensitivity. Prior to any additional site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as potential impacts to paleontological resources. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the nearest fault line is located within approximately a half-mile of the project site to the north.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Any future new development will be required to comply with the California Building Code, as it relates to development within proximity of a fault line. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 “Generalized Liquefaction”, the project site is mapped as an area of “Low” to “Moderate” liquefaction potential.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential liquefaction areas. As a result, there will be no impacts.

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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. This review will include

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

requiring adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

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"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides. As a result, 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) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential subsidence areas. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) The project site is not located within any other known significant geologic hazard. As a result, there will be no impacts.

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) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides. As a result, there will be no 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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

a-c) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

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) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no 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
--	--------------------------------	--	------------------------------	-----------

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in changing the 7.03 gross acre project site's land use designation from Rural to Light Industrial. This could result in the generation of additional vehicle trips to and from the site and the area as a whole at build out. Given the relatively small size of the project site, the amount of new vehicle trips may be negligible. Trip generation and subsequent mitigation measures may be required to be analyzed in conjunction with a future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as the County's Climate Action Plan. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts will be 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"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

c) The change in land use could result in an increased demand of streets previously identified as evacuation routes for other projects. However, the Transportation Department may require any future development proposals on the site, to add mitigation to those projects to assure the streets will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

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"/>

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located approximately 8 miles southeast of the project site. There will be no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Very High" Wildfire Susceptibility Area. However, the project site is adjacent to the Interstate 15 and surrounded by other developments. Actual wildfire risk to the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

site is considered low. Implementation of any fire mitigation measures will be included into a future accompanying implementing project. Therefore, there is a less than significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a Special 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Review.

Findings of Fact:

a-h) Portions of the property are located within the Riverside County Flood Control Special Flood Hazard Area. The project proposes no grading or construction at this time; 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is partially located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed in conjunction with this General Plan Amendment that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". As a result, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Approval of this project will result in changes to the site's General Plan Land Use Designation, to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The site is currently Designated as Rural Residential. This Amendment will change the site's land use back to Light Industrial, enabling the existing established onsite business to be in conformance. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

b) The project site is located within the City of Lake Elsinore sphere of influence area. The City of Lake Elsinore was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment. The City of Lake Elsinore had no concerns or comments regarding this project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

community)?

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

Findings of Fact:

a-e) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The existing use is compatible with the other existing surrounding uses and is allowed under the existing Zoning Classification. As a result, there will be no impacts.

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"

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is not located within an area known to contain mineral resources. Furthermore, this project will result in a General Plan Land Use Amendment only. No grading or new construction will occur as a result of project approval. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA"). As a result, there will be no impacts.

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:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

The project is located immediately adjacent to Interstate 15. However, noise impacts to light industrial uses are considered negligible and an industrial use adjacent to a highway is compatible. Therefore, there will be a less than 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:

There are no other anticipated noise impacts that the site would be exposed to. As a result, there will be no impacts.

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?

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

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

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a-d) This General Plan land use change may result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial over a relatively small, 7.03 acre site. Demand for new housing as a result of the change will be negligible, nor will any existing housing be displaced. As a result, there will be no 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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"/>
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-b) There are no parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. As a result, there will be no impacts.

c) The project site is located within Temescal Community Services Area (#134). Any required fees associated with the CSA will determined at time of an implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

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

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

A regional recreation trail is proposed nearby the project site. The trail alignment may traverse along Temescal Canyon Road. At the time of an implementing project review, the County will review the proposed trail system in relationship to the project to determine if any portion of the site is impacted by the trail.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<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 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Elsinore Area Plan

Findings of Fact:

a) The project site is located within the Elsinore Area Plan of the Riverside County General Plan. This is a General Plan Amendment application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any applicable circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) Any future implementing project will address congestion management programs through standard fees and mitigation. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, the impacts are less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impacts.

e-i) Any implementing project will be reviewed separately. This project includes a General Plan Amendment only and therefore, there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

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
--------------------------------	--	------------------------------	-----------

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed during the time of an implementing project submittal. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) 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 the area to provide water to the site (beyond that which already exists). At this stage, the specific water needs are too speculative to analyze

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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: Department of Environmental Health Review

Findings of Fact:

a-b) The future implementing project may be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no 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)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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 type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no 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
--------------------------------	--	------------------------------	-----------

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California’s AB-32 greenhouse gas reduction requirements, as well as Riverside County’s Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

Approval of this General Plan Amendment will 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 animals, or eliminate important examples of the major periods of California history or prehistory. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, the impacts are 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

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. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Temescal Elsinore Partners, L.P., a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 391-160-013, 391-160-018, 391-170-016, 391-180-031 and 391-180-033 ("PROPERTY"); and,

WHEREAS, on March 16, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1166 and Plot Plan No. 25985 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Temescal Elsinore Partners, L.P.
Attn: Rick Warner
1100 W. Town and Country, Ste. 1200
Orange, CA 92868-6493

With a copy to:
Edwin Sauls
742 Summit Drive
Laguna Beach, CA 92651

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

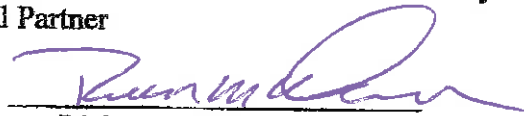
By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  9/19/16
MELISSA R. CUSHMAN DATE

Dated: 9/22/16

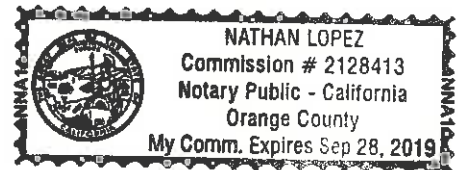
PROPERTY OWNER:
Temescal Elsinore Partners, L.P., a California Limited Partnership

By: WF Partners, LLC, a California Limited Liability Company
Its General Partner

By: 
Rickey M. Warner
Member

Dated: 8-29-16

* See Attached *



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On August 29, 2016 before me, Nathan Lopez, Notary Public
Date Here Insert Name and Title of the Officer

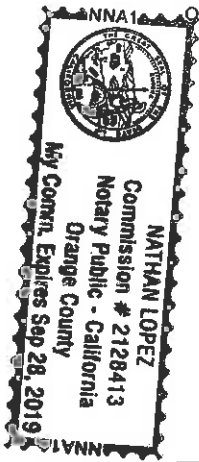
personally appeared Rickey M. Warner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nathan Lopez
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 08-29-16
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rickey M. Warner
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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:

GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Applicant: Rick Warner – Representative: Ed Sauls – First Supervisorial District – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between the Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
NOVEMBER 2, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Brett Dawson, at 951-955-0972 or email bdawson@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

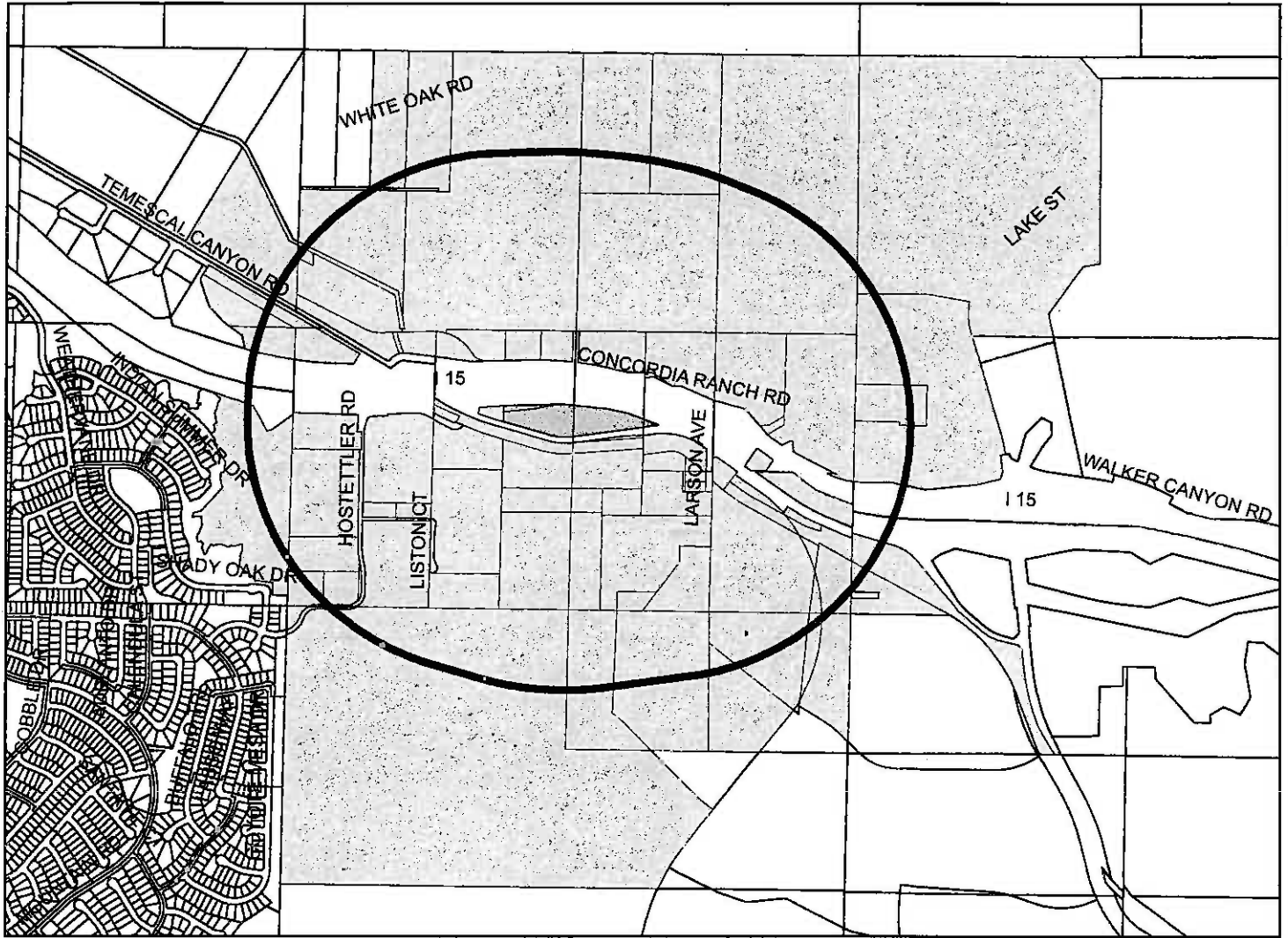
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

GPA01166 (2400 feet buffer)



Selected Parcels

391-150-017	391-160-005	391-150-027	391-170-002	391-170-003	391-170-018	391-180-025	391-180-026	391-180-029	390-130-015
390-130-016	391-150-033	391-150-036	391-150-037	391-150-040	391-120-012	391-170-019	391-160-019	391-160-020	391-120-009
391-120-010	391-170-022	391-170-017	391-160-025	391-160-024	390-120-011	391-120-015	391-160-027	391-200-016	391-160-026
390-110-007	390-120-010	391-110-007	391-150-038	391-150-039	391-170-001	391-170-021	391-200-017	391-480-016	391-150-041
391-160-006	391-200-019	391-200-020	391-230-011	391-170-005	391-170-007	391-200-021	391-200-022	391-200-023	391-200-024
391-200-025	391-200-026	391-230-015	391-230-016	391-230-017	391-230-020	391-230-021	391-230-023	391-120-019	391-140-029
391-120-028	391-180-028	391-190-015	391-150-019	391-120-002	391-120-003	391-120-016	391-120-022	391-120-023	391-120-024
391-120-026	391-160-021	391-160-022	391-230-007	391-190-009	391-200-002	391-180-027	391-190-016	391-480-018	391-160-013
391-160-018	391-170-016	391-180-031	391-180-033	391-170-008	391-170-010	391-120-011	391-160-016	391-160-003	391-170-011
391-480-015	391-160-015	391-150-023	391-170-006	391-170-009					



1,600 800 0 1,600 Feet

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

ASMT: 390120010, APN: 390120010
GENUS
C/O EUGENE GABRYCH
2006 OLD HWY 395
FALLBROOK CA 92028

ASMT: 390120011, APN: 390120011
EVMWD
C/O BEST BEST & KRIEGER
3740 UNIVERSITY AVE
RIVERSIDE CA 92502

ASMT: 390130016, APN: 390130016
COOKE ALBERHILL RANCH, ETAL
P O BOX 11165
BAKERSFIELD CA 93389

ASMT: 391110007, APN: 391110007
JOANNE DERUYTER, ETAL
1136 HUMMINGBIRD LN
CORONA CA 92882

ASMT: 391120010, APN: 391120010
NORMA PAWLOWSKI, ETAL
P O BOX 79377
CORONA CA 92877

ASMT: 391120011, APN: 391120011
EUGENE GABRYCH, ETAL
C/O EUGENE GABRYCH
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

ASMT: 391120015, APN: 391120015
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391120016, APN: 391120016
SOUTHERN CALIF EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391120019, APN: 391120019
PETER RASINSKI
12620 BOSLEY LN
CORONA CA 92883

ASMT: 391120028, APN: 391120028
ROBERT ZEIGLER
14240 LOVE LN
LAKE ELSINORE, CA. 92530

ASMT: 391140029, APN: 391140029
HILL COUNTRY S A LTD, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 391150017, APN: 391150017
ANGELINA KITCHELL
26678 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391150023, APN: 391150023
WILLIAM HANMER
P O BOX 2407
CORONA CA 92878

ASMT: 391150038, APN: 391150038
JACK LAGRECA
26830 HOSTETTLER
CORONA CA 92883



ASMT: 391150039, APN: 391150039
CLAUDIA LAGRECA, ETAL
26830 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391160024, APN: 391160024
YOLANDA RODRIGUEZ, ETAL
521 E TRENTON AVE
ORANGE CA 92867

ASMT: 391150041, APN: 391150041
MICHAEL LISTON
26760 HOSTETTLER RD
CORONA, CA. 92883

ASMT: 391160025, APN: 391160025
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391160015, APN: 391160015
JOAN CANDEE, ETAL
P O BOX 5039
FALLON NV 89407

ASMT: 391160026, APN: 391160026
FREDA BUNTING
2315 PASEO SAUCEDAL
CARLSBAD CA 92009

ASMT: 391160016, APN: 391160016
CLAY WORKER LOCAL 843 AFL TR, ETAL
C/O ABCWIU
2851 RAZOR WAY
RIVERSIDE CA 92509

ASMT: 391170009, APN: 391170009
LILLIAN SOO HOO, ETAL
485 GIANO AVE
LA PUENTE CA 91744

ASMT: 391160020, APN: 391160020
CORP OF PRES BISHOP CH OF JESUS CHRIST
C/O LDS CHURCH TAX ADMIN
50 E NORTH TEMPLE 22ND FLR
SALT LAKE CITY UT 84150

ASMT: 391170010, APN: 391170010
TINA ELLIOT
PMB 405 C/O TINA ELLIOT
324 S DIAMOND BAR BLV
DIAMOND BAR CA 91765

ASMT: 391160021, APN: 391160021
SOUTHERN CALIF EDISON CO
C/O G BRIDGES
2244 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391170011, APN: 391170011
EMPERATRIZ PINTO, ETAL
17200 NEWHOPE ST APT 38A
FOUNTAIN VALLEY CA 92708

ASMT: 391160022, APN: 391160022
SOUTHERN CALIF EDISON CO
C/O TITLE & REAL EST SVCS
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 391170017, APN: 391170017
DORIS BALSZ
C/O WAYNE VOS
12948 3RD AVE
VICTORVILLE CA 92395



ASMT: 391170019, APN: 391170019
CONCORDIA PROP
2550 S SANTA FE AVE
VISTA CA 92084

ASMT: 391200002, APN: 391200002
STATE OF CALIF
DEPARTMENT OF TRANS
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 391170021, APN: 391170021
JIM MILLER
41802 HUTCHINGSON CT
MURRIETA CA 92562

ASMT: 391200016, APN: 391200016
FRANSSONS INV CO
C/O RICHARD C GOODMAN
18 CYPRESS POINT LN
NEWPORT BEACH CA 92660

ASMT: 391170022, APN: 391170022
DORALYN MINCKS
2850 AMBER DR
CORONA CA 92882

ASMT: 391200017, APN: 391200017
ZOHREH HASHEMI, ETAL
765 S FAIRWAY LN
ANAHEIM HILLS CA 92807

ASMT: 391180029, APN: 391180029
CARTIER LIQUIDATING TRUST NO 1
C/O REAL ESTATE DEPT
16 CORPORATE PLAZA DR
NEWPORT BEACH CA 92660

ASMT: 391200024, APN: 391200024
PACIFIC CLAY PROD INC, ETAL
C/O G DALE KLINE
14741 LAKE ST
LAKE ELSINORE CA 92530

ASMT: 391180033, APN: 391180033
TEMESCAL ELSINORE PARTNERS
C/O CENTENNIAL FUNDING CORP
1131 E MAIN ST STE 207B
TUSTIN CA 92780

ASMT: 391230007, APN: 391230007
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 391190009, APN: 391190009
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 391480015, APN: 391480015
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 391190015, APN: 391190015
CLAUDIA MAGANA, ETAL
13743 DESERT RIDGE
CORONA CA 92883

ASMT: 391480016, APN: 391480016
MARTIN GARCIA
1758 JAMES PL
POMONA CA 91767



Utilisez le gabarit AVERY® 5162®
Étiquettes faciles à peler

Sens de
charnement
▼

Repliez à la hachure afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

ASMT: 391480018, APN: 391480018
JULIEANNE LEE, ETAL
3447 WEDGEWOOD LN
BURBANK CA 91504

Easy Peel™ Labels
Use Avery® Template 5162®

Feed Paper
▼



Bend along line to
expose Pop-up Edge™



AVERY® 5962®

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/14/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA01166 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: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

9/13/2016 1:50:31 PM

Rick Warner
CBRE
1100 W Town and Country
Suite 1200
Orange CA
92868

Edwin Sauls
742 Summit Drive
Lagune Beach CA 92651

9/13/2016 1:46:58 PM

1st Supervisor District
Kevin Jefferies, Supervisor
Board of Supervisors
Riverside County

Planning Commission Riverside County
c/o Mary Stark, Planning Commission
Secretary
Mail Stop 1070

Jerry Cinich
25704 Lacepark Rd,
Temescal Valley ca 92883

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Pechanga Cultural Resources
Pechanga Band of Luiseno Mission Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1166

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: Brett Dawson Title: Project Planner Date: August 13, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: August 13, 2016

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 Brett Dawson at (951) 955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42886 ZCFG06260

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 1166

Project Title/Case Numbers

Brett Dawson – Project Planner

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside

Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501

Address

Located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west off Larson Avenue, within the Elsinore Area Plan and the Temescal Wash Policy Area and the Alberhill Zoning Area.

Project Location

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI)(0.25 – 0.60 FAR)

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on Month Day, 2016, 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 and reflects 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
6. Findings were not made pursuant to the provisions of CEQA.

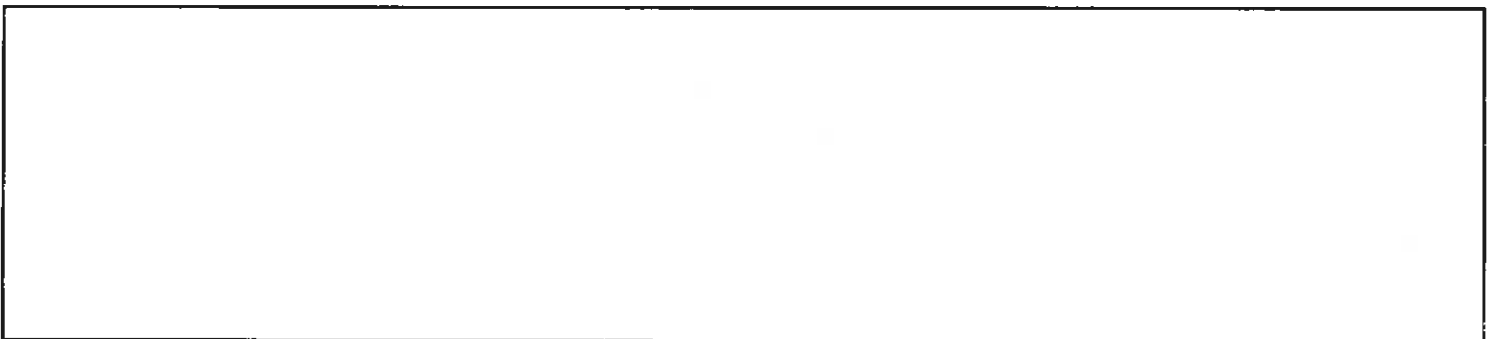
This is to certify that the Negative Declaration, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title


Month Day, 2016
Date

Date Received for Filing and Posting at OPR: _____



Agenda Item No.: 4.2
Area Plan: Riverside Mountainous Area Plan
Zoning District: Idyllwild
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: November 2, 2016

CONDITIONAL USE PERMIT NO. 3673
REVISION 1
ENVIRONMENTAL ASSESSMENT NO. 42754
Applicant: San Jacinto Mountain Community
Center
Engineer/Representative: Jim Marsh


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3673 Revision 1 (herein, identified as "CUP No. 3673R1" or as the "Project"), proposes to add a community center to an existing playground approved through Conditional Use Permit No. 3673. The community center is proposed to be built in four phases. Phase I includes an amphitheater, restrooms, and 146 parking spaces. The amphitheater will be used mainly for Thursday night outdoor concerts that will occur in June, July and August. It will also be used incidentally throughout the year for lesser events. The maximum number of attendees is 400 people. The amphitheater will also occasionally be used for other social events on different evenings of the week, such as "Movies in the Park," fund raising events, and summer plays. Phase II will include a two-story 8,000 square foot (SF) building with an activities room, a youth center, a commercial kitchen, and restrooms. The activities room will be used for a variety of community classes like yoga and quilting classes, club meetings and wedding receptions where food is served. The youth center will be used for activities to support small children through high-school aged kids. Phase III includes a 7,000 SF gymnasium and four gazebos. The gym will be used for various sports activities. Phase IV includes a 5,000 SF indoor swimming pool building. The swimming pool will be used as a public swimming pool and will offer swimming classes. The buildings and uses listed for Phase II through Phase IV, will not be in use when the amphitheater is in use.

Location:

The Project is located at 54201 Ridgeview Drive, Idyllwild CA 92549. The Project is accessible off of Ridge View Drive and Village Center Drive.

ISSUES OF POTENTIAL CONCERN:

Water and Sewer Services: In accordance with REMAP 2.2, each phase of the Project will require a will serve letter from the Idyllwild Water District to ensure that development of the Project will not have a significant impacts to the water services.

Driveway Easements:

Portions of the proposed driveway traverse the adjacent parcels to the north and east (APN 565-080-058, 565-070-023, 565-062-020, and 565-062-026). Driveway easement deeds have been recorded for all effected parcels to ensure that the driveway is accessible at all times.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD-CR) & Medium Density Residential (CD-MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (CD-CR) & Medium Density Residential (CD-MDR) to the north and east, & Medium Density Residential (CD-MDR) & Open Space – Water (OS-W) to the south & west |
| 3. Existing Zoning (Ex. #2): | Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) |
| 4. Surrounding Zoning (Ex. #2): | Village Tourist Residential (R-3A) & Scenic Highway Commercial (C-P-S) to north and east, & Village Tourist Residential (R-3A), One Family Dwellings – Mountain Resort (R-1A) & Watercourse Area (W-1) to the south and west |
| 5. Existing Land Use (Ex. #1): | Restaurant building, playground and tennis courts and vacant |
| 6. Surrounding Land Use (Ex. #1): | Retail Center to the east, Vacant and Single Family Residences to the north, south and east |
| 7. Project Data: | Total Acreage: 8.83 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42754**, 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. 3673 REVISION 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Project site is designated Community Development: Commercial Retail (CR) and Medium Density Residential (MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area of the Riverside Mountainous Area Plan.
2. The proposed use, Community Center, is consistent with its existing land use designations of Community Development: Commercial Retail (CD-CR) and Medium Density Residential (CD-MDR) designation and the Idyllwild/Pine Cove Village Tourist Policy Area of the Riverside Extended Mountain Area Plan. The majority of the Project's development envelop is located within the area designated as CD-CR. Commercial land use designations are critical to the long term economic and fiscal stability of the County. CD-CR designation allows for the development

of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The CD-MDR portion of the site is mainly open space with trails, gazebos and a small portion of the open air amphitheater. The General Plan Land Use Element states that the Community Development residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as parks and civic uses that serve as crucial support elements for neighborhoods and communities and help establish focus and identity. The Project carries forward the Land Use Element policy LU 28.8 for residential community design; which encourages the establishment of "activities centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses or similar facilities". The Project is also within the Idyllwild/Pine Cove Village Tourist Policy Area which is intended to allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. The Project will provide for recreational opportunities to service the surrounding community in an area where water availability is limited. In accordance with REMAP 2.2, each phase of the Project will require a will serve letter from the Idyllwild Water District to ensure impacts would not have significant impacts to the water purveyor. The Idyllwild Water District has provided a will serve letter for Phase I of the Project which is for the construction and operation of the amphitheater. The Project has been conditioned to provide a will serve letter from the water district prior to the issuance of a building permit for Phase II through Phase IV. Therefore, the proposed Project is consistent with the land use designation in Riverside County's General Plan.

3. The Project site is surrounded by properties which are designated Commercial Retail (CD-CR) & Medium Density Residential (CD-MDR) to the north and east, & Medium Density Residential (CD-MDR) & Open Space – Water (OS-W) to the south & west; the adjacent properties are also within the Idyllwild/Pine Cove Village Tourist Policy Area.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) and Watercourse (W-1) Zones. The Project avoids area zoned as W-1.

The proposed use is a Community Center with an amphitheater, activities room, youth center, commercial kitchen, gazebos, gymnasium, and indoor swimming pool. The Community Center use is not a specific use listed under the C-P-S and R-3A Zones. However, pursuant to sections 9.50 and 8.25 of Ordinance No. 348 these zones permit uses that are not specifically listed to be considered a conditionally permitted use provided that the Planning Director finds the use is substantially similar in character and intensity as a listed use. All the proposed uses are located in C-P-S zone with the exception of 4 of the 7 Gazebos, which are located in the R-3A zone.

In the C-P-S zone, auditoriums, conference rooms, dance halls and theaters are allowed uses with an approved plot plan. These listed uses are similar to what will take place in the amphitheater and at the Community Center – movies, plays, youth center, community classes, etc. These uses are similar in character and intensity to the proposed amphitheater, teen center, pool and gymnasium both in use and impacts such as traffic, hours of operation, and noise.

Further, in the C-P-S zone, under the Conditional Use permit section 9.50.B.12 "Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools." are

similar in character and intensity to the proposed amphitheater, teen center, pool and gymnasium both in use and impacts such as traffic, hours of operation, and noise.

In the R-3A zone, the following uses are allowed with an approved plot plan "Public parks and playgrounds, golf courses with standard length fairways, and country clubs." These uses are similar to the Community Center in that community classes, fundraising events, social events, occur as part of those uses and have the same impacts such as traffic, hours of operation, and noise.

The zone classifications are consistent with the existing land use designation and the Idyllwild/Pine Cove Village Tourist Policy Area. The Project is also conditioned to complete a Certificate of Parcel Merger (Certificate of Parcel Merger No. 1983) to ensure that the CUP applies to the areas with the following APNs: 565-070-014, 565-070-025, 565-080-044, and 565-070-020, prior to issuance of a grading permit.

The C-P-S Zone does not have a minimum lot area requirement. The set-back requirements for the front, rear and side lots for C-P-S zone is two feet for every foot for which the height exceeds 35'. The gymnasium building proposed for phase 3 is located nearest to any property line. It is proposed to be 50' in height; therefore, the setback for the gymnasium shall be at least 30'. The proposed building is set back 43.5' from the property line. The Project does not propose any structures or buildings that exceed the C-P-S zone height limit of 50'. The Project does not propose any roof equipment that is not shielded; therefore, it is consistent with requirement that roof equipment shall be shielded.

The proposed buildings and structures also are within the height limit and meet the setback requirements of the R-3A zone.

5. The Project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A), One Family Dwellings – Mountain Resort, and Watercourse (W-1) Zones.
6. Retail shopping center and single family residential uses have been constructed and are operating in the Project vicinity.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. However, per the requirement of Western Riverside County Multispecies Habitat Conservation Plan (WRCMSHCP) and General Plan (Open Space polices 17.2, OS 18.1, OS 18.3, and OS 18.4) a General Biological Assessment Report was prepared by Hernandez Environmental Services was completed for the Project on June 3, 2016. The report states that the site is not located within a WRCMSHCP linkage or criteria cell and is not located in proximity to an MSHCP Conservation Area, therefore, is not subject to cell criteria under the WRCMSHCP. The Project complies with the following applicable sections of the WRCMSHCP: 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, Section 6.1.3 Protection of Narrow Endemic Plan Species, and Section 6.1.4 Guidelines Pertaining to Urban/Wildlands Interface, and Section 6.3.2 Guidelines Additional Survey Needs and Procedures. Compliance with each of these sections are discussed in Section 7 of the Initial Study: Biological Resources. The Strawberry Creek is located along the southern boundary of the Project Area. Strawberry Creek and the associated riparian/riverine areas will be completely

avoided by through project design. Additional site and focus surveys were conducted by Riverside County Planning Department Biologists and determined that the site does not contain suitable habitat for Narrow Endemic Plant Species. The Project is not subject to Urban Wildlands Interface guidelines for indirect effects of adjacent land uses and/or the treatment of edge effects, because the project site is not located within a WRCMSHCP linkage or criteria cell and is not located in proximity to an MSHCP Conservation Area. Therefore, the site will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge effects outlines in Section 6.1.4 of the WRCMSHCP. The Project avoids sensitive areas along Strawberry Creek and the associated riparian/riven areas, and trees present are suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA) and the project has been conditioned to conduct MBTA surveys prior to grading permit issuance. The overall site supports Oak Trees that qualify for protection according to the Riverside County Oak Tree Management Guidelines. The Project has been designed in a manner that reduces impacts to existing oak trees through avoidance of most of the oak trees on site. The Project has been conditioned for planting oak trees of the same species as those found on the Project site with the same diameter breast height (DBH) in the event a tree must be removed. Additionally, the Project is located within the WRCMSCHP Fee Area and has been conditioned to pay the MSHCP fee. This Project fulfills those requirements of the Multi-Species Habitat Conservation Plan.

8. Environmental Assessment No. 42754 identified the following potentially significant impacts:

- | | |
|----------------------------|------------------------------|
| a. Biological Resources | e. Noise |
| b. Cultural Resources | f. Transportation/Traffic |
| c. Hydrology/Water Quality | g. Utilities/Service Systems |
| d. Land Use/Planning | |

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

9. The County met with the representatives of the Soboba Band of Luiseno Indians for Assembly Bill 52 consultation on the Project on March 15, 2016. On the same day following the meeting, the Project description and conditions of approval regarding cultural resources were sent to the Tribe's representatives for review. Planning staff has not received any additional correspondence from the Tribe's representative regarding the proposed Project. On May 2, 2016 the Planning Staff sent the Tribe's representative a letter summarizing the consultation with the conditions of approval that pertain to cultural resources. Based on the meeting and correspondence with the Tribal representatives, Planning concluded that any potential impacts to Tribal Cultural Resources, Tribe as defined in Section 21074 of the Public Resources Code, that may be discovered during excavation will be mitigated to a level of less than significant with compliance of COA 10. PLANNING. 33, COA 10. PLANNING. 34, COA 10. PLANNING. 35, COA 60. PLANNING. 13, COA 60. PLANNING. 14 and COA 60. PLANNING. 15.

CONCLUSIONS:

1. The proposed Project is in conformance with the Community Development: Commercial Retail (CD-CR) and Medium Density Residential (CD-MDR) Land Use Designations, 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) and Village Tourist Residential (R-3A) zoning classifications 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).

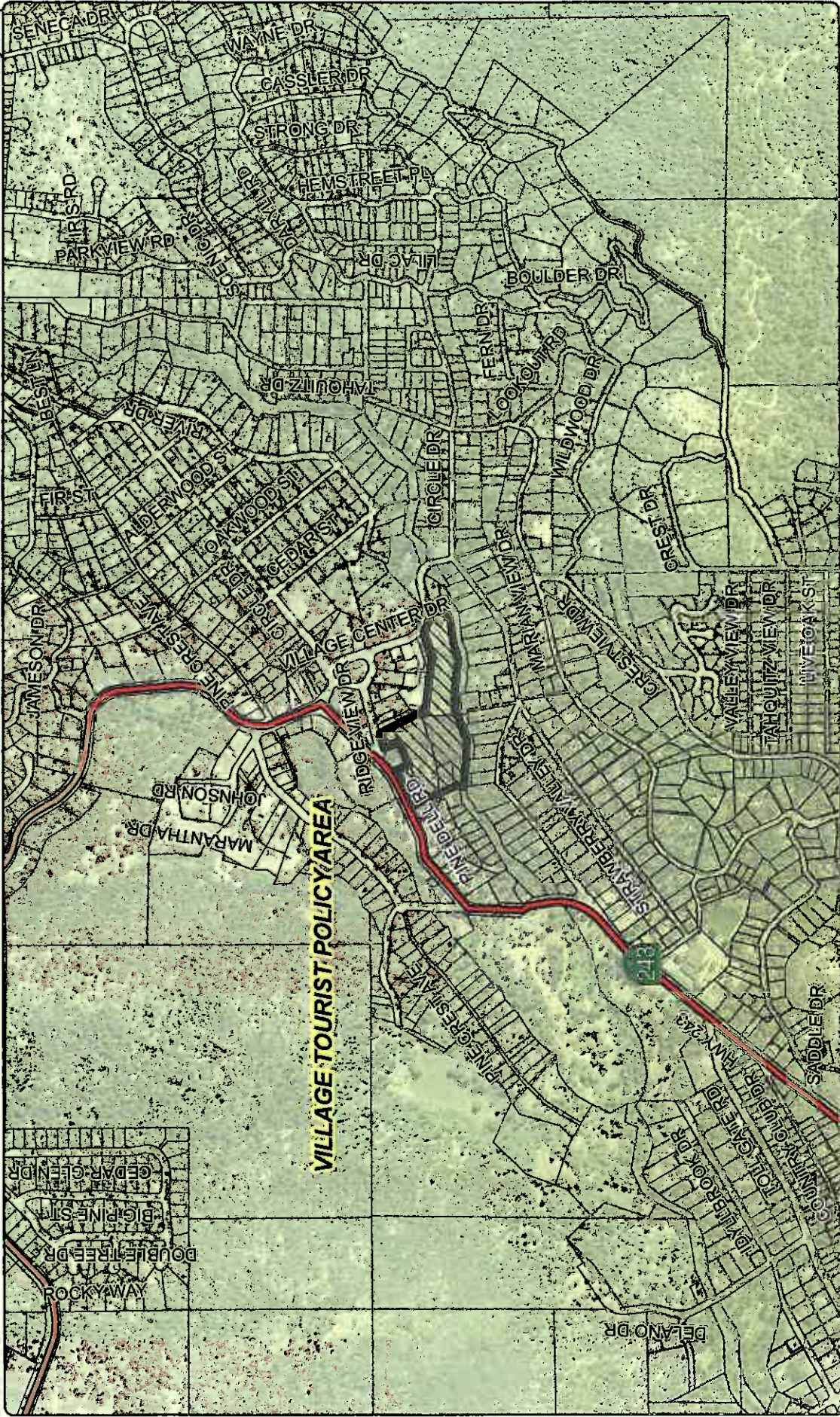
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The Project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area "AIA" zone; or,
 - c. Criteria Cell or Area of the WRMSHCP; or,
 - d. A dam inundation area; or,
 - e. A half-mile of an active fault line; or,
 - f. A Fault zone; or,
 - g. A liquefaction zone; or,
 - h. A subsidence zone; or,
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The Project site is located within:
 - a. The boundaries of the Village Tourist Policy Area;
 - b. Very High Fire Hazard Area; and,
 - c. A State Fire Responsibility Area; and,
 - d. Low Paleontological Sensitivity Area; and,
 - e. County Service Area 36 - Idyllwild; and,
 - f. A 100-year flood plain; and,
 - g. San Jacinto Valley Watershed.
4. The subject site is currently designated as Assessor's Parcel Numbers: 565-070-025, 565-070-020, 565-070-014, 565-080-044, 565-060-026, 565-062-020, 565-080-058, and 565-070-023, driveway easement deeds were granted for 565-080-058, 565-070-023, 565-062-020 and 565-062-026.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03673R1
VICINITY/POLICY AREAS**

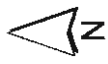
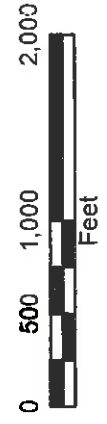
Supervisor: Washington
District 3

Date Drawn: 10/20/2016
Vicinity Map



Zoning Dist : Idyllwild

Author: Vinnie Nguyen



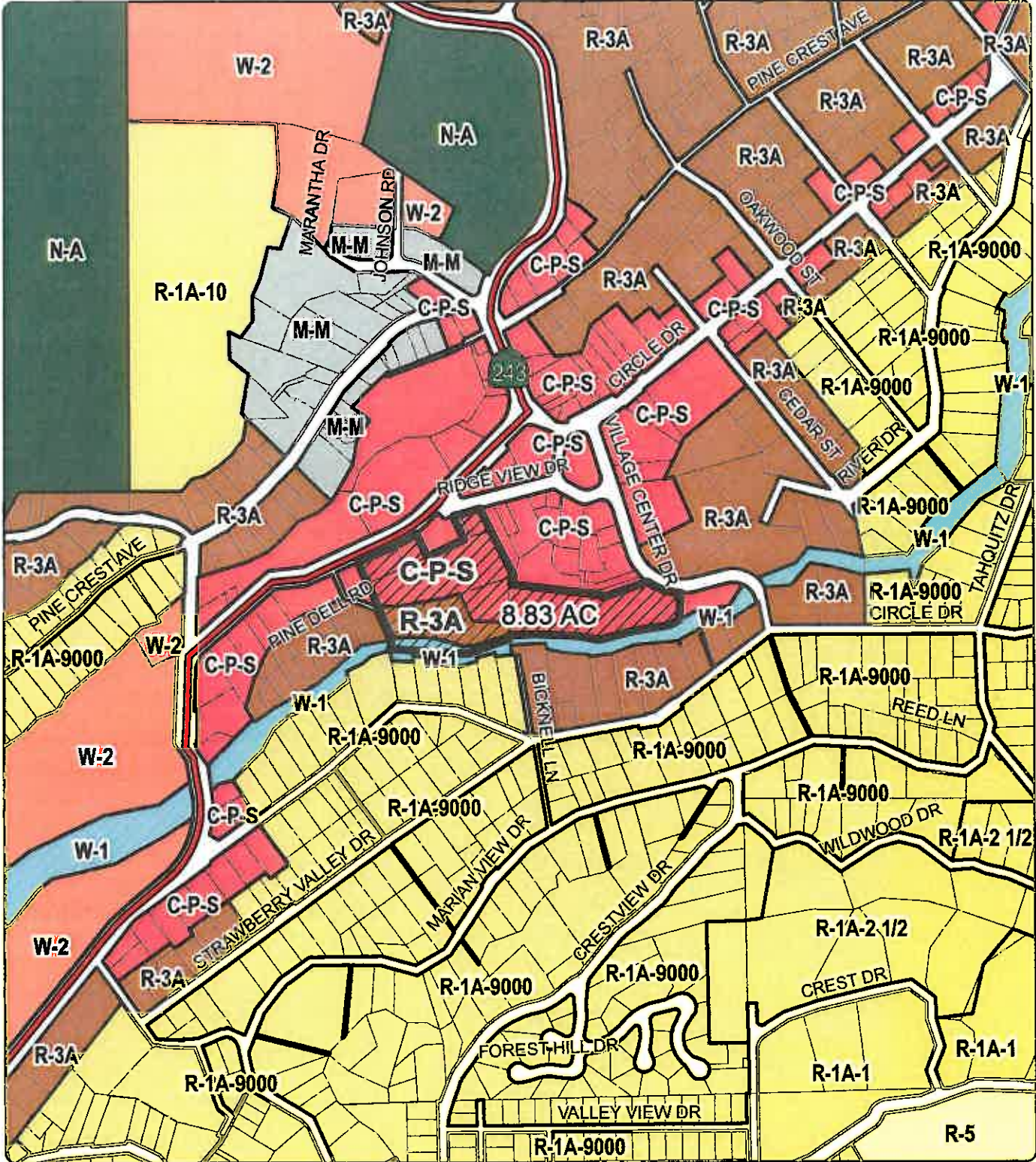
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations and policies. The maps of the County are being updated to reflect the new designations and policies. For further information, please contact the Riverside County Planning Department at (951) 950-5000 (Western County) or at (951) 950-5000 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1
EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 10/20/2016
Exhibit 2



Zoning Dist : Idyllwild

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 www17.sralpine.com

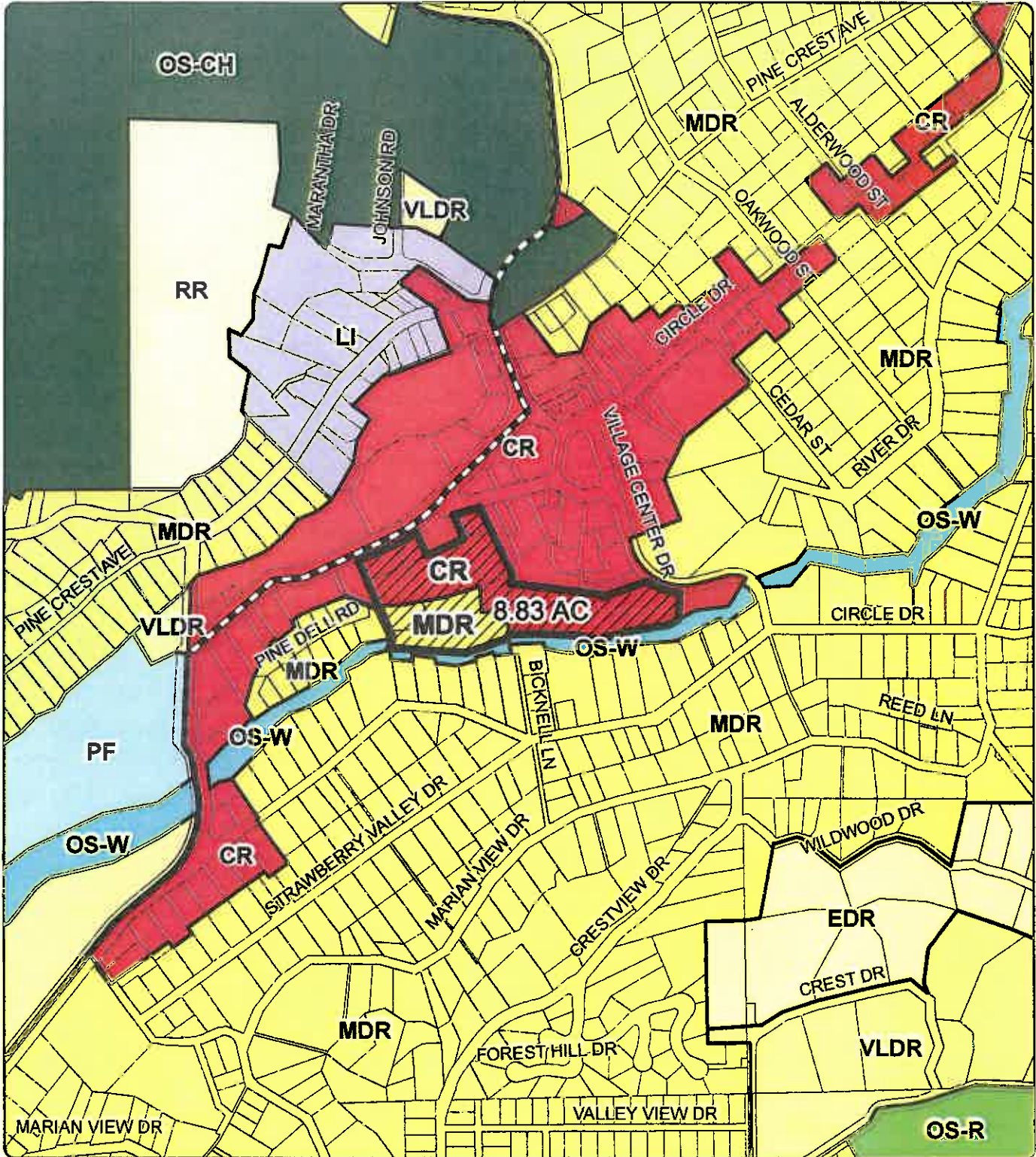
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1

EXISTING GENERAL PLAN

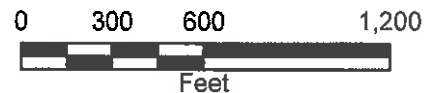
Supervisor: Washington
District 3

Date Drawn: 10/20/2016
Exhibit 5



Zoning Dist : Idyllwild

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.rctlna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1

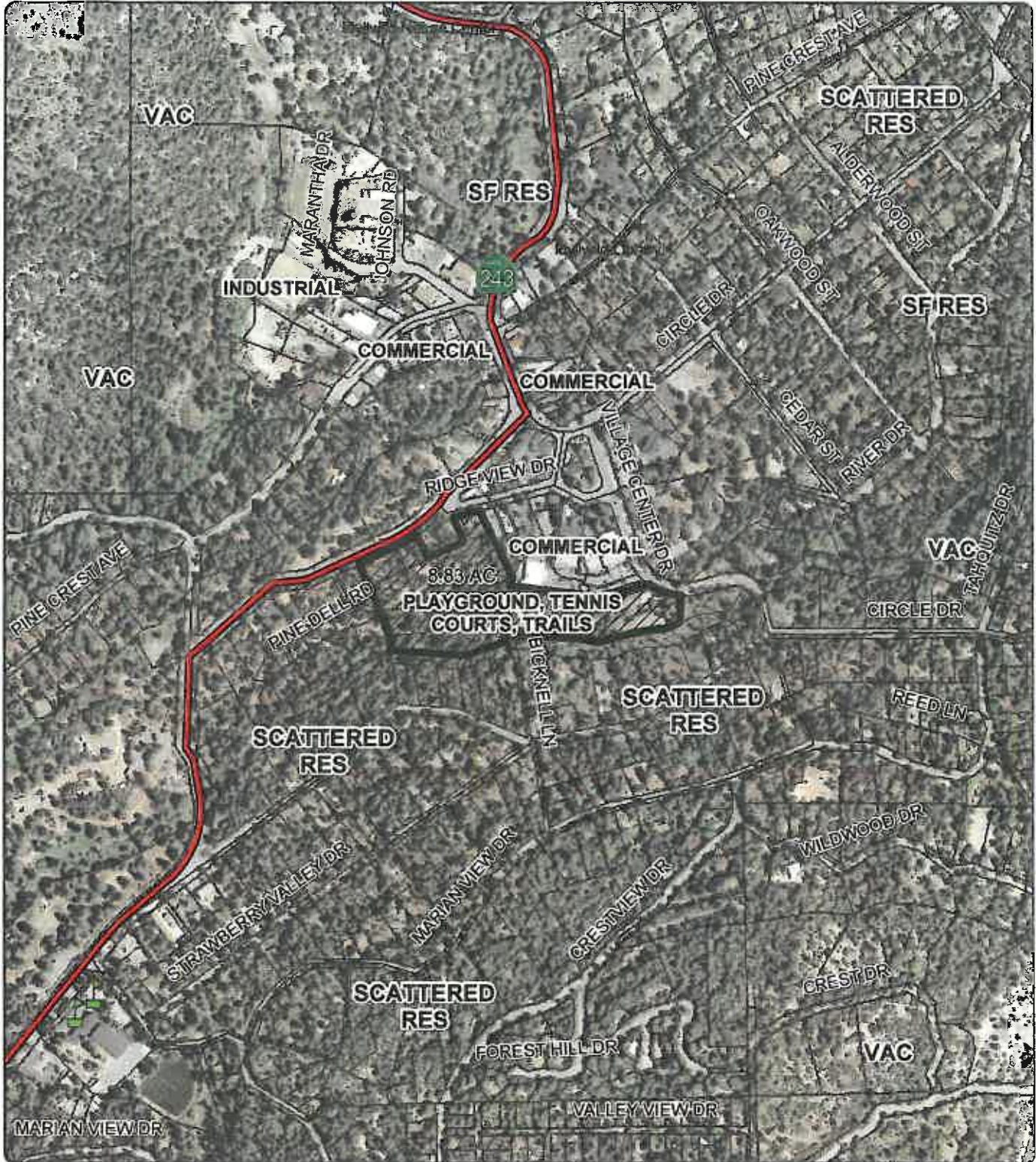
LAND USE

Supervisor: Washington

District 3

Date Drawn: 10/20/2016

Exhibit 1



Zoning Dist : Idyllwild

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)669-8277 (Eastern County) or Website <http://planning.ccrtime.org>

sander architects
 1374 PLYMOUTH STREET
 ALHAMBRA, CA 91802
 TEL: 626.255.8888
 WWW.SANDERARCHITECTS.COM

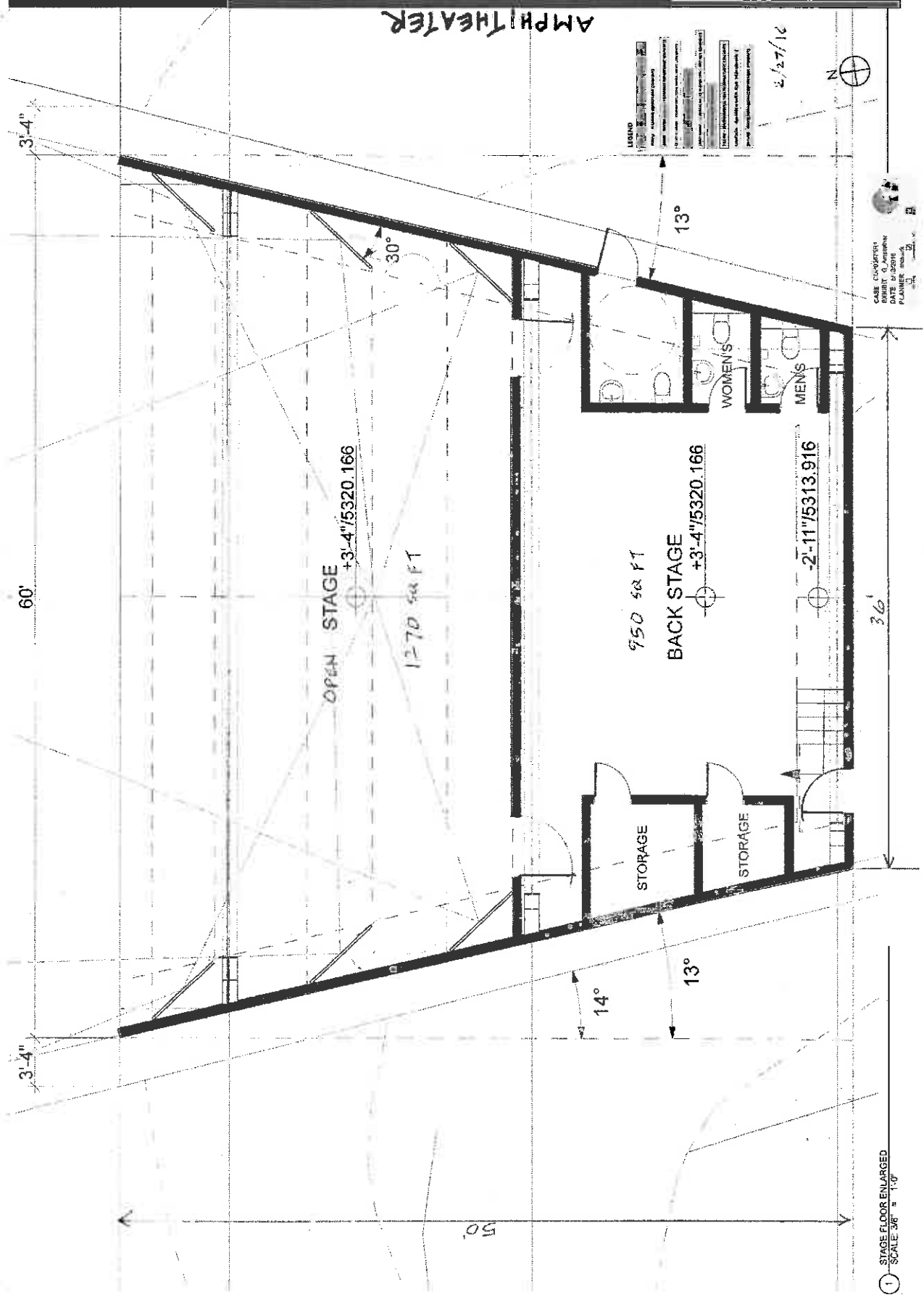


IDLWILD COMMUNITY CENTER
 5420 RIDGE DR., IDLWILD, CA 95244

NO ICC
 DRAW MC
 DATE 2/23/16
 DATE REVISION

STAGE FLOOR
 ENLARGED

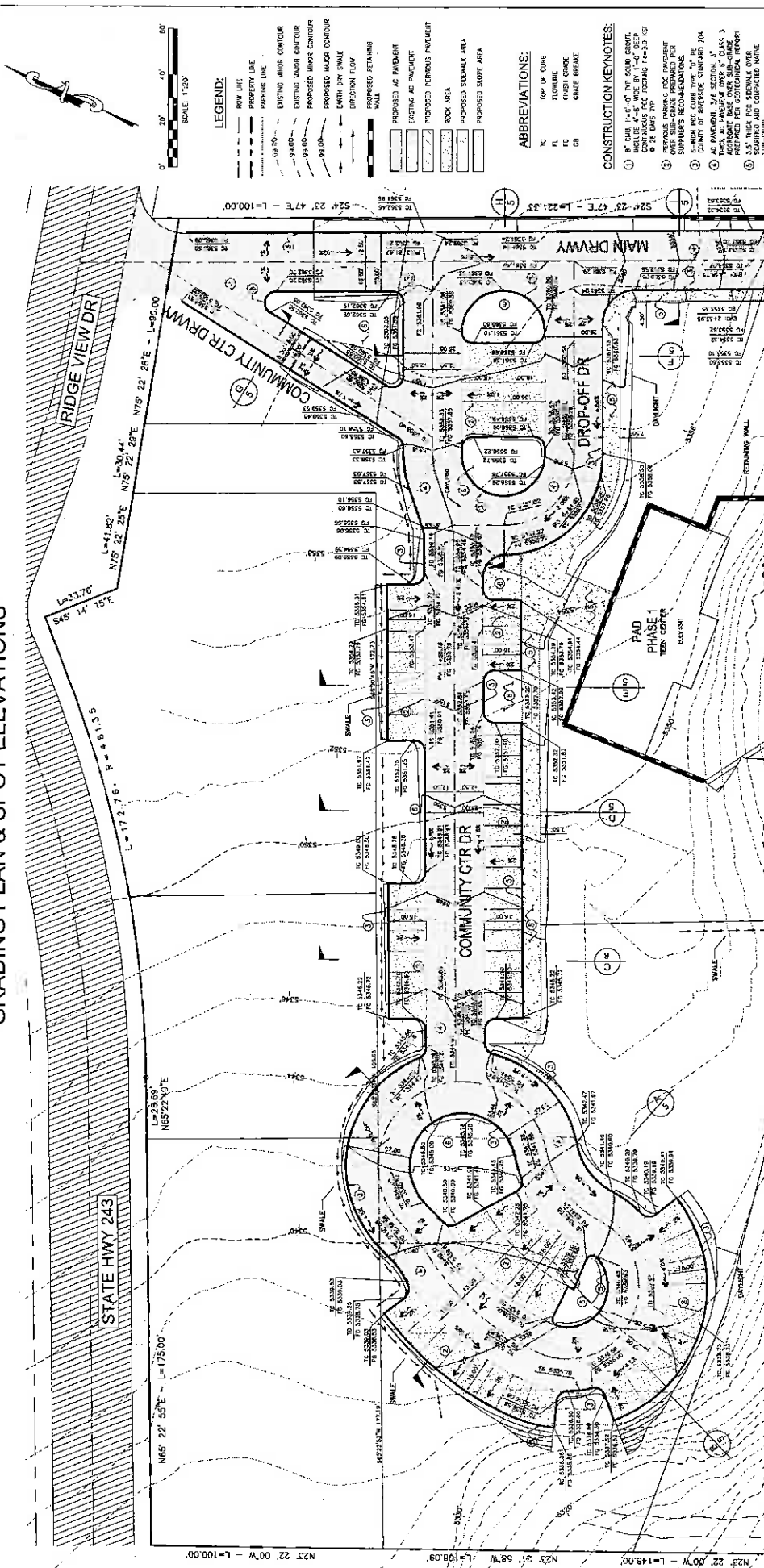
A 1.2B



DATE REVISION
 CONSULT TO APPROVE
 DATE 5/20/16
 PLANNER initials

1 STAGE FLOOR ENLARGED
 SCALE 3/8" = 1'-0"

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS



LEGEND:

- ROW LINE
- PROPERTY LINE
- PARKING LINE
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING 1/4" SMALL
- PROPOSED 1/4" SMALL
- DIRECTION FLOW
- PROPOSED REMAINING WALL
- PROPOSED AS PAVEMENT
- EXISTING AS PAVEMENT
- PROPOSED PERMANENT PAVEMENT
- ROCK AREA
- PROPOSED SIDEWALK AREA
- PROPOSED SLOPE AREA

ABBREVIATIONS:

- TC TOP OF CURB
- TL TYPING
- CR CURB BREAK

CONSTRUCTION KEYNOTES:

- 8" CHALK 1/4" TO 5/8" GRADE. INCLUDE 1/4" WIDE BY 1/4" DEEP 2" X 2" WAYS TOP TOOTHING 1/4"-3/8" TOP
- PREVIOUS PARKING POC PAVEMENT OVER SUB-GRADE PREPARED PER COUNTY OF RIVERSIDE STANDARD 20-4
- PAVEMENT 3/4" SECTION, 1/2" AGGREGATE BASE OVER SUB-GRADE. PREPARED PER GEOTECHNICAL REPORT
- CONSTRUCT 1/4" THICK OVER SUB-GRADE AND COMPACTED SAND
- MINORIAL GROUND BLE

QUANTITIES

ITEM DESCRIPTION	UM	QUANTITY
8" CHALK FOR RETAINING WALL WALLS	SF	5637
POC FRODO FOR RETAINING WALL	CY	180
8" POC CURB TYPE 70 STD 204	SF	5,137
CLASS 3 AGGREGATE BASE 8" THICK	SF	64,102
CLASS 3 AGGREGATE BASE 4" THICK	SF	1,188
1.5" THICK POC SIDEWALK OVER WALK	SF	3,508

PHASED DEVELOPMENT:
 THESE ARE THREE PHASES FOR DEVELOPMENT
 COMPLETE BUILDING 1 AS NOTED.
 CONSTRUCT ALL ROADS AND DRIVEWAYS AND STALLS
 CONSTRUCT ALL POC CURB
 CONSTRUCT BUILDING 2 AS NOTED
 CONSTRUCT BUILDING 3 AS NOTED

PARKING STALLS:
 ALL PARKING STALLS TO BE CONSTRUCTED AND ALL INTERIOR STALLS TO BE 8'0" WIDE UNO
 CONSTRUCT ALL POC CURB AND DRIVEWAYS AND STALLS WHERE APPROPRIATE
 STALLS TO BE 11'0" EXCEPT AT PARKING ISLANDS WHERE MIN PARKING STALL DEPTH TO BE 16'0" UNO
 ALL DIMENSIONS AS NOTED

DEMOLITION KEYNOTES:
 1) REMOVE EXISTING CURB & STALLS AND AS PAVEMENT AS NECESSARY FOR CONSTRUCTION OF A NEW PARKING
 2) RELOCATE EXISTING STREET LIGHT AS SHOWN (7' FROM FACE OF CURB)

EARTHWORK SUMMARY:
 CUT: 4,000 CY
 FILL: 6,150 CY
 IMPROV: 1,150 CY

DESIGN SPEED: 15 MPH

NOTES:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN AGRADING PERMIT HAS BEEN ISSUED.
 THE PERIOD FOR WHICH THESE PLANS IS REPRESENTED BY THESE PLANS IS LIMITED TO THE DATE OF ISSUANCE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND VERIFYING THE STATUS OF ALL REGULATIONS AND ORDINANCES APPLICABLE TO THE PROJECT.

PLAN CHECK OVERSIGHT ENGINEERS REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

ENGINEER: ALEXANDER L. ALFONSO PE
 CIVIL & STRUCTURAL ENGINEERING
 208 W. ORANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (949) 510-1900

ISSUED: DEC. 15, 2014
EXP. DATE: 09-30-2016

R.C.E. No.: 32761
SCALE: H V

FOR: CUP: 3673-R1
 COUNTY FILE NO. 2
 COUNTY FILE NO. 6

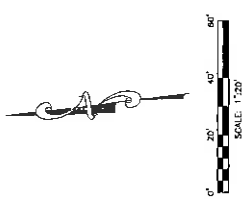
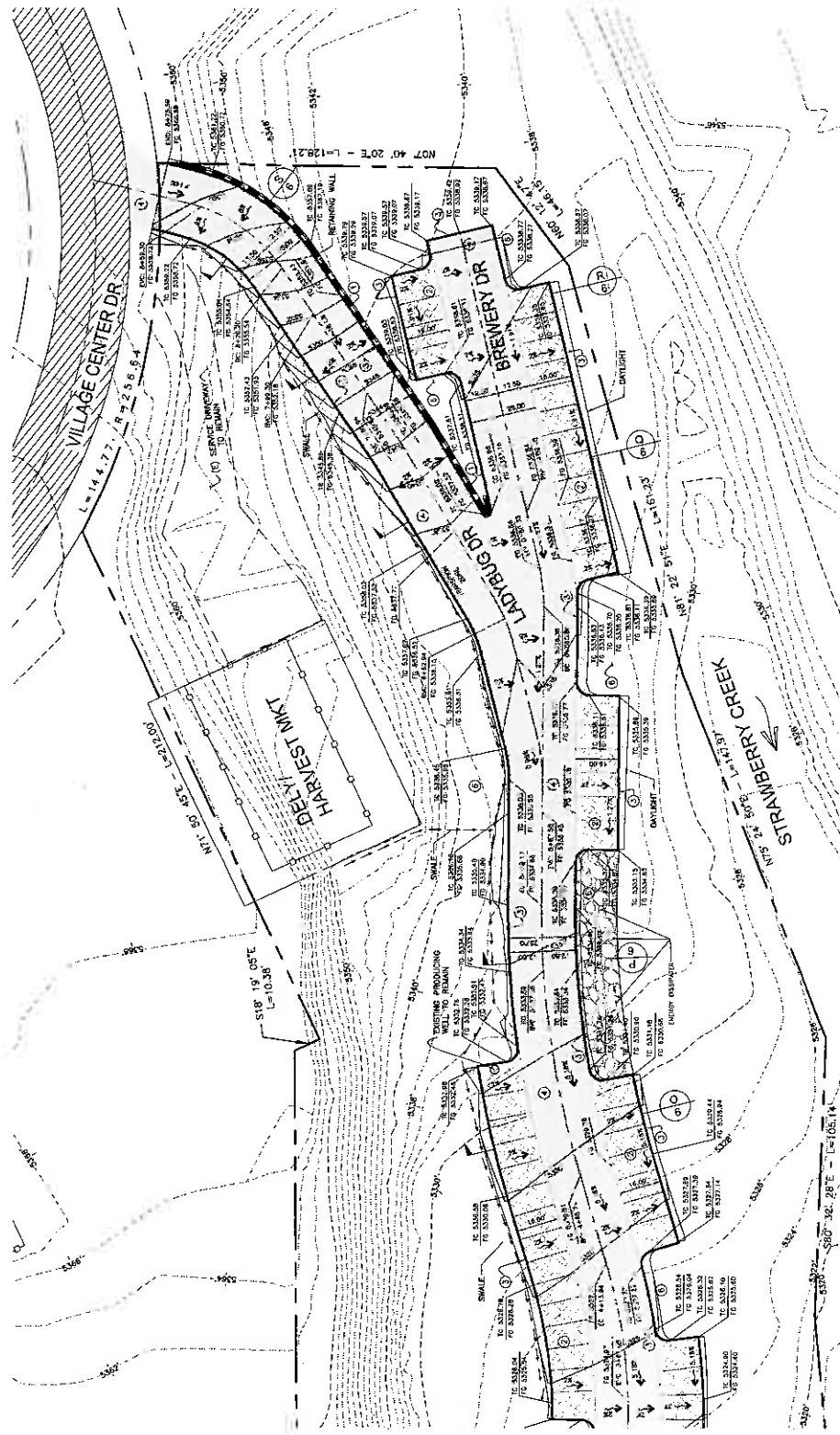
BENCHMARK: COUNTY OF RIVERSIDE
 IDYLLWILD COMMUNITY CENTER

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	CONTRIBUTOR CONTROL PLAN

DIGALERT
 24 HOURS AHEAD
 BEFORE YOU DIG
 CALL 800-487-2400
 A PUBLIC SERVICE BY
 UNDERGROUND SERVICE ALERT

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS



LEGEND:

- ROW LINE
- PROPERTY LINE
- PARKING LINE
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - EXISTING DRIVEWAY
- - - PROPOSED DRIVEWAY
- - - PROPOSED RETAINING WALL
- - - PROPOSED AC PAVEMENT
- - - EXISTING AC PAVEMENT
- - - PROPOSED PERVIOUS PAVEMENT
- - - ROCK AREA
- - - PROPOSED SIDEWALK AREA
- - - PROPOSED DRIVEWAY AREA

ABBREVIATIONS:

- TC TOP OF CURB
- FL FINISH GRADE
- FG FINISH GRADE
- OG ORIGINAL GRADE

CONSTRUCTION KEYNOTES:

1. ALL NEW CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. ALL EXISTING CONSTRUCTION SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. ALL PROPOSED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
4. ALL PROPOSED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. ALL PROPOSED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	ROCK PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EXISTING CONTROL PLAN

ITEM DESCRIPTION	UNIT	QUANTITY
8" CMU TYP. RETAINING WALL INCLUDES	SF	5437
REINFORCING WALL	CF	160
6" CONC. CURB TYP. 5" STD. 20#	LF	5,137
CLASS 3 AGGREGATE BASE 8" THICK	SF	64,152
CLASS 3 AGGREGATE BASE 4" THICK	SF	11,102
3.5" THICK POCE SIDEWALK OVER INTAKE	SF	3,908

PARKING STALLS

ALL PARKING STALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. ALL INTERIOR STALLS TO BE 9' 0" WIDE AND ALL EXTERIOR STALLS TO BE 9' 0" WIDE UNLESS OTHERWISE NOTED.

PHASED DEVELOPMENT

THESE ARE THREE PHASES FOR DEVELOPMENT. PHASE 1: CONSTRUCT BUILDING 1 AS NOTED. PHASE 2: CONSTRUCT ALL PARKING ISLANDS AND STALLS. PHASE 3: CONSTRUCT BUILDING 2 AS NOTED.

DEMOLITION KEYNOTES:

- 1. DEMOLISH EXISTING BUILDING 1 AS NOTED.
- 2. DEMOLISH EXISTING BUILDING 2 AS NOTED.

EARTHWORK SUMMARY:

CUT	4,000 CY
FILL	4,150 CY
TOTAL	8,150 CY

DESIGN SPEED: 15 MPH

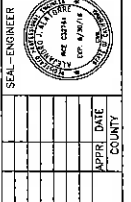
NOTE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE CITY OF RIVERSIDE'S GRADING PERMIT AND/OR A PUBLIC WORKS PERMIT HAS BEEN ISSUED. THE PRINICIPAL ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES TO REMAIN. THE PRINICIPAL ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES TO REMAIN.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK OVERSIGHT ENGINEER: _____ REGISTRATION NUMBER: _____ DATE SIGNED: _____

ENGINEER: ALEXANDRO J. ALVARADO, P.E.
 CIVIL & STRUCTURAL ENGINEERING
 2318 W. ORANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (949) 510-1980

ISSUED: DEC. 15, 2014
 Y-C-P-PLAN 105 ROB R.C.E. No. 37261
 08-14-2014-2017 EXP. DATE 08-30-2016



REVISIONS	DATE	BY	DATE

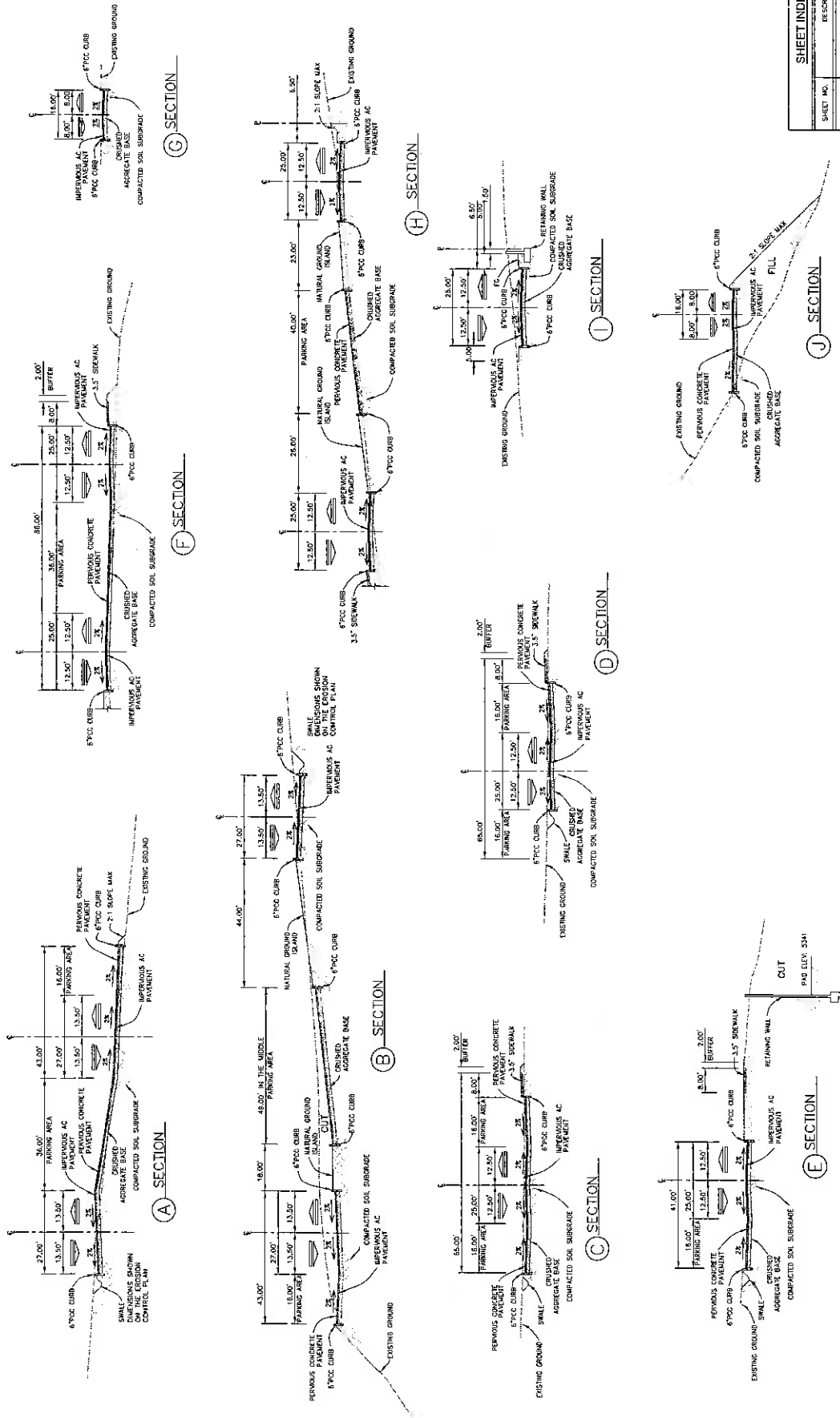
SEAL-ENGINEER

MARKER BT DATE _____ ENGINEER

CUP: 3673-R1 IP: 000000
 COUNTY OF RIVERSIDE
 IDYLLWILD COMMUNITY CENTER

SHEET NO. 4 OF 6 SHEETS

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS



SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

CUP: 3673-R1	IP: 000000	SHEET NO. 5
COUNTY OF RIVERSIDE		OF 6 SHEETS
IDYLLWILD COMMUNITY CENTER		
FOR: _____	SCALE: _____	COUNTY FILE NO. _____
ISSUED: _____	R.C.E. No. 32781	EXP. DATE 05-30-2016

ENGINEER: ALEJANDRO J. ALVARO PE
 CIVIL & STRUCTURAL ENGINEERING
 235 W. ORANGE SHOW RD., SUITE 105
 SUITE 105
 RIVERSIDE, CA 92504
 PHONE (949) 510-1880

SEAL-ENGINEER



NO.	REVISIONS	DATE	BY	CHECKED

DESIGN SPEED: 15 MPH

NOTE: CONTRACTOR VERIFY THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

No portion of these drawings shall be used for any project without the written consent of the engineer. The use of these drawings for any other project shall be at the user's risk and without the responsibility of the engineer.

DIG AHEAD

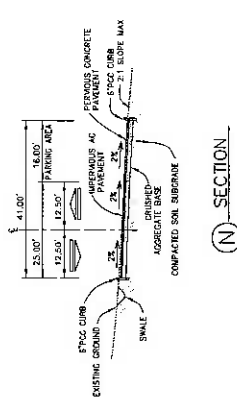
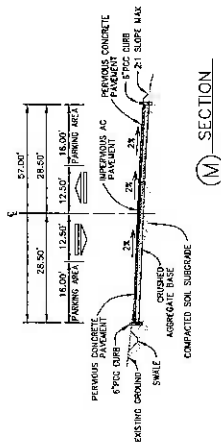
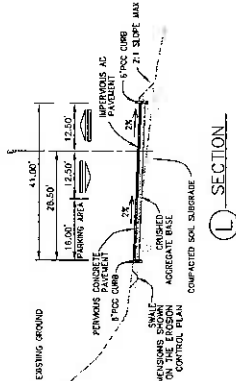
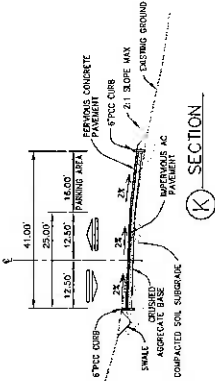
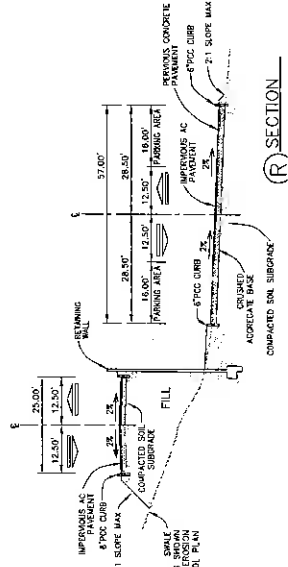
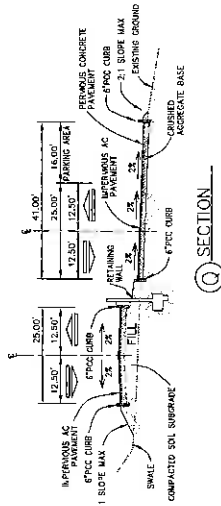
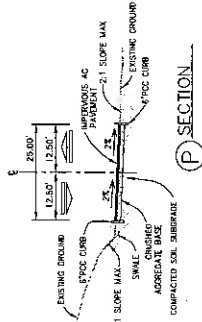
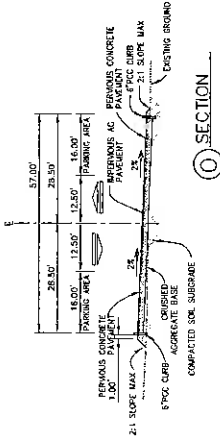
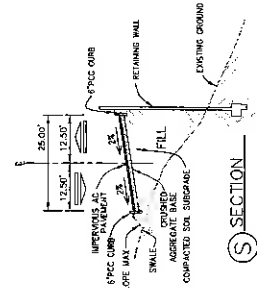
CALL BEFORE YOU DIG

1-800-227-2800

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES	DATE SIGNED
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS



SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

SHEET No.	IP: 000000
CUP: 3673-R1	6
BENCHMARK:	COUNTY OF RIVERSIDE IDPILLWILD COMMUNITY CENTER
W.O.	FILE No.
FOR:	SCALE:
V	H

ENGINEER: ALEJANDRO J. ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 235 W. ORANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (909) 510-1980

ISSUED: Y-DEC 15, 2014
 OF 12-15-2014
 R.C.E. No. 32761
 EXP. DATE: 06-30-2018



REVISIONS	DATE	ENGINEER

DESIGN SPEED: 15 MPH

NOTE: WORK CONTAINED WITHIN THESE PLANS IS TO BE CONSIDERED VOID WITHOUT THE ISSUANCE OF A GRADING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The public engineer issuing these plans is responsible for the accuracy of the information shown hereon. It is the user's responsibility to verify the accuracy of the information shown hereon and to advise the public engineer of any errors or omissions.

800-227-2800
 A PUBLIC SERVICE BY
 UNDERGROUND SERVICE ALERT

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER
DATE SIGNED	

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

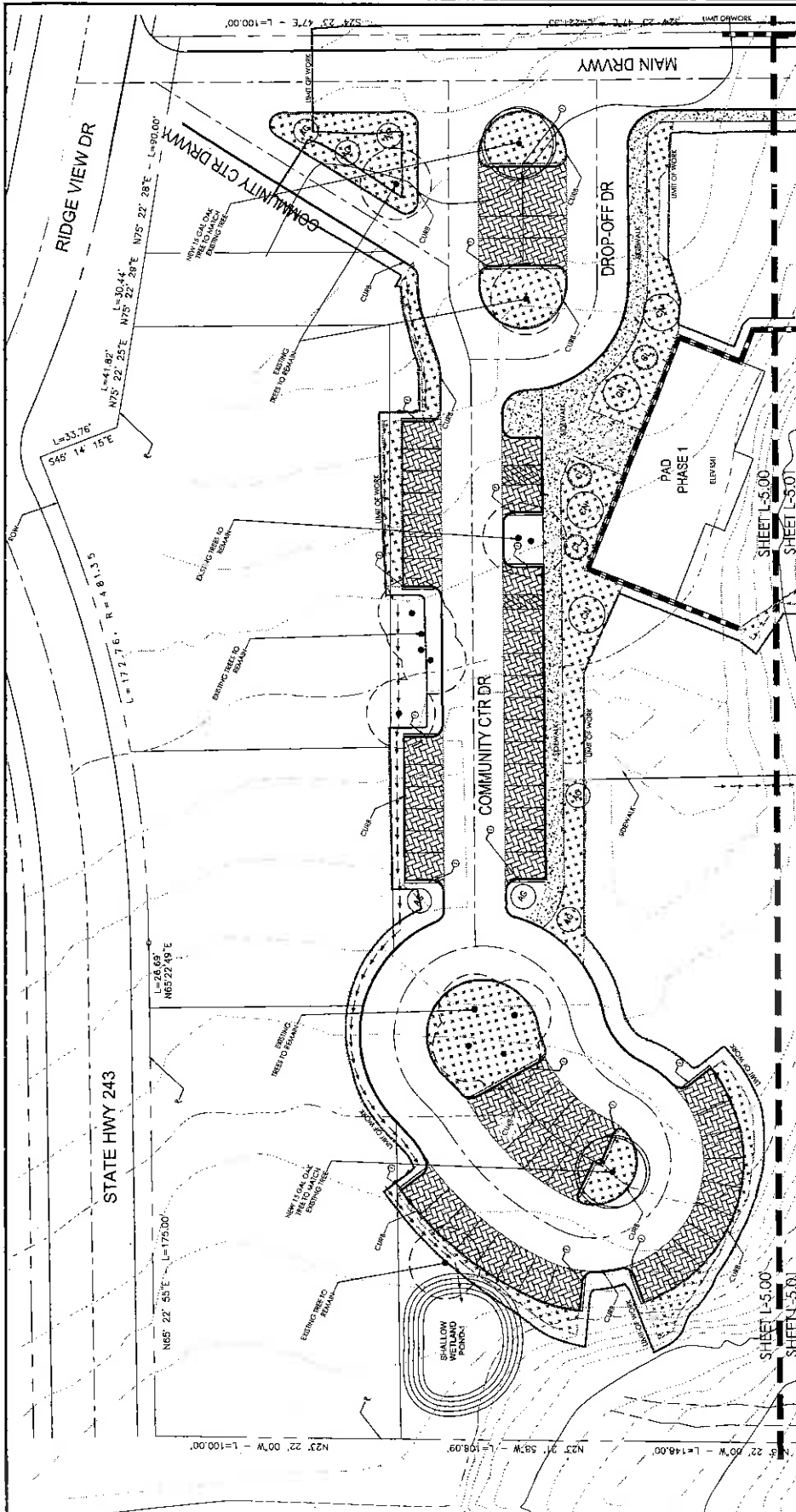
PLANTING PLAN

SHEET TITLE

SPECIFICATIONS	
SHEET: □	BOOK: ■
PROJECT MANAGER: TM	
DRAWN: BM	DATE: 9/20/76
CHECKED: -	SCALE: 1"=20'-0"
PROJECT NO: R1509A	DATE: 3/20/76
DATE: 9/20/76	SCALE: 1"=20'-0"
REVISIONS:	REVISIONS:
DATE: 11-20-07	BY: [Signature]
DATE: 3/20/76	BY: [Signature]

SHEET NO: L-500

DATE: 9/20/76
 EXHIBIT: L-500
 DATE: 9/20/76



LEGEND

Symbol	Description
Circle with dot	NEW OAK TREES TO WATCH
Circle with cross	EXISTING OAK TREES
Circle with diagonal lines	NEW OAK TREES TO WATCH
Circle with horizontal lines	EXISTING OAK TREES
Circle with vertical lines	NEW OAK TREES TO WATCH
Circle with wavy lines	EXISTING OAK TREES
Circle with grid	NEW OAK TREES TO WATCH
Circle with dots	EXISTING OAK TREES
Circle with squares	NEW OAK TREES TO WATCH
Circle with triangles	EXISTING OAK TREES
Circle with diamonds	NEW OAK TREES TO WATCH
Circle with stars	EXISTING OAK TREES

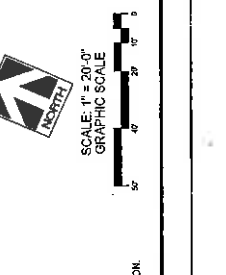
PLANT SCHEDULE

PLANT	QUANTITY	SIZE	DATE
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2

HYDRO SEED NOTE: SEE SHEET L-502 FOR ADDITIONAL INFORMATION

Symbol	Description
Circle with dot	NEW OAK TREES TO WATCH
Circle with cross	EXISTING OAK TREES
Circle with diagonal lines	NEW OAK TREES TO WATCH
Circle with horizontal lines	EXISTING OAK TREES
Circle with vertical lines	NEW OAK TREES TO WATCH
Circle with wavy lines	EXISTING OAK TREES
Circle with grid	NEW OAK TREES TO WATCH
Circle with dots	EXISTING OAK TREES
Circle with squares	NEW OAK TREES TO WATCH
Circle with triangles	EXISTING OAK TREES
Circle with diamonds	NEW OAK TREES TO WATCH
Circle with stars	EXISTING OAK TREES

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT MEETS ALL REQUIREMENTS OF THE CALIFORNIA PLANTING ORDINANCE AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.



PLANT SCHEDULE

PLANT	QUANTITY	SIZE	DATE
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2
NEW OAK TREES TO WATCH	15	6 GAL	2
EXISTING OAK TREES	15	6 GAL	2

HYDRO SEED NOTE: SEE SHEET L-502 FOR ADDITIONAL INFORMATION

Symbol	Description
Circle with dot	NEW OAK TREES TO WATCH
Circle with cross	EXISTING OAK TREES
Circle with diagonal lines	NEW OAK TREES TO WATCH
Circle with horizontal lines	EXISTING OAK TREES
Circle with vertical lines	NEW OAK TREES TO WATCH
Circle with wavy lines	EXISTING OAK TREES
Circle with grid	NEW OAK TREES TO WATCH
Circle with dots	EXISTING OAK TREES
Circle with squares	NEW OAK TREES TO WATCH
Circle with triangles	EXISTING OAK TREES
Circle with diamonds	NEW OAK TREES TO WATCH
Circle with stars	EXISTING OAK TREES

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT MEETS ALL REQUIREMENTS OF THE CALIFORNIA PLANTING ORDINANCE AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

PLANTING PLAN

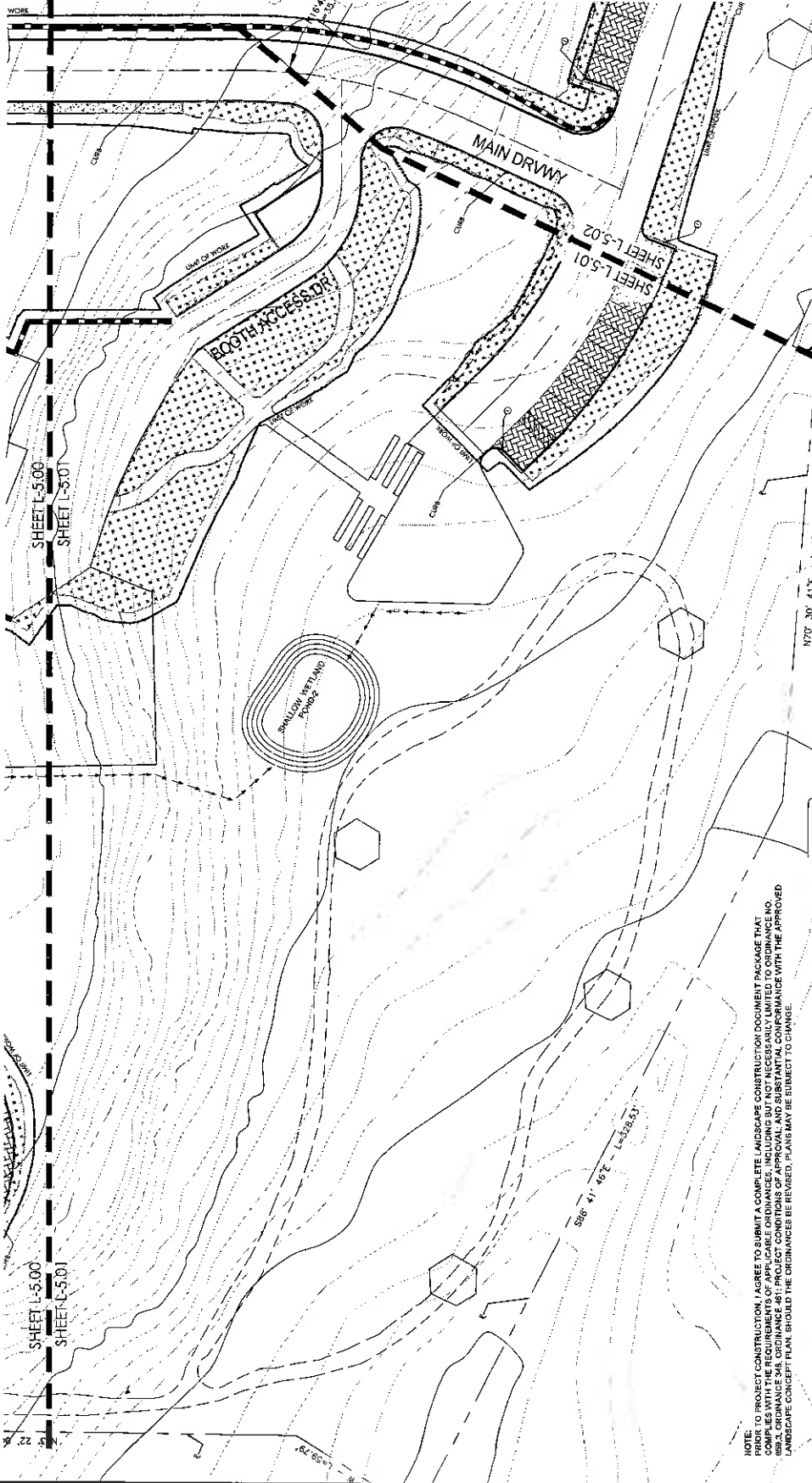
SHEET TITLE

SPECIFICATIONS

SHEET	BOOK
PROJECT MANAGER	TM
DRAWN	SM
CHECKED	
PROJ. NO.	RIS09
DATE	9/20/15
SCALE	1"=20'-0"
REVISIONS	
PREPARED BY	TRACIE COUNTY
DATE	9/22/16
COMMENTS	

SHEET NO.

L-5.01



NOTES:

- 1. All trees to be planted shall be of the following sizes:

Species	Caliper	Height
Shawlow Wetland	1.5" - 2.0"	5' - 6'
Shawlow Wetland	2.0" - 2.5"	6' - 7'
Shawlow Wetland	2.5" - 3.0"	7' - 8'
Shawlow Wetland	3.0" - 3.5"	8' - 9'
Shawlow Wetland	3.5" - 4.0"	9' - 10'
- 2. All trees to be planted shall be of the following sizes:

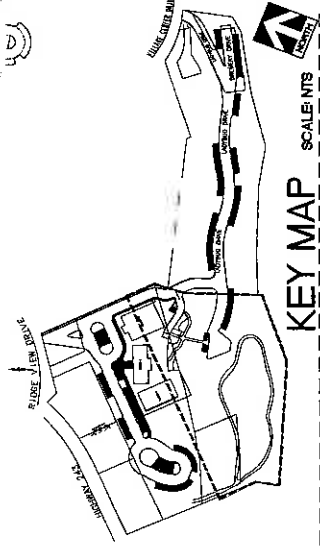
Species	Caliper	Height
Shawlow Wetland	1.5" - 2.0"	5' - 6'
Shawlow Wetland	2.0" - 2.5"	6' - 7'
Shawlow Wetland	2.5" - 3.0"	7' - 8'
Shawlow Wetland	3.0" - 3.5"	8' - 9'
Shawlow Wetland	3.5" - 4.0"	9' - 10'
- 3. All trees to be planted shall be of the following sizes:

Species	Caliper	Height
Shawlow Wetland	1.5" - 2.0"	5' - 6'
Shawlow Wetland	2.0" - 2.5"	6' - 7'
Shawlow Wetland	2.5" - 3.0"	7' - 8'
Shawlow Wetland	3.0" - 3.5"	8' - 9'
Shawlow Wetland	3.5" - 4.0"	9' - 10'
- 4. All trees to be planted shall be of the following sizes:

Species	Caliper	Height
Shawlow Wetland	1.5" - 2.0"	5' - 6'
Shawlow Wetland	2.0" - 2.5"	6' - 7'
Shawlow Wetland	2.5" - 3.0"	7' - 8'
Shawlow Wetland	3.0" - 3.5"	8' - 9'
Shawlow Wetland	3.5" - 4.0"	9' - 10'

TREE	PLANT SCHEDULE	COMMON NAME	SIZE	QTY
1	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
2	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
3	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
4	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
5	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
6	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
7	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
8	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
9	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
10	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
11	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
12	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
13	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
14	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
15	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
16	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
17	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
18	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
19	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
20	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
21	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
22	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
23	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
24	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
25	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
26	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
27	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
28	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
29	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
30	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
31	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
32	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
33	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
34	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
35	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
36	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
37	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
38	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
39	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
40	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
41	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
42	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
43	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
44	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
45	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
46	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
47	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
48	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
49	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
50	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
51	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
52	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
53	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
54	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
55	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
56	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
57	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
58	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
59	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
60	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
61	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
62	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
63	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
64	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
65	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
66	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
67	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
68	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
69	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
70	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
71	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
72	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
73	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
74	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
75	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
76	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
77	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
78	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
79	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
80	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
81	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
82	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
83	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
84	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
85	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
86	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
87	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
88	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
89	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
90	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
91	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
92	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
93	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
94	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
95	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
96	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
97	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
98	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
99	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9
100	NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	12 CAL	9

NOTE: PRIOR TO PROJECT CONSTRUCTION, AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES THE REGIONAL WATER QUALITY CONTROL PLAN AND THE LOCAL WATER QUALITY CONTROL PLAN. THE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE SHOULD BE SUBMITTED TO THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.



HYDRO-SEED NOTE: SEE SHEET L-5.02 FOR ADDITIONAL INFORMATION.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42754
Project Case Type (s) and Number(s): Conditional Use Permit No. 3673 Revision 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Phayvanh Nanthavongdouangsy, Principal Planner
Telephone Number: 951-955-6573
Applicant's Name: San Jacinto Mountain Community Center
Applicant's Address: P.O. Box 1770 Idyllwild CA 92549

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit No. 3673 Revision 1 (herein, identified as "CUP No. 3673R1" or as the "Project"), proposes to add a community center to an existing playground approved through Conditional Use Permit No. 3673. The community center will be built in four phases. Phase I includes an amphitheater, restrooms, and 146 parking spaces. The amphitheater will be used for Thursday night outdoor concerts that will occur in June, July and August. The maximum number of attendees is 400 people. The amphitheater will also occasionally be used for other social events on different evenings of the week, such as "Movies in the Park", fund raising events, and summer plays. Phase II will include a two-story 8,000 square foot (SF) building with an activities room, a youth center, a commercial kitchen, and restrooms. The activities room will be used for a variety of community classes like yoga and quilting classes, club meetings and wedding receptions where food is served. The youth center will be used for activities to support small children through high-school aged kids. Phase III includes a 7,000 SF gymnasium and four gazebos. The gym will be used for various sports activities. Phase IV includes a 5,000 SF indoor swimming pool building. The swimming pool will be used as a public swimming pool and will offer swimming classes. The buildings and uses listed for Phase II through Phase IV, will not be in use when the amphitheater is in use.

Portions of the proposed driveway traverse the adjacent parcels to the north and east (APN 565080058, 565070023, 565062020, and 565062026). Driveway easement deeds have been recorded for all effected parcels.

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

C. Total Project Area: 8.83 acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 8.83	Lots:	Sq. Ft. of Bldg. Area: 25,506	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 565-070-025, 565-070-020, 565-070-014, 565-080-044, 565-060-026, 565-062-020, 565-080-058, and 565-070-023, driveway easement deeds were granted for 565080058, 565070023, 565062020 and 565062026

E. Street References: 54201 Ridgeview Drive, Idyllwild CA 92549

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 3 East, Section 18 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of a community park, which makes up most of the northern area. The southern portion of the site contains walking trails. A small portion of Strawberry Creek borders the southern project boundary. The site elevation is approximately 5,300 feet above sea level. Residential properties exist to the south, east, and west. The Project site is used by local residents for recreation use. A mix of commercial buildings and residential properties are located to the north and east of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site's existing land use designation is Community Development: Medium Density Residential (MDR) and Commercial Retail (CR) located within the Idyllwild/Pine Cove Village Tourist Policy Area of the Riverside Mountainous Area Plan (REMAP). The Policy Area promotes community serving amenities at higher densities or intensities than prescribed by the plan. The Project proposes a community center to support the local community as well as visitors and does not change the basic character of the community. The Project will provide recreational opportunities to support existing and future village development (REMAP 4.1 and REMAP 6.1). The Project is within the boundaries of the Idyllwild Water District/Improvement District No. 1; as such, the site plan, Project Description and all requested materials were sent to the Idyllwild Water District for review. Idyllwild Water District provided a Water and Sewer Service letter for Phase I of the Project. Implementation of the Project's Phases 2-4 are conditioned to provide will serve letters prior to issuance of a building permit from the Idyllwild Water District to insure the development of each Phase will have adequate water and sewer services (REMAP 4.15 and REMAP 4.19). The Riverside County Waste Management Department conditioned the Project to develop a Waste Recycling Plan (REMAP 4.17).
- 2. Circulation:** The Project provides adequate access off Ridge View Drive and Village Center Drive and 146 parking spaces to serve the proposed recreational uses. In order to provide enough parking spaces for summer concert events all other uses will be closed during such events. The trails located south of the project site will remain open and clear from obstruction.
- 3. Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the REMAP. A General Biological Assessment Report was prepared by Hernandez Environmental Services was completed for the project on June 3, 2016 as required by Western Riverside County Multispecies Habitat Conservation Plan (WRCMSHCP) and General Plan (OS 17.2, OS 18.1, OS 18.3, and OS 18.4). As discussed in the report the site is not located in located within a WRCMSHCP linkage or criteria cell and is not located in proximity to an MSHCP Conservation Area therefore is not subject to cell criteria under the WRCMSCHP. The Project complies with the following applicable sections of the WRCMSCHP: 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, Section 6.1.3 Protection of Narrow Endemic Plan Species, and Section 6.1.4 Guidelines Pertaining to Urban/Wildlands Interface, and Section 6.3.2 Guidelines Additional Survey Needs and Procedures. Compliance to each of these sections are discussed in Section 7: Biological Resources. The Strawberry Creek is located along the southern boundary of the Project Area. Strawberry Creek and the associated riparian/riverine areas will be completely avoided by the Project activities. Additional site and focus surveys were conducted by Riverside County Environmental Programs Department Biologists and determined that: the site does not contain suitable

habitat for Narrow Endemic Plant Species, the project not subject to guidelines subject to Urban Wildlands Interface for indirect effects of adjacent land uses and/or the treatment of edge effects, the Project avoids sensitive areas along Strawberry Creek and the associated riparian/riven areas, and trees present are suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA) and have been conditioned to conduct MBTA surveys prior to building permit issuance. The overall site supports Oak Trees that qualify for protection according to the Riverside County Oak Tree Management Guidelines. The Project has been designed in a manner that reduces impacts to existing oak trees. The Project proponents shall be responsible for planning oak trees of the same species as those found on the project site dependent on the diameter breast height (DBH) of the tree to be removed. Additionally, the Project is located within the WRCMSCHP Fee Area and have been conditioned to pay MSHCP fee;

4. **Safety:** The Project site is not located within area that is subject to liquefaction, dam inundation, subsidence or near a fault zone. The Project site in an area the Riverside County Flood Control and Water Conservation District identifies as a Special Flood Hazard Area listed in Riverside county Ordinance No. 458314 Section 5. Construction associated with the project is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances. The proposed buildings are in compliance with the California Building Code requirements for occupancy (S 3.3, S 5.1).
5. **Noise:** The Project is design in a manner to mitigate potential noise emitting from the project site to sensitive receptors that are located west and south of the project site (REMAP 7.1). A Noise study was submitted to the Department of Environmental Health for review and clearance. The Department of Environmental Health reviewed the Noise Study and recommended conditions of approval for noise mitigation during construction and operation of the community center.
6. **Housing:** The Project does not propose residential units.
7. **Air Quality:** The Project submitted an Air Quality analysis as part of the application development review.
8. **Healthy Communities:** The Healthy Communities Element of the General Plan encourages the development of complete communities that provide for basic needs of individuals, including food, shelter and safety within a cohesive, attractive environment. In addition to these basic human needs, complete communities support a balance of uses that encourage job and neighborhood stability, encourage the creation of social capital and nurture mental and cultural health as well. The Community Center will provide for safe and appealing recreational opportunities to serve the community (HC 9.3). The Project will be built in phases dependent on the availability of water in the future (HC 9.2). The Project expands the existing park's facilities and amenities (HC 10.3) to provide residents of all ages and income levels with convenient and safe opportunities for recreation and physical activities (HC 10.1).

B. General Plan Area Plan(s): Riverside Mountainous Area Plan (REMAP)

C. Foundation Component(s): Community Development

D. **Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) and CD: Medium Density Residential (CD:MDR) (2-5 DU/Acre)

E. **Overlay(s), if any:**

F. **Policy Area(s), if any:** Idyllwild/Pine Cove Village Tourist Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** REMAP
2. **Foundation Component(s):** Community Development and Open Space
3. **Land Use Designation(s):** CD: CR, CD: MDR and OS: Water
4. **Overlay(s), if any:**
5. **Policy Area(s), if any:** Idyllwild/Pine Cove Village Tourist Policy Area

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:** Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A), and Watercourse Area (W-1)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** C-P-S, R-3A and W-1

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" 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

Oct. 7, 2016

Date

Phanvath Nanthavongkham

Printed Name

For Steven Weiss, AICP Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Circulation Element Figure C-9 "Scenic Highways", Riverside Mountain Extended Area Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) As shown on the Circulation Element Figure C-9, State Route 243 (SR-243) is designated a State Designated Scenic Highway. To protect the SR-243 scenic resource, REMAP policy REMAP 11.3 requires a setback of at least 150 feet from the centerline of the scenic highway. The buildings associated with the Project are set back approximately 220 feet from the centerline. The project is not proposing to remove trees along SR-243. Therefore, the project will have less than significant impacts on SR-243.
- b) The Project will not 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.

Therefore, the project will have no impact on Scenic Resources.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is currently located in Zone B, approximately 28.00 miles from Mt. Palomar Observatory. As such, the project will be required to adhere to Ordinance No. 655; therefore, the project will have less than significant impact to Mt. Palomar Observatory.

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: Ordinance No. 915 (Regulating Outdoor Lighting), Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) The project will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. As a result, compliance with Ordinance Nos. 655 and 915 will reduce the potential impact to the surrounding residences to less than significant.
- b) The project will comply with County Ordinance Nos. 655 and 915 regarding lighting for the project. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

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

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project will not conflict with any agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials. General Biological Assessment Report Prepared by Hernandez Environmental Services (June 2015),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

- a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). According to General Plan Figure OS-3a, the Project site contains Montane Coniferous Forest. The General Biology Assessment Report prepared for the project also confirms that the site contains Montane Coniferous Forest on approximately 2.47 acres. This parcel and the adjacent parcels are not used for Timber or forestland production. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Therefore, the proposed project will not conflict with existing land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts will occur. No mitigation is required.
- b) The project will not result in the loss of "forest land" or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of "forest land" to non-forest use

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The project will not conflict with or obstruct implementation of the applicable air quality plan.

The regional plan that applies to the proposed project includes the South Coast Air Quality Management District (SCAQMD) - Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "new or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2012 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations:

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local, regional, and toxic air contaminant thresholds of significance. Therefore, the proposed project is not anticipated to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2012-2035 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2012, consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The existing General Plan land use designations for the site are Commercial Retail (CR) and Medium Density Residential (MDR) within the Idyllwild/Pine Cove Village Tourist Area Policy Area. The majority of the Project's development envelop is located within the area designated as CR. Commercial land use designations are critical to the long term economic and fiscal stability of the County. CR designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, based on the surrounding uses and the amount of CR acreage already developed within the unincorporated area. The MDR portion of the site is mainly open space and open air amphitheater. As they are less intense uses, they would not generate emissions in excess of those already accounted for in the General Plan for the existing land uses. The General Plan Land Use Element also states that residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as parks and civic uses that serve as crucial support elements for neighborhoods and communities and help establish focus and identity. The Project carries forward the Land Use Element policy LU 28.8 for residential community design; which encourages the establishment of "activities centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses or similar facilities". The Project is also within the Idyllwild/Pine Cove Village Tourist Policy Area which is intended to allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. The Project will provide for recreational opportunities to service the surrounding community in an area where water availability is limited. In accordance with REMAP 2.2, each phase of the Project will require a will serve letter from the Idyllwild Water District to ensure impacts would not have significant impacts to the water purveyor. The Idyllwild Water District has provided a will serve letter for Phase I which is for the construction and operation of the amphitheater.

Therefore, the proposed project would not result in an inconsistency with the land use designation in Riverside County's General Plan. It is not anticipated that the project would exceed the AQMP assumptions for the project site, and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction-Source Emissions

Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

Operational-Source Emissions

The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant. Project-related GHG emissions are also considered to be less than significant.

- c) The project will not 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)

The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in the following table (Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 6):

Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 6		
SCQAMD Air Quality Significance Thresholds for Coachella Valley ^{1,2}		
Mass Daily Thresholds		
Criteria Pollutants	Construction (lbs/day)	Operation (lbs/day)
NOx (Nitrogen Dioxide)	100	100
VOS (Volatile Organic Compnds)	75	75
PM10 (Particulate Matter 10 micrometers)	150	150
PM2.5 (Particulate Matter 2.5 micrometers)	55	55
Sox (Sulfur Dioxide)	150	150
CO (Carbon Monoxide)	550	550
Lead	3	3
Toxic Air Contaminants, Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden >0.5 excess cancer cases (in areas ≥ 1 in 1 million)	

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 6
SCQAMD Air Quality Significance Thresholds for Coachella Valley^{1,2}

	Chronic & Acute Hazard Index > 1.0 (project increment)
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402
GHG	10,000 MT/yr CO2e for industrial facilities
Ambient Air Quality Standards	
Pollutant	SCAQMD Standards
NO2 -1-hour average	0.18 ppm (338 µg/m ³)
PM10 -24-hour average	
Construction	10.4 µg/m ³
Operations	2.5 ug/m ³
SO2	
1-hour average	0.25 ppm
24-hour average	0.04 ppm
CO	
1-hour average	20 ppm (23,000 µg/m ³)
8-hour average	9 ppm (10,000 µg/m ³)
Lead	
30-day average	1.5 µg/m ³
Rolling 3-month average	0.15 µg/m ³
Quarterly average	1.5 µg/m ³
¹ Source: http://www.aqmd.gov/ceqa/handbook/signthres.pdf	
² Construction thresholds apply to both the South Coast Air Basin and Coachella Valley. For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.	

Construction-related regional air quality impacts have been analyzed for the criteria pollutants using CalEEMod Version 2013.2.2, a computer model published by SCAQMD for estimating air pollutant emissions. The construction-related pollutant emissions for each phase are shown in the Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center Table 7. Table 7 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from the construction of the proposed project.

Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 7
Construction-Related Regional Pollutant Emissions¹

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	2.54	27.32	20.55	0.02	5.18	3.31
Off-Site ³	0.04	0.05	0.57	0.00	0.11	0.03
Subtotal	2.58	27.36	21.12	0.02	5.29	3.34
Grading						
On-Site ²	3.67	38.45	26.08	0.03	4.73	3.33
Off-Site ³	0.30	4.34	3.62	0.01	0.51	0.19

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Subtotal	3.96	42.78	29.70	0.04	5.24	3.52
Building Construction						
On-Site ²	3.41	28.51	18.51	0.03	1.97	1.85
Off-Site ³	1.10	6.10	14.52	0.03	2.29	0.69
Subtotal	4.50	34.61	33.03	0.06	4.26	2.54
Paving						
On-Site ²	2.05	20.30	14.73	0.02	1.14	1.05
Off-Site ³	0.05	0.06	0.76	0.00	0.17	0.05
Subtotal	2.10	20.36	15.49	0.02	1.31	1.09
Architectural Coating						
On-Site ²	6.12	2.19	1.87	0.00	0.17	0.17
Off-Site ³	0.11	0.13	1.63	0.00	0.36	0.10
Subtotal	6.23	2.31	3.50	0.00	0.53	0.27
Total of Overlapping Phases⁴	12.83	57.28	52.02	0.09	6.10	3.90
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

¹ Source: CalEEMod Version 2013.2.2

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction phase, paving phase and painting phase may overlap

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project.

The operations-related criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model. The operating emissions were based on the year 2017, the anticipated opening year for the project. The operations daily emissions printouts from the CalEEMod model are provided in Air Quality Analysis Appendix C. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources. The following table summarizes the potential operations-related emissions:

Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 10 Operational Regional Pollutant Emissions ¹						
Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	7.74	0.00	0.04	0.00	0.00	0.00
Energy Usage ³	0.01	0.11	0.09	0.00	0.01	0.01
Mobile Sources ⁴	2.20	5.64	20.12	0.05	3.31	0.93
Total Emissions	9.95	5.75	20.25	0.05	3.32	0.94
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

¹ Source: CalEEMod Version 2013.2.2. Highest emissions from either summer or winter.
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
⁴ Mobile sources consist of emissions from vehicles and road dust.

- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

The SCAQMD defines a sensitive receptor as a land use such as residences, schools, child care centers, athletic facilities, playgrounds, retirement homes and convalescent homes (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. The nearest sensitive receptors to the project site are the existing homes just west and south of the site within 50 feet of the project boundary.

- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center, Riverside County, California, prepared by Roma Environmental revised October 14, 2015 – TABLE 9
Local Construction Emissions at the Nearest Receptors¹

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Prep	27.32	20.55	5.18	3.31
Grading	38.45	26.08	4.73	3.33
Building Construction	28.51	18.51	1.97	1.85
Paving	20.30	14.73	1.14	1.05
Architectural Coating	2.19	1.87	0.17	0.17
SCAQMD Thresholds²	191	1,299	7	5
Exceeds Threshold?	No	No	No	No

¹ Source: Calculated from CalEEMod 2013.2.2.
² Source: SCAQMD's Mass Rate Look-up Tables for two acres at a distance of 25 m in SRA 30 Coachella Valley Area. Closest receptors are within 50 feet of the site.

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

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality. Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Western Riverside County Multi-Species Habitat Conservation Plan, General Biological Assessment Report Prepared by Hernandez Environmental Services (June 2015), Western Riverside County Multi-Species Habitat Conservation Plan Fee Area (Ord. 810), Site visit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

- a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

According to the General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015, the proposed project site is located within the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP) Riverside Extended Mountain Area Plan (REMAP). The proposed project site is not located within a Criteria Cell and therefore is not subject to cell criteria under the WRCMSHCP. Consistency with WRCMSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 is discussed herein.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site contains approximately 0.06 acres of alder/willow dominant riparian habitat associated with Strawberry Creek along the southern boundary of the site. This habitat is considered a riparian/riverine area as defined in Section 6.1.2 of the WRCMSHCP. The project site is within an area identified as potential habitat for the following amphibia species: mountain yellow-legged frog. Strawberry Creek and associated riparian/riverine areas will be completely avoided by project activities; therefore, focused surveys for mountain yellow-legged frog were not required.

Section 6.1.3 Protection of Narrow Endemic Plant Species

The project site is within an area identified as potential habitat for the following Narrow Endemic Plant Species: Johnston’s rock cress, San Jacinto mariposa lily, and San Jacinto Mountain bedstraw. Riverside County Environmental Programs Department Biologists carried out focused surveys for the Narrow Endemic Plant Species and determined that the project site does contain habitat suitable for Johnston’s rock cress, San Jacinto mariposa lily, or San Jacinto Mountain bedstraw.

Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located within a WRCMSHCP linkage or criteria cell and is not located in proximity to an MSHCP Conservation Area. Therefore, the site will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge effects outlines in Section 6.1.4 of the WRCMSHCP.

Section 6.3.2 Guidelines Additional Survey Needs and Procedures

As mentioned herein, the project site is within an area identified as potential habitat for the following amphibia species: mountain yellow-legged frog. Strawberry Creek and associated riparian/riverine areas will be completely avoided by project activities; therefore, focused surveys for mountain yellow-legged frog were not required.

The proposed project will not conflict with the provisions of the WRCMSHCP. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- b) According to the General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015 (Appendix B), the following threatened and endangered species have recorded occurrences within five miles of the proposed project site:

Parish's meadowfoam (State Endangered), slender-horned spineflower (State and Federal Endangered), Mojave tarplant, hidden lake bluecurls, (Federally Threatened), arroyo toad (Federally Endangered), southern rubber boa (State Threatened), Townsend's big-eared bat (State Candidate Threatened), Casey's june beetle (Federally Endangered), San Bernardino kangaroo rat (Federally Endangered), Stephens' kangaroo rat (Federally Endangered and State Threatened), bald eagle (State Endangered), peninsular big horn sheep (Federally Endangered and State Threatened), Coachella Valley fringe-toed lizard (Federally Threatened and State Endangered) and the least Bell's vireo (Federally and State Endangered).

Based on the March 27, 2015 field visit, suitable habitat is not present on the project site to support the above listed species. The southern mountain yellow-legged frog (Federally and State Endangered) was observed during the field visit on the southern boundary of proposed project site along Strawberry Creek. Strawberry Creek will not be impacted by the proposed project. 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). Impacts will be less than significant.

- c) According to the General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015 (Section 5.0 Project Impacts), the following sensitive species have the potential to occur with the existing lower coniferous habitat and disturbed habitat and thus have the potential to be impacted by the proposed project:

Johnston's rockcress, San Jacinto Mariposa-lily, Parish's chaenactis, San Jacinto Mountain bedstraw, Alvin meadow bedstraw, San Felipe monardella, white-margined oxytheca, Laguna Mountains jewelflower, southern jewelflower, San Bernardino aster, red-diamond rattlesnake, San Bernardino flying squirrel, California kingsnake, lodgepole chipmunk, and coast horned lizard.

Riverside County Environmental Programs Department Biologists carried out focused surveys for the Narrow Endemic Plant Species and determined that the project site does not contain habitat suitable for rare or Narrow Endemic Plant Species.

The coast horned lizard, red-diamond rattlesnake, San Bernardino flying squirrel, and California kingsnake are covered under the WRCMSHCP. The proposed project site is located within the WRCMSHCP Fee Area (Riverside County Ordinance 810). Payment of the WRCMSHCP fee will contribute to the mitigation of impacts to these species.

Impacts related to 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 will be less than significant after payment of WRCMSHCP fees.

- d) According to the General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015, the project site is not located within a WRCMSHCP linkage or criteria cell and is not located in proximity to an MSHCP Conservation Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Therefore, the site will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge effects outlines in Section 6.1.4 of the WRCMSHCP.

There are trees present on the project site that provide suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under Fish and Game Code Section 3503. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance (Condition of Approval 60.EPD.001, MBTA Survey) to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). In addition, submittal of a MBTA Survey Report is required to be submitted to EPD and conditioned for the project prior to building permit issuance (Condition of Approval 80.EPD.001, MBTA Report). Impacts will be less than significant with adherence to project Conditions of Approval.

- e) – f) According to the General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015, the project site contains approximately 0.06 acres of alder/willow dominant riparian habitat associated with Strawberry Creek along the southern boundary of the site. This habitat is considered a riparian/riverine area as defined in Section 6.1.2 of the WRCMSHCP. Strawberry Creek and associated riparian/riverine areas will not be impacted by project activities. Prior to grading permit issuance, the project will be conditioned for a grading plan check to ensure avoidance of the Riparian/Riverine feature on site and determine the final amount of oak trees that shall be impacted by project development (60.EPD.002, Grading Plan Check). Impacts to riparian habitat and wetlands will be less than significant with adherence to County of Riverside Conditions of Approval.
- g) Riverside County Biologists performed a survey of the oak trees located throughout the proposed project site on August 26, 2016 and prepared an Oak Tree Inventory and Mitigation Plan for the proposed project site. The analysis of impacts and mitigation proposed within the Oak Tree Inventory and Mitigation Plan are required by the County of Riverside's Oak Tree Management Guidelines.

Overall, the site supports 238 oak trees that qualify for protection according to the Riverside County Oak Tree Management Guidelines. Oak trees on the property were identified as coast live oaks (*Quercus agrifolia*) and oaks (*Quercus kelloggii*).

The geospatial analysis conducted for this property resulted in the determination that a total of 97 individual oak trees will be impacted as a result of project implementation. Most of the oak tree impacts are associated with Phase 1 of the proposed project which is comprised of a building and associated outdoor deck.

Because the proposed project shall impact oak trees as a result of eventual build out the project must propose oak tree mitigation. In order to comply with the Riverside County Oak Tree Guidelines the project has designed the project in a manner that reduces impacts to existing oak trees. Project design incorporates existing oak trees into landscape areas and avoids stands of oaks to the maximum extent possible. The design of the Idyllwild Community Center has clustered the development as much as possible to avoid unnecessary oak tree impacts. Because the project is unable to conform to all mitigation measures described in the Oak Tree Management Guidelines the project proposes to replace any oak tree that is impacted by development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The project proponents shall be responsible for planting oak trees of the same species as those found on the project site. Oaks shall be replaced at a ratio dependent upon the diameter breast height (DBH) of the tree to be removed. All oaks with a diameter of less than 10.0 inches shall be mitigated at a ratio of 2:1. Oaks larger than 10.0 inches shall be mitigated at a ratio of 5:1. Mitigation oak trees shall be planted in a protected area around the project site or at an offsite location that is within the general area of the proposed project site. Offsite planting shall occur in an area that requires oak woodland rehabilitation or that would benefit from the planting of oak trees. A Habitat Mitigation and Monitoring Plan (HMMP) is conditioned for the project prior to the issuance of a grading permit that must include the final mitigation sites (60.EPD.003, EPD, Oak Tree HMMP). In addition, prior to the issuance of any building permits, the project is conditioned for an EPD biologist to conduct a site visit to insure that all mitigation oaks for the phase as described in the HMMP have been planted (80.EPD.002, Oak Tree Mitigation). As mentioned in e-f) of this section, prior to grading permit

Mitigation: COA 60 EPD.03 and COA 80 EPD 02

Monitoring: Environmental Programs Department

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: On-site Inspection, Project Application Materials, "A Phase I Cultural Resources Assessment for the Idyllwild Community Center Project", prepared by Brian F. Smith and Associates dated November 16, 2015, Riverside County Historical Landmarks website www.rivcolandmarks.org, and California Office of Historic Preservation website <http://ohp.parks.ca.gov/listedresources/>.

Findings of Fact:

- a) According to Riverside County Multipurpose Open Space Element Figure OS-7, the Project site does not include a known historic site. The Riverside County Historical Landmarks website (www.rivcolandmarks.org), maintained by the Riverside County Regional Park and Open-Space District, also does not list this site as a historical land mark. Camp Emerson is the closest historic landmark near this project site. It is located 1.5 miles southwest of the Project site. The Project will not alter or destroy this historic site; therefore, there are no impacts to historic sites.
- b) As mentioned above Figure OS-7 and www.rivcolandmarks.org did not yield any historical resources on the Project site. A search through the California Register of Historical Resources also did not yield historic resources on the project site. There is one historic resource near the Project site, Camp Emerson, that is located 1.5 miles southwest of the Project site. 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.

Mitigation: No mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Monitoring:</u> No monitoring measures are required.				
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
b. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; "A Phase I Cultural Resources Assessment for the Idyllwild Community Center Project", prepared by Brian F. Smith and Associates dated November 16, 2015.

Findings of Fact:

a-c) The Phase I Cultural Resources Assessment concluded that no cultural resources were identified within or near the Project site. The Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. However, the assessment recommends monitoring during ground disturbing activities, such as grading or trenching, by a qualified archaeologist is recommend to ensure that if buried features (i.e. human remains, hearths, or cultural deposits) are present, they will be handled in a timely and proper manner. (Condition of Approval (COA) 10.PLANNING.33, COA 10. PLANNING. 34, and COA 10. PLANNING. 35). Also, a native monitor was will also be present during ground disturbing activities per COA 60. PLANNING. 13. COA 60. PLANNING. 14 requires a Cultural Resources Monitoring Plan prior to grading permit issuance, and COA 60. PLANNING. 15 requires a Cultural Resource Mitigation and Monitoring Program to mitigate potential impacts to undiscovered buried cultural resources.

d) The Project is not used for religious or sacred uses within the potential impact area; therefore, there are no impacts.

e) The County met with the representatives of the Soboba Band of Luiseno Indians for Assembly Bill 52 consultation on the project on March 15, 2016. On the same day following the meeting, the Project description and conditions of approval regarding cultural resources were sent to the Tribe's representatives for review. Planning staff has not received any additional correspondence from the Tribe's representative regarding the proposed project. On May 2, 2016 the Planning Staff sent the Tribe's representative a letter summarizing the consultation with the conditions of approval that pertain to cultural resources. Based on the meeting and correspondences with the representatives, Planning concluded that there any potential impacts to Tribal Cultural Resources, Tribe as defined in Section 21074 of the Public Resources Code, that may be discovered during excavation will be mitigated to a level of less than significant with compliance of COA 10. PLANNING. 33, COA 10. PLANNING. 34, COA 10. PLANNING. 35, COA 60. PLANNING. 13, COA 60. PLANNING. 14 and COA 60. PLANNING. 15.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: COA 10. PLANNING. 33, COA 10. PLANNING. 34, COA 10. PLANNING. 35, COA 60. PLANNING. 13, COA 60. PLANNING. 14 and COA 60. PLANNING. 15

Monitoring: Departments of Building and Safety and Planning

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) 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, per COA 10. PLANNING. 32 the following conditions shall apply:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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.

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	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. The project is not within a Fault Zone or within a 1/2 mile of a Fault. The closest fault zone is located 2.5 miles south of the Project site. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Impacts are considered less than significant.
- b. The project will not 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. No impact will occur. No mitigation is required.

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
--------------------------------	--	------------------------------	-----------

12. Liquefaction Potential Zone

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

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

Source: Riverside County General Plan Safety Element Figure S-3 "Generalized Liquefaction" and REMAP Figure 12 "Seismic Hazards"

Findings of Fact:

a) According to the General Plan Safety Element Figure S-3, there are no potential for Liquefaction within the project area; therefore, there are no impacts.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Source: Riverside County General Plan Figure S-4, Earthquake-Induced Slope Instability Map

Findings of Fact:

a) According to the Riverside County General Plan Safety Element Figure 4, the Project area is not located in an area, which is susceptible to seismically induced landslides and rockfalls. 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 (see discussion in 11, above). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development has already mitigated the potential impact to a less than significant level. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

b) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

Mitigation: No mitigation measures are required

Monitoring: No monitoring 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?

<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
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*

Findings of Fact:

a) According to the General Plan Safety Element Figure S-5 the slope for the Project site ranges from 15% to 30%. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

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: Riverside County General Plan Safety Element Figure S-7 "Documented Subsidence Areas Map", Riverside County Database – Map My County Web Application

Findings of Fact:

a) According to the Riverside County Map My County Report and Safety Element Figure S-7, the project is not within a Subsidence Area. The project will not 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; therefore, impacts will be 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: On-site Inspection, Project Application Materials, Figure 10 "Flood Hazards", Riverside County Safety Element Figure S-10, "Dam Failure Inundation Zones"

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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 Slopes", Project Application Materials

Findings of Fact:

- a) The project will not change topography or ground surface relief features.
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<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: Project Application Materials, On-site Inspection;

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements (COA 10. BS GRADE. 7, 60. BS GRADE 11 and 60. BS GRADE 12) and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b) According to the General Plan, expansive testing and mitigation are required by currently grading and building codes. The project condition of approval (COA 60.BS Grade 4) requires Geotechnical soils reports, in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the Riverside County Geotechnical Guidelines for Review of Geotechnical and Geologic Reports. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Impacts will be less than significant.

c) The project will connect to the sewer system. No impact will occur.

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?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Implementation of the proposed project will involve grading activities. Strawberry Creek is located near the southern boundary of the Project site. Standard grading 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 grading permit, will minimize potential for erosion during grading activities. The impact will be less than significant. No mitigation required.

These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions (COAs 60. BS GRADE. 1, 60. BS GRADE. 13, and 60. BS GRADE. 14) and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to the grading phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Project shall utilize the County's Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. A preliminary WQMP has been cleared for the Project. All implementing projects shall incorporate the appropriate Best Management Practices (BMPs) to maintain

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

conformance to the County's active MS4 permit. These requirements are standard conditions (60. BS GRADE 11, 90. BS GRADE. 1, 90. BS GRADE. 2, 90. BS GRADE. 4, 90. BS GRADE. 5, 90. BS GRADE. 6 and 90. BS. GRADE. 7) and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

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. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site. The project has been conditioned through COA 10. BS GRADE. 4 for erosion control which states "grading 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 any raining season from October 1 to May 31. No impacts are anticipated due to wind erosion or blowsand. No additional mitigation measures required.

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?

Source: Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center Riverside County, California, prepared by Roma Environmental Revised on October 14, 2015

Findings of Fact:

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The following provides the methodology used to calculate the project-related GHG emissions, the project impacts and a consistency analysis of the proposed project with any applicable GHG reduction plans, policies or regulations.

Methodology: The CalEEMOD Verison 2013.2.2 was used to calculate the GHG emissions from the proposed project. The project's emissions were compared to the SCAQMD draft threshold and Riverside County CAP Screening threshold of 3,000 metric tons CO₂e per year.

1. Area Sources:

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Area sources were analyzed in the manner described in Section VII above. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly. SCAQMD Rule 445 states that since March 9, 2009, permanent indoor and outdoor wood burning devices (such as fireplaces and wood stoves) cannot be installed in new developments. No other changes were made to the default area source parameters.

2. Energy Usage:

Energy usage includes emissions from the generation of electricity and natural gas used on-site. The energy usage was based on the CalEEMod defaults. No changes were made to the default energy usage parameters.

3. Mobile Sources:

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. There was no traffic study done for the project, so CalEEMod default for trip generation rates for health club and recreational swimming pool (32.93 per thousand square feet (TSF) weekday, 20.87 per TSF Saturday, and 26.73 per TSF Sunday) were used.

4. Waste: Waste includes the GHG emissions generated from the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. The CalEEMod default value for waste generated was used in the analysis.

5. Water: Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. CalEEMod defaults were used in the analysis.

6. Construction: The construction-related GHG emissions were also included in the analysis and were based on a 30 year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction emissions from the off-site improvements were also included in the construction totals. The construction-related GHG emissions were calculated by CalEEMod and detailed above in Section VI.

B. Project Greenhouse Gas Emissions

The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown below in Table 11 and the CalEEMod Model runs for the proposed project are provided in Appendix C. Table 11 shows that the proposed project would generate a total of 747.31 MTCO₂e per year. According to the thresholds of significance established above in Section V, a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed the SCAQMD and Riverside County CAP draft screening threshold of 3,000 metric tons of CO₂e per year for greenhouse gas emissions for all uses. Therefore, operation of the proposed project would not create a significant cumulative impact to global climate change.

Table 11

Project-Related Greenhouse Gas Emissions¹

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage ³	0.00	71.72	71.72	0.00	0.00	72.05
Mobile Sources ⁴	0.00	589.77	589.77	0.02	0.00	590.19
Solid Waste ⁵	24.28	0.00	24.28	1.43	0.00	54.40
Water ⁶	0.39	7.04	7.44	0.04	0.00	8.61
Construction ⁷	0.00	21.98	21.98	0.00	0.00	22.05
Total Emissions	24.67	690.53	715.20	1.50	0.00	747.31
Threshold						3,000
Exceeds Threshold?						No

The project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
- Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
- Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land-clearing debris.
 - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
- Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
- Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 30% more efficient than 2008 Title 24 Standards for commercial buildings) will further reduce project-related greenhouse emissions.

The project has also been conditioned to comply with Assembly Bill 341. AB 341 focuses on increased commercial waste recycling as a method to reduce GHG emissions. (10 WASTE 2). This

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

condition of approval requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. This condition of approval is applied to all commercial and business uses in Riverside County and is not considered mitigation under CEQA.

C. Greenhouse Gas Plan Consistency

The specific goals and actions included in the County of Riverside Climate Action Plan that are applicable to the proposed project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to include all mandatory green building measures for new residential developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project. Sources of alternative transportation are available in Hemet, such as the Route 27 bus provided by the Riverside Transit Agency, which could assist in reducing vehicle miles traveled.

As stated above, the GHG emissions generated by the proposed project would not exceed the GHG threshold of 3,000 metric tons per year of CO₂e. Consequently, the implementation of the proposed project would not hinder the state’s ability to achieve AB 32’s goal of achieving 1990 levels of GHG emissions by 2020. In addition, once the energy and water consumption reductions from compliance with the mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the proposed project would be even lower. Furthermore, emissions from vehicles, which are the main source of operational GHG emissions associated with the project, would also be reduced through implementation of the state Pavley standards, the federal CAFE standards, and the state LCFS. The project’s consistency with the CARB Climate Change Scoping Plan is addressed below.

Scoping Plan

Emission reductions in California alone would not be able to stabilize the concentration of greenhouse gases in the earth’s atmosphere. However, California’s actions set an example and drive progress towards a reduction in greenhouse gases elsewhere. If other states and countries were to follow California’s emission reduction targets, this could avoid medium or higher ranges of global temperature increases. Thus, severe consequences of climate change could also be avoided.

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State’s strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health” (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

In May 2014, CARB released its First Update to the Climate Change Scoping Plan (CARB 2014). This Update identifies the next steps for California’s leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California’s success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

This Scoping Plan calls for an “ambitious but achievable” reduction in California’s greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 15 percent from 2010 levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

Table 12 CARB Scoping Measure Project Comparison

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that will become mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with County programs, such as the County’s recycling and waste reduction program, which comply, with the 50 percent reduction required in AB 939.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable County ordinances.

Project consistency with applicable strategies in the Plan is assessed. As shown in Table 12, the project is consistent with the applicable strategies and the project would result in a less than significant impact. The project’s operational GHG emissions do not exceed the draft SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

threshold for all land uses or the draft Riverside County CAP screening threshold, and is consistent with the goals of the County of Riverside Climate Action Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions would not have a significant impact on the environment.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials; Riverside County Geographic Information System Database for school sites; Phase I Environmental Site Assessment Report prepared for the Idyllwild Community Center by McAlister GeoScience, April 20, 2015; www.envirostor.dtsc.ca.gov

Findings of Fact:

a-b) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Condition of approval 10. WASTE. 1 requires proper disposal of any hazardous materials that may be generated from construction and operation of the proposed project.

The project has also been conditioned to comply with a NPDES/Storm Water Pollution Prevention Plan (SWPPP) and the preliminary Water Quality Management Plan (60. BS GRADE 1, 10. FLOOD RI 1, 60. BS GRAD. 13, 60. GRADE 11. 90. BS GRADE 1, 90. BS GRADE 2, 90. BS GRADE 3., 90 BS GRADE 4, 90. BS. GRADE 5, 90. BS GRADE 6. 90 BS. GRADE 7). Implementation of a SWPPP and WQMP will address any potential spillage of hazardous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

materials during construction and operation of the proposed project to a level of less than significant.

The project has also been conditioned to address any naturally occurring hazardous material that is discovered at the site. Additional site assessment, investigation, and/or cleanup may be required (10. E. HEALTH 2).

The project has also been conditioned to submit a HAZMAT Business Plan for the Department of Environmental Health review and clearance prior to Building final inspection. (90 E. HEALTH 1, 90 E HEALTH 2, 90 E HEALTH 3).

These are standard conditions of approval for the County of Riverside and is not considered unique mitigation under CEQA. With compliance with these conditions of approval potential impacts associated with hazardous materials to the environment is less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project provides adequate emergency access to the uses onsite during construction and operation of the proposed project. Any impacts are considered less than significant.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school, Idyllwild preschool and Elementary School (K-8) is located 0.35 miles south of the Project's property line. No impacts are anticipated. No Mitigation is required.

e) The project will not 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. A search on the Department of Toxic Substances Control's Hazardous Waste and Substances List (Cortes List) does not show any Hazardous Waste and Substances Sites located at the project site:

(http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=54201%20Ridgeview%20Dr.%20Idyllwild,%20CA%2092549&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true)

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. No mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project will not result in an inconsistency with an Airport Master Plan. The project is not located within an area that is subject to an Airport Master Plan. The closest airport is located in the Cities of Banning, Palm Springs and Hemet. The proposed project will not have an impact to any of these Airport Master Plans. No mitigation is required.
- b) The project will not require review by the Airport Land Use Commission. No mitigation is required.
- c) The project will not be 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. No mitigation is required.
- d) The project will not be located 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. No mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- a) The area is within the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. As such, the project was conditioned to comply with the special construction provisions contained in Riverside County Ordinance 787.7 per condition of approval 10. FIRE. 1. Compliance with this standard condition of approval will insure that impacts from the proposed Project that would 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 are considered less than significant and no additional mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Preliminary Water Quality Management Plan Prepared by Alex Alatorre FDC & Associates Corporation on 11/30/2014 and revised on 06/20/2016

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a, b, d, g, h) Implementation of the proposed Project will not substantially altering 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES). (10. TRANS 6, 10 TRANS. 7, 60. BS GRADE 1, 60. BS GRADE 13, 60 BS GRADE 14, 90 BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, 90 BS GRADE 6, 90 BS GRADE 7)

Any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors), are considered less than significant with compliance with the conditions of approval listed above.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The project was submitted to the Idyllwild Water District for review. The first phase of the project, the operation of the Amphitheater, was issued a "will serve letter". The remaining Phases, Phase II through IV will require a "will serve letter" from the Idyllwild Water District prior to issuance of building permits. With implementation of COA 10 E. HEALTH 3 and 80. E HEALTH 4, impacts to groundwater supplies will be less than significant.

e) The project does not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The southern portion of the site is located within the 100-year Zone A floodplain limits for Strawberry Creek as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The project will not place housing within a 100-year flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The proposed project construction is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances. Per 60. BS GRADE. 6 all drainage facilities shall be designed in accordance with the Riverside County Flood & Water District's or Coachella Valley Water District's conditions of approval regarding this applications. All drainage shall be designed to accommodate 100-year storm flows. The impact is less than significant. No mitigation required.

Mitigation: 10. TRANS 6, 10 TRANS. 7, 60. BS GRADE 1, 60. BS GRADE 13, 60 BS GRADE 14, 90 BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, 90 BS GRADE 6, 90 BS GRADE 7, COA 10 E. HEALTH 3 and 80. E HEALTH 4

Monitoring: Transportation Department, Building and Safety Department, and Department of Environmental Health

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a, b, and d) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Project is designed to avoid the flood plains. As summarized in CUP03673 R1 Condition of approval 10. FLOOD RI 1: The proposal is to permit a community center that will build in three phases on an existing park on a 8.83 acres lot in Idyllwild Area. The site is located southerly of Idyllwild Panoramic Highway, northerly of S. Circle Drive, westerly of Village Center Drive, and easterly of Pine Dell Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The southern portion of the site is located within the 100-year Zone A floodplain limits for Strawberry Creek as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The proposed construction is located on a ridge and as such, does not receive offsite storm runoff. 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.

Based on the exhibit received by the District the proposed Community Center is more than 5,000 sq. ft of impervious area and therefor will require a project specific Preliminary Water Quality Management Plan (WQMP). The Final WQMP shall be reviewed and approved by The Transportation Department prior to the issuance of the permit.

A preliminary WQMP was approved for the Project compliance; as such, compliance with the following Conditions of approval to implement the WQMP will ensure impacts to the floodplain, absorption rate, and surface water run-off will be less than significant: (10. TRANS 6, 10 TRANS 7, 60. BS GRADE 1, 60. BS GRADE 13, 60 BS GRADE 14, 90 BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, 90 BS GRADE 6, 90 BS GRADE 7).

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). The project area is not within an area that is subject to Dam Inundation; therefore, there are no impacts and no mitigation is required.

Mitigation: 10. TRANS 6, 10 TRANS 7, 60. BS GRADE 1, 60. BS GRADE 13, 60 BS GRADE 14, 90 BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, 90 BS GRADE 6, 90 BS GRADE 7)

Monitoring: Transportation Department and Building and Safety

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan, GIS database, Project Application Materials; Idyllwild Water District Availability of Water Sewer Service to Property for San Jacinto Mountain Community Center Phase I dated June 21, 2016

Findings of Fact:

a) The project will not result in substantial alterations of the present or planned land use of an area. The existing General Plan land use designations for the site are Commercial Retail (CR)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

and Medium Density Residential (MDR) within the Idyllwild/Pine Cove Village Tourist Area Policy Area. The majority of the Project's development envelope is located within the area designated as CR. Commercial land use designations are critical to the long term economic and fiscal stability of the County. CR designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, based on the surrounding uses and the amount of CR acreage already developed within the unincorporated area. The MDR portion of the site is mainly open space and open air amphitheater. As they are less intense uses, they would not generate emissions in excess of those already accounted for in the General Plan for the existing land uses. The General Plan Land Use Element also states that residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as parks and civic uses that serve as crucial support elements for neighborhoods and communities and help establish focus and identity. The Project carries forward the Land Use Element policy LU 28.8 for residential community design within the Community Development Foundation Component, which encourages the establishment of "activities centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses or similar facilities". The Project is also within the Idyllwild/Pine Cove Village Tourist Policy Area which is intended to allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. The Project will provide for recreational opportunities to service the surrounding community in an area where water availability is limited. In accordance with REMAP 2.2, each phase of the Project will require a will serve letter from the Idyllwild Water District to ensure impacts would not have significant impacts to the water purveyor. The Idyllwild Water District has provided a will serve letter for Phase I which is for the construction and operation of the amphitheater. To mitigate impacts to water services and sewer capacity, the project has been conditioned to provide a will serve letter in order to build Phase II through Phase IV. With implementation of Conditions of approval COA 10. E HEALTH 3 and 80 E. HEALTH 4, the project will be in compliance the Idyllwild/Pine Cove Village Tourist Policy Area and is consistent with the development pattern planned through the County's General Plan.

- b) The project will not affect land use within a city sphere of influence and is not located within a city sphere.

Mitigation: COA 10. E HEALTH 3 and 80 E. HEALTH 4

Monitoring: Building and Safety and Department of Environmental Health

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

	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 General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Idyllwild Water District Availability of Water Sewer Service to Property for San Jacinto Mountain Community Center Phase I dated June 21, 2016

Findings of Fact:

- a) The project area has multiple zoning classifications which includes Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) and Watercourse (W-1) Zones. The project avoids area zoned as W-1; with the majority of the proposed buildings and uses located within the area zoned as C-P-S. The project will be consistent with the site's existing zoning Scenic Highway Commercial (C-P-S) Zone; which permits recreational facilities that may include athletic fields, gymnasium, parks, playgrounds, stadiums and commercial swimming pools. The use a community center with an outdoor amphitheater, gym, and swimming pool is permitted in the C-P-S Zone with an approval of a Conditional Use Permit. The zone classifications are consistent with the existing land use designation and the Idyllwild/Pine Cove Village Tourist Policy Area. The Project is also conditioned to complete a Certificate of Parcel Merger (Certificate of Parcel Merger No. 1983) to ensure that the CUP applies to the areas with the following APNs: 565070014, 565070025, 565080044, and 565070020, prior to issuance of a grading permit. The C-P-S Zone does not have a minimum lot area requirement. The set-back requirements for the front, rear and side lots for C-P-S zone is two feet for every foot for which the height exceeds 35'. The gymnasium building proposed for phase 3 is located nearest to any property line. It is proposed to be 50' in height; therefore, the setback for the gymnasium shall be at least 30'. The proposed building is set back 43.5' from the property line. The project does not propose any structures that exceed the C-P-S zone height limit of 50' and it has been conditioned to shield roof equipment to be consistent with the C-P-S Zone. The no impacts associated with the existing zoning designations.
- b) The project will be compatible with existing surrounding zoning. The project is surrounded by areas that are also zoned as C-P-S, W-1 and R-3A. It is also surrounded by areas zoned for One-Family Dwellings –Mountain Resort; which are consistent with the area's existing Idyllwild/Pine Cove Village Tourist Policy Area. The proposed project meets the development standard set by the C-P-S Zone to ensure impacts to the surrounding community is minimized.
- c) The project will be compatible with existing and planned surrounding land uses. As discussed above under Land Use Planning, the project is consistent with the existing land use designation of Commercial Retail (CR) and Medium Density Residential (MDR) within the Idyllwild/Pine Cove Village Tourist Area Policy Area that encourages tourist and neighborhood servicing recreational uses. The project also supports other the Riverside Extended Mountain Area Plan (REMAP) policy 4.1 that restricts future village development to remain within the limits for the Community Development Foundation Component. The proposed project is within the Community Development Foundation Component. Additionally, prior to the issuance of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

building permit to build Phases II, III and IV, the project proponent is required to obtain a will serve letter for water and sanitary facilities from the Idyllwild Water District. These conditions of approval, COA 10 E. HEALTH 3 and COA 80 E. HEALTH 4, will insure that REMAP policies 2.2, 4.7, 4.8, 4.10, 4.15, 4.16, 4.18, and 4.19 that address sewage disposal and water availability are met. Conformance with COA 10. E HEALTH 3 and 80 E. HEALTH 4 will ensure that potential impacts to water supply and sewer capacity as required the listed REMAP policies will be mitigated to a level of less than significant.

- d) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The project is within an area that is planned for Community Development and provides recreational opportunities that are encouraged in the Idyllwild/Pine Cove Village Tourist Area Policy Area. Therefore; there are no potential impacts that would divide an established community.

Mitigation: COA 10 E HEALTH 3 and 80 E. HEALTH 4

Monitoring: Building and Safety and Department of Environmental Health

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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

- a) The project will not 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. The project is located within an area that is shown to be "Unstudied (no Mineral Resource Zone designation Issues)"; therefore, there are no potential impacts to areas known to have mineral resources and no mitigation is required.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No potential impact to mineral resources; therefore, no mitigation is required.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The project is not located adjacent to areas that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

State classified or designate or is used for surface mining activities; therefore, no potential impacts to surface mining operations and no mitigation is required.

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

- a) The project is not 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.
- b) The project is not located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

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
--------------------------------	--	------------------------------	-----------

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:

a) The project is not near a railroad.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Noise Impact Analysis for Idyllwild Community Center, Riverside County, California Prepared by Roma Stromberg July 20, 2015

Findings of Fact:

The site is bordered by Highway 243 and Ridgeview Drive on the north, commercial land uses to the east and residential land uses to the west and south. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by project generated noise include the single-family detached residential dwelling units located south and west of the project site.

According to the Noise Impact Analysis Traffic noise associated with vehicle traffic on Highway 243 was the dominant source. Other noise sources, that contribute to the ambient noise included engine start-ups, car doors shutting, birds chirping, and trees rustling in the wind.

Noise generated by Highway 243 onto the project is generally acceptable. The uses proposed by the project is located within the prescribed setback of the C-P-S Zone from the Ridgeview Drive Road Right of Way and is separated from Highway 243 by vacant parcels 565080058, 565070023, 565070022 at a distance of approximately 260 feet. Uses are generally indoors with the outdoor amphitheater located 40 feet from the Phase II Teen Center elevation. Noise from the road to the project site would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Project Application Materials, GIS database, Noise Impact Analysis for Idyllwild Community Center, Riverside County, California Prepared by Roma Stromberg July 20, 2015

Findings of Fact:

As mentioned above, the site is bordered by Highway 243 and Ridgeview Drive on the north, commercial land uses to the east and residential land uses to the west and south. The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by project generated noise include the single-family detached residential dwelling units located south and west of the project site. There are no other noise sources to the project site that have not been discussed above. The potential noise impacts associated with construction and operation of the proposed project are discussed below.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; Noise Impact Analysis for Idyllwild Community Center, Riverside County, California Prepared by Roma Stromberg July 20, 2015; County of Riverside Department of Environmental Health review and condition letter dated August 18, 2016 approved by Steven T. Ulman, CIH Senior Industrial Hygienist

Findings of Fact:

a, b, c, d) The project will have the potential to increase in ambient noise levels in the project vicinity above levels existing without the project, produce substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards, or expose persons to or general of excessive ground-board vibration or ground-borne noise levels.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Construction Noise

The proposed project has the potential to cause short-term impacts to the adjacent land uses during the construction phase of the project. The grading/site preparation is widely recognized to be the loudest part of construction. Scrapers, backhoes, excavators, dozers, and trucks are all usually utilized during this phase. A typical cycle for these machines includes between 1 and 2 minutes of full power operation followed by 3 to 4 minutes of lower power. The higher power operation produces noise levels similar to those shown in Table 3.

Table 3 Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 ft.)	Suggested Maximum Sound Levels for Analysis (dBA at 50 ft.)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrapers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

The initial phase of construction would involve grading of the site, along with site development activities, including construction of internal roadways which involves precise grading and paving activities. Following site preparation activities, the project would include construction of buildings. Construction of the buildings would require the following phases: site development (precise grading and paving), building construction, architectural coatings application, and paving associated with buildings. Site grading is expected to produce the highest construction noise levels.

A likely construction noise scenario assuming concurrent use of a grader, dozer, excavator, and a pickup truck, at varying distances from the property line (50-100 feet) was modeled utilizing the Road Construction Noise Model (RCNM) provided by the FHWA. Construction activities could result in noise levels that reach up to 82 dBA Leq and 85.0 dBA Lmax at the property line. Noise levels will lower as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
--------------------------------	--	------------------------------	-----------

construction moves away from the property line. At 200 feet, the maximum noise level would be 73.0 dBA Lmax, and at 500 feet the noise level would be 65.0 dBA Lmax.

Construction noise is exempt from County Ordinance 847 as long as it does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September or between the hours of 6:00 PM and 7:00 AM during the months of October through May.

Suggested measures that can be implemented to reduce construction noise at adjacent residences and limit potential interference with adjacent commercial uses are presented in Section VI of the Noise Impact Analysis Report.

2. Project Operational Noise Impact to Sensitive Receptors

A. On-Site Activities

Pool, Gymnasium and Activity Building - Activities proposed to occur within proposed buildings are not expected to be audible outside, unless windows and/or doors are left open, in which case the noise associated with teen events may be audible outside of the building, but would not exceed the County daytime noise standard at nearby sensitive receptors.

Amphitheater -The SoundPLAN model was used to model un-amplified and unamplified music events at the proposed amphitheater. Noise sources included a music event and spectator conversation and clapping. As shown in Figures 5 and 6, project generated operational noise levels during an amplified event including music and crowd noise would range between 45.6 and 51.5 dBA Leq (10 min) at off-site sensitive noise receptors. Figures 7 and 8 show that unamplified project operational noise levels are expected to range between 41.5 and 50.5 dBA Leq (10 min) at offsite sensitive receptors. Amphitheater related noise is not expected to exceed the County’s daytime (7:00 AM – 10:00 PM) stationary noise standard of 65 dBA Leq (10 min) but is likely to exceed the County’s nighttime (10:00 PM – 7:00 AM stationary noise standard of 45 dBA Leq (10 min) if events occur between these hours (amplified or not).

Gazebos: The proposed gazebos are anticipated to be used as short-term congregating areas for a few individuals at a time. Conversations are the only noise source anticipated to be associated with the gazebos. Typical conversation is 65 dBA and is not expected to be audible at a distance of 25 feet and would not exceed County standards at nearby sensitive receptors.

Parking Lots/Internal Roads: Parking lot noise may include cars coming and going, people talking, occasional loud music and/or car alarms), small delivery trucks, loading and unloading. These activities can generate noise levels between 49 dBA (tire squeals) and 74 dBA (car alarms) at a distance of 50 feet but are expected to be short and intermittent and are unlikely to cause an exceedance in the County’s ten-minute Leq noise standards.

To mitigate the potential noise impact from construction and operation of the project to a level of less than significant, the project has been conditioned to comply with mitigation measures outlined in the the Industrial Hygiene Program’s response letter dated August 18, 2015 (COA 10. E HEALTH 1) that requires:

Construction Noise Mitigation:

1. Construction staging and storage areas must be located as far from nearby residential uses as possible.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

2. All construction equipment should be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.
3. All construction activities must take place between 7:00 A.M. to 6:00 P.M., October through May, and 6:00 A.M. to 6:00 P.M., June through September as required by Riverside County Ordinance 847.

Mitigation of Noise Associated with Ongoing Operations:

1. Amphitheater and other outdoor special events and associated audio equipment, sound amplifying equipment, and /or performance of live music shall be limited to the hours of 7:00 A.M. to 10:00 P.M.

Noise Complaint Monitoring and Subsequent Mitigation (if needed):

The applicant shall ensure that each of the surrounding residents receives written notice regarding the types of noise-generating activities that are expected to occur at the facility. This notice shall also include the name of a contact person to call in the event of noise complaints.

For initial noise complaints:

For the first noise complaint from a given residence, the applicant shall send a representative out to the location to monitor facility-related noise under the same or similar condition that caused the complaint. Measurements shall be taken with a noise meter that complies with the requirements of the American National Standards Institute (ANSI) for either a Type I or Type II sound level meter. The meter shall be programmed to measure in a "slow" mode to record noise levels in "A" weighted form. Any continuous reading greater than 65 dB(A) for a significant period of time (especially longer than 10 minutes) indicates the need for some form of mitigation.

For repeat complaints:

If the event of repeated complaints from the surrounding residents, the applicant shall make arrangement with the County of Riverside, Department of Environmental Health / Industrial Hygiene to conduct on-site noise monitoring to ensure facility-related noise does not exceed the 65 dB(A) 10 minute Leq standard. Industrial Hygiene will take a 10 minute Leq at each residential property line nearest the facility during a noise producing event. A written report shall be issues after this monitoring listing the findings and mitigation taken (if necessary).

The applicant shall reimburse the Department of Environmental Health for all time involved in this compliance noise monitoring at the Departments hourly rate for Industrial Hygiene services.

Mitigation (if needed): If this monitoring verifies that the facility's operation are exceeding the Noise Ordinance, the applicant shall implement changes to operations, number of guest and the number of special events per year to lower the noise levels as required by the Department of Environmental Health.

Mitigation: COA 10. E. HEALTH. 1

Monitoring: Departments of Environmental Health and Code Enforcement

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- 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.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not 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).

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
--------------------------------	--	------------------------------	-----------

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

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

Source: Riverside County General Plan Safety Element;

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Services. The project was reviewed by the Idyllwild Fire Department that is located one minute (0.3 miles) north of the project site at 54160 Maranatha Drive. The proposed driveway traverses portions of the northern and eastern parcels (565080058, 565062026, 565062020, and 565070023. Idyllwild Fire Department requests that an easement deeds are granted from property owners of these parcels for ingress and egress to and from the project site to ensure safety access. The project proponent has grant easement for the adjacent parcels through easement deeds instrument number 2016-0030660, 2016-0030658, 2016-0030659, and 2015-0397038. Fire Department also conditioned the project for compliance with special construction provisions contained in Riverside County Ordinance No. 787.7 that pertains to development within a "Hazardous Fire Area" of Riverside County (COA 10. FIRE. 1), require buildings to be constructed with Class B roofing materials per the California Building Code (COA 10. FIRE 2), Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants (COA 10. FIRE 3), 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. Fire flow is based on type V-A construction per the 2013 CBC and Building(s) having a fire sprinkler system (COA FIRE 4), require a Super fire hydrants (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways (COA 10 FIRE 5), Building plan check by Fire Department (COA 80 FIRE 1), Water system plans for the Fire Department's review (COA 80 FIRE 2), provide the required fire lanes (COA 90 FIRE 1), each building shall have a display board that illustrate actual layout of the complex, and fire hydrant locations, and roadway access (COA 90 FIRE 2), all buildings shall have appropriate sprinkler systems and fire alarm installed (COA 90. FIRE 4 and COA 90 FIRE 5), and provide fire extinguishers and hood duct fire extinguishing systems (COA 90 FIRE 7 and 90 FIRE 8). These standard conditions of approval and are not considered unique mitigation under CEQA.

Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

No impacts to fire services are anticipated, no mitigation are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

- a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. The closest County Sheriff Substation is located in Hemet at 43950 Acacia Avenue approximately 29 miles south of the proposed project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sherriff Services.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

- a) The project does not include residential units that would increase the area's student population. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Schools.

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
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan

Findings of Fact:

- a) The project does not include residential units that would increase the need for additional libraries. The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

- a) The project is consistent with the land use pattern provided in the General Plan and does not increase the need for additional health services. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Health Services.

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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) The project site includes an existing outdoor recreational facility permitted through CUP03673. CUP03673R1 proposes to expand the uses permitted onsite to include a community center with an outdoor amphitheater. The proposal is consistent with the project sites land use designations and is consistent with the intent of the Idyllwild/Pine Cove Village Tourist Policy Area. The expansion of the facility would not cause the need for additional recreational facilities to serve the community. Therefore, there are no impacts to parks and recreational facilities for this region.

The construction and operation of the community center has the potential to have an adverse physical effect on the environment as discussed and analyzed in this environmental assessment. The potential environmental impacts associated with the expansion of the recreational facility are mitigated to a level less than significant; specifically potential impacts to cultural, biological, transportation, noise, water quality, floodplains, water supply, sewer capacity, and land use planning with compliance of the recommended conditions of approval.

- b) The project proposes to expand the uses permitted on an existing recreational facility. The proposed project will have an impact on the existing recreational facilities that service this region. No impacts are expected from the proposed project. No mitigation will be required.
- c) The project is located within a Community Service Area (CSA) No. 36, however, the project does not include a residential component to the project. Therefore, there are no impacts to CSA 36. No mitigation will be required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The project is not located within any regional recreational trails proposed in the County's General Plan. The project does include trails for visitors located throughout the project area. No impacts to the General Plan trails system are anticipated with implementation of the proposed project. No mitigation is required.

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
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, Traffic Control Plan for Amphitheater Events at the Idyllwild Community Center dated December 30, 2015 prepared by Jim Q. Marsh

Findings of Fact:

- a) The project is consistent with General Plan land use assumptions utilized to develop the circulation network for this region. The Transportation Department has determined that the project is exempt from traffic study requirements. No additional on-site right-of-way was required on Ridgeview Drive and Village Center Drive since adequate right-of-way exist per PM 18/64-65.

The project is will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- b) The project is consistent with General Plan land use assumptions utilized to develop the circulation network for this region. To ensure that traffic is appropriately handled during events, the project's applicant submitted a Traffic Control Plan for the Transportation Department's review and approval (COA 10. TRANS 5).

The Amphitheater's primary purpose will be the Idyllwild Summer Concert Series, which consists of eight concerts on Thursday evenings in July and August. There will be a maximum of 140 cars at each event. There are two entrance/exits on this property. A maximum of 80 vehicles will utilize the East entrance and a maximum of 65 vehicles will use the North entrance.

The Mountain Community Patrol (MCP), has provided parking assistance and will continue to do so in the future. The MCP also does traffic control for the annual Idyllwild Fourth-of-July-Parade, the annual 5K race, The Idyllwild Jazz Festival, and other local events.

TRAFFIC CONTROL PLAN BEFORE THE CONCERT: The headliner starts at 7:00 pm with a warmup act at 6:00pm. There is not one big rush of traffic, but a consistent flow between 5:30 and 7:00 pm. The Mountain Community Patrol will be on hand during this time period directing vehicles to the parking spaces, specifically guiding people needing assistance to the handicap parking spaces.

AFTER THE CONCERT: The concerts are over around 9:30PM. At the North Exit, there will be a "Right Turn Only" sign permanently installed to prevent congestion that might have been caused by the existing stop sign to the left on Ridgeview Drive. At the East Exit, vehicles will be allowed to turn either direction onto Village Center Drive.

With implementation of the Traffic Control Plan during events, the project is 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.

- c) The project is not located within an Airport Influence Area. The project is will not 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.
- d) The project is will not alter waterborne, rail or air traffic.
- e) The project was submitted to the Transportation Department for review. The Transportation Department have reviewed the offsite and onsite circulation proposed for the project and determined that the project provides safe ingress and egress to and from the project site, as well as safe internal circulation and path of travel. The project is will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) No additional road-right of way are conditioned for the project. All road improvements shown on the project exhibit shall be in accordance with the Riverside County Road Improvement Standards (Ordinance 461) (COA 10 TRANS 1 and 10 TRANS 2). The project is will not cause an effect upon, or a need for new or altered maintenance of roads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- g) Construction of the proposed project may temporarily affect the operation of the immediate circulation network during construction phase. Construction phase of the Project will be short-term and considered less than significant. The project is will not cause an effect upon circulation during the project's construction. No additional mitigation is required.
- h) The access to and from the project site has been reviewed by the Transportation Department, Idyllwild Fire Department and Sheriff Department. The recorded deed easements for the proposed driveway on the adjacent parcels will ensure that access to and from the site will not be impeded during emergency events. The project is will not result in inadequate emergency access or access to nearby uses.
- i) The project has been conditioned to provide bicycle parking spaces in accordance with Ordinance No. 348. The project is will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: COA 10. TRANS 5

Monitoring: Department of Transportation

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

- a) The project is not located within any bike trails. Per Ordinance No. 348, the project is to provide 5 bicycle parking spaces to accommodate two bicycle spaces per thirty-three parking spaces. This is a general condition applied to commercial development within Riverside County is is not considered mitigation under CEQA. No impacts to Bike Trails as indicated in the County's General Plan are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review, Idyllwild Water District Availability of Water Sewer Service to Property for San Jacinto Mountain Community Center Phase I dated June 21, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) The project potable water and sanitary service is provided by the Idyllwild Water District. The project will be developed in four phases. The first phase includes the outdoor amphitheater area and parking lot improvements. This phase of the project will not require construction of new waste water treatment facility. Buildout of the remaining phases, Phase II through Phase IV is dependent upon issuance of a will serve letter from the Idyllwild Water District. With implementation of COA 10 E. HEALTH 3 and 80. E HEALTH 4, impacts to water treatment facilities and water supplies will be less than significant.

b) Only Phase I of the project will have sufficient water supplies services from existing entitlements and resources, or are new or expanded entitlements needed. As mentioned above, a will serve letter from the Idyllwild Water District will be needed prior to issuance of a building permit to build out Phases II through IV. With implementation of COA 10 E. HEALTH 3 and 80. E HEALTH 4, impacts to available water supplies will be less than significant.

Mitigation: COA 10 E. HEALTH 3 and 80. E HEALTH 4

Monitoring: Departments of Building and Safety and Environmental Health

46. Sewer

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

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

Source: Department of Environmental Health Review, Idyllwild Water District Availability of Water Sewer Service to Property for San Jacinto Mountain Community Center Phase I dated June 21, 2016

Findings of Fact:

a-b) The project potable water and sanitary service is provided by the Idyllwild Water District. The Idyllwild Water District only issued a will serve letter for Phase I of the project. Issuance of a will serve letter is required for the remaining Phases II through IV to ensure that the existing or future wastewater treatment facilities can accommodate the construction and operation of the remaining phases.

Mitigation: COA 10 E. HEALTH 3 and 80. E HEALTH 4

Monitoring: Departments of Building and Safety and Environmental Health

47. Solid Waste

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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)?

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Environmental Impact Report No. 521 – Public Facility Section 4.17

Findings of Fact:

- a) The project is served by a Lamb Canyon Sanitary Landfill. According to the General Plan Environmental Impact Report No. 521, Lamb Canyon Landfill has the capacity to intake 5,000 tons/day. As of 2010, the landfill has a remaining capacity of 8,647,603 tons. The landfill is currently designing its next expansion to provide capacity for additional 30-plus years beyond the estimated closure date of 2021. This landfill has the capacity for the to accommodate the project's solid waste disposal needs.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

- a-g) The project site is currently existing and no new expansion related to utilities will be provided, therefore, no impacts will result.

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
--------------------------------	--	------------------------------	-----------

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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

Source:

Findings of Fact:

a) The project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

OTHER

50. Other: None

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

Source: Staff review

Findings of Fact:

a) No other issues of potential concern have been identified.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

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. Please reference the discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources and Paleontological Resources), and Section 10 (Cultural Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any potential impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Reference Material:

1. Conditional Use Permit No. 3673 Revision 1 Project Materials and Conditions of Approval
2. Air Quality and Greenhouse Gas Analysis for Idyllwild Community Center Riverside County, California prepared by Roma Environmental revised on October 14, 2015
3. Noise Impact Analysis for Idyllwild Community Center Riverside County California prepared by Roma Environmental on July 20, 2015
4. County of Riverside Department of Environmental Health Project Review and response letter Noise Impact Analysis for Idyllwild Community Center Riverside County California July 20, 2015 prepared by Steven T. Uhlman, CIH Office of Industrial Hygiene prepared on August 18, 2015
5. Preliminary Project Specific Water Quality Management Plan for proposed Idyllwild Community Center prepared by FDC Associates Corporation revised June 20, 2016
6. Phase I Environmental Site Assessment for Idyllwild Community Center prepared by GeoScience dated April 20, 2015
7. Traffic Control Plan for Amphitheater Events at the Idyllwild Community Center prepared by Jim Marsh dated December 30, 2015
8. General Biological Assessment Report Prepared by Hernandez Environmental Services dated June 2015
9. DRAFT Oak Tree Inventory and Mitigation Plan for Impacts Associated with the Proposed Idyllwild Community Center prepared by Harry Sandoval, Ecological Resources Specialist Riverside County Planning Department Environmental Programs Division dated August 26, 2016
10. Idyllwild Water District Availability of Water Sewer Service to Property for San Jacinto Mountain Community Center Phase I dated June 21, 2016
11. Phase I Cultural Resources Assessment for the Idyllwild Community Center Project prepared by Brian F. Smith and Associates, Inc. dated July 14, 2015

ONLINE LINKS TO REFERENCED MATERIALS:

12. Riverside County General Plan dated December 15, 2015
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
13. Environmental Impact Report No. 521 – Public Facility Section 4.17
<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/DraftEnvironmentallImpactReportNo521.aspx>
14. Western Riverside County Multi-Species Habitat Conservation Plan <http://wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/>

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a Community Center that will develop in four phases.

Phase 1: Amphitheater, restrooms and 146 parking spaces. The amphitheater will be used for Idyllwild Summer Concert Series. There will be 8 Thursday night outdoor concerts that will occur in June, July and August. The maximum number of attendees is 400 people. The amphitheater may also be used for other social events on different evenings of the week, such as "Movies in the Park", fund raising events, and summer plays.

Phase 2: A two-storied 8,000 sq.ft. building with an activities room, a youth center, a commercial kitchen, and restrooms. The activities room will be used for yoga, quilting classes, club meetings and wedding receptions, kitchen will be used for breakfasts and events receptions where food is served, youth center will be used for various activities for small children through high-school aged kids.

Phase 3 includes a 7,000 sq.ft. gymnasium and four gazebos. The gymnasium will be used for various sports activities.

Phase 4 includes a 5,000 sq.ft. indoor swimming pool building. The swimming pool will be used as a public swimming pool and swimming classes.

The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces.

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 CONDITIONAL USE

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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

RECOMMND

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.

10. EVERY. 3 USE - DEFINITIONS

RECOMMNI

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3673 Revision 1 (CUP03673R1) shall be henceforth defined as follows:

APPROVED EXHIBIT A SITE EXHIBIT = CONDITIONAL USE PERMIT NO. 3673R1, EXHIBIT A, dated 09/06/16;

APPROVED EXHIBIT B ELEVATION AND BUILDING MATERIALS (3 SHEETS)= CONDITIONAL USE PERMIT NO. 3673R1, EXHIBIT B, dated 12/24/14;

APPROVED EXHIBIT C FLOOR PLANS (3 SHEETS)= CONDITIONAL USE PERMIT NO. 3673R1 dated 12/24/14;

APPROVED EXHIBIT G GRADING PLANS (6 SHEETS)= CONDITIONAL USE PERMIT NO. 3673R1 dated 09/06/16;

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT L LANDSCAPE PLANS (6 SHEETS)= CONDITONAL
USE PERMIT NO. 3673 R1 dated 09/06/16;

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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.

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMNI

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMNI

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 SUBMISSION REQUIREMENTS RECOMMNI

CORRECTIONS PRIOR TO SUBMISSION:

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.BS PLNCK. 1 SUBMISSION REQUIREMENTS (cont.)

RECOMMND

PARKING:

Based upon 86 spaces provided in the lower lot, at least 4 accessible spaces must be provided per 2013 CBC 11B-208.2. At least one space shall be designated "Van Accessible", with the appropriate size and signage.

Per 2013 CBC 11B-502.7.1, Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked. Please review the path of travel for the accessible spaces.

PASSENGER DROP OFF AREAS:

When provided, passenger drop off areas must comply with 2013 CBC 11B-503.

AMPHITEATER:

Provide accessibility and assisted listening details for seating area. In addition, the stage and dressing rooms shall be required to be on an accessible route, and be fully accessible. Provide accessible route from amphitheater to accessible restrooms.

GAZEBOS:

Per 2013 CBC 11B-206.2.2, at least one accessible route shall connect accessible buildings, accessible facilities, accessible elements. and accessible spaces that are on the same site.

PLAYGROUND:

Playground to comply with 2013 CBC 11B-240 and 11B-1008.4

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: Roma Environmental
Roma Stromberg
(951) 544-3170

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NOISE STUDY (cont.)

RECOMMND

Noise Study: Noise Impact Analysis for Idyllwild Community Center, Riverside County, California, July 20, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP03673R1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 18, 2015 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - ECP COMMENTS

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE

RECOMMND

CUP3673R1 is proposing potable water service and sanitary sewer service from Idyllwild Water District (IWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

**Note: Will serve letter received during the entitlement process only addressed Phase I (Amphitheater). Prior to building permit issuance of Phase II (Youth Center), Phase III (Gym), and Phase IV (Swimming pool building), a will-serve letter that addressed their construction will be required.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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 787.7.

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

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

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 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. Fire flow is based on type V-A construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 7 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.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.FIRE. 8 USE-#89-RAPID ENTRY KNOX BOX RECOMMND

Rapid entry KNOX BOX shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3673R1 is a proposal to permit a community center that will build in three phases on an existing park on a 8.83 acres lot in Idyllwild Area. The site is located southerly of Idyllwild Panoramic Highway, northerly of S. Circle Drive, westerly of Village Center Drive, and easterly of Pine Dell Road.

The southern portion of the site is located within the 100-year Zone A floodplain limits for Strawberry Creek as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The proposed construction is located on a ridge and as such, does not receive offsite storm runoff. 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.

Based on the exhibit received by the District the proposed Community Center is more than 5,000 sq. ft of impervious area and therefor will require a project specific Preliminary Water Quality Management Plan (WQMP). The

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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

Final WQMP shall be reviewed and approved by The Transportation Department prior to the issuance of the permit.

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. 4 USE - MATERIALS RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall operate during the following hours, in order to reduce conflict with adjacent residential zones and land uses:

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION (cont.) RECOMMND

a. Hours of operation for the Community Center (including the gymnasium, swimming pool, activities room, youth center, and kitchen) will be limited to the hours of 8 a.m. to 10 p.m., Monday thru Sunday;

b. Hours of operation for the Amphitheater will be limited to 6:30 pm to 10 pm on Thursdays during the summer months of June, July and August;

c. Existing uses Gary's Deli will continue to operate from 10 am to 5 pm, Monday thru Saturday and Mountain Harvest Health Food Store will continue to operate from 9 am to 7 pm, Monday thru Sunday.

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).

Playground: 1 space per 8,000 SF;
Activities Room and Youth Center: 1 space per 30 SF;
Office, Reception, Lobby, Kitchen and Gymnasium: 1 space per 200 SF;
Pool Area: 1 space per 250 SF; and,
Amphitheater: fixed seats 1 space per 3 seats, no fixed seating area 1 space per 30 SF.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMNI

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. 10 USE - NO USE PRPSED LIMIT RECOMMNI

The balance (undeveloped) portion of the property, APN 565080058 and 565070023, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency. Phases II through Phase IV requires a will serve letter from the Idyllwild Water District prior to issuance of a building permit to proceed with construction.

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.

10.PLANNING. 17 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 except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. 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. 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 approval from County Transportation and Land Use Management Agency and County Environmental Health Department, 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,

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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 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. 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 RECOMMNI

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.

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 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.

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 32 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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10. PLANNING, 32

USE - LOW PALEO (cont.)

RECOMMND

for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil 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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 32 USE - LOW PALEO (cont.) (cont.)

RECOMMND

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. 33 USE - PDA04931R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4931 submitted for this project (CUP03673R1) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural resources Assessment for the Idyllwild Community Center Project ", dated July 14, 2015.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 31, 2015.

Revised County Archaeological Report (PDA) No. 4931r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated November 16, 2015. This report was received on April 01, 2016 and accepted by the County Archaeologist on April 08, 2016.

(PDA) No 4931r1 concludes that no cultural resources were identified within or near the project boundaries.

(PDA) No 4931R1 recommends monitoring during ground-disturbing activities, such as grading or trenching, by a qualified archaeologist is recommended to ensure that if buried features (i.e., human remains, hearths, or cultural deposits) are present, they will be handled in a timely and proper manner.

These documents are herein incorporated as a part of the record for project.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10. PLANNING. 34

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10. PLANNING. 35

USE - UNANTICIPATED RESOURCES

RECOMMNI

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 35

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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

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

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

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

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans 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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

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

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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

No additional on-site right-of-way shall be required on Ridgeview Drive and Village Center Drive since adequate right-of-way exists per PM 18/64-65.

10.TRANS. 5 USE - TRAFFIC CONTROL PLAN RECOMMND

BACKGROUND

The Amphitheater's primary purpose will be the Idyllwild Summer Concert Series, which consists of eight concerts on Thursday evenings in July and August. There will be a maximum of 140 cars at each event. There are two entrance/exits on this property. A maximum of 80 vehicles will utilize the East entrance and a maximum of 65 vehicles will use the North entrance.

The Mountain Community Patrol (MCP), has provided parking assistance and will continue to do so in the future. The MCP also does traffic control for the annual Idyllwild Fourth-of-July-Parade, the annual 5K race, The Idyllwild Jazz Festival, and other local events.

TRAFFIC CONTROL PLAN

BEFORE THE CONCERT:

The headliner starts at 7:00 PM. with a warmup act at 6:00pm. There is not one big rush of traffic, but a consistent flow between 5:30 PM and 7:00 PM. The Mountain

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.TRANS. 5 USE - TRAFFIC CONTROL PLAN (cont.) RECOMMND

Community Patrol will be on hand during this time period directing vehicles to the parking spaces, specifically guiding people needing assistance to the handicap parking spaces.

AFTER THE CONCERT:

The concerts are over around 9:30 PM. At the North Exit, there will be a "Right Turn Only" sign permanently installed to prevent congestion that might have been caused by the existing stop sign to the left on Ridgeview Drive. At the East Exit, vehicles will be allowed to turn either direction onto Village Center Drive.

10.TRANS. 6 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 7 USE - INCREASED RUNOFF CRIT RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.TRANS. 7

USE - INCREASED RUNOFF CRIT (cont.)

RECOMMND

outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.TRANS. 7 USE - INCREASED RUNOFF CRIT (cont.) (cont.) RECOMMND

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

10.TRANS. 8 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

Protection and Oversight Division at 1.888.722.4234.

10.WASTE. 2 USE - AB 341 RECOMMND

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 waste hauler.

-Provide recycling service to 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.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.) RECOMMND

waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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 Community Center and/or Amphitheater may be further restricted.

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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. 10 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

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 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - WELL ABANDONMENT RECOMMNI

Existing unused well to be abandoned under permit with Riverside County Department of Environmental Health prior to issuance of grading permit. Contact the Indio office at 760-863-7570 for additional information.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMNI

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

Wildlife (CDFW) 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 September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - GRADING PLAN CHECK

RECOMMND

Prior to the issuance of a grading permit EPD shall review the final grading plans to ensure avoidance of the Riparian/Riverine feature on site and determine the final amount of oak trees that shall be impacted by project development.

60.EPD. 3 EPD - OAK TREE HMMP

RECOMMND

Prior to the issuance of grading permits a qualified biologist shall write and submit a Habitat Mitigation and Monitoring Plan (HMMP) that details oak tree mitigation for the proposed oak impacts. Oak tree impacts must be

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - OAK TREE HMMP (cont.)

RECOMMND

mitigated per the specifications provided in the document entitled "Oak Tree Inventory and Mitigation Plan for Impacts Associated with the Proposed Idyllwild Community Center (CUP3673R1)," dated September 12, 2016 and written by the Riverside County Planning Department. The HMMP must include the total number of oaks that shall be planted an explantion as to how the oaks will be monitored and maintained and a map depicting where the oaks shall be planted. The HMMP must also provide details as to how the oaks shall be protected in perpetuity.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - COMPLETION OF CPM01983

RECOMMND

An application for Certificate of Parcel Merger was filed to with the Planning Department for review and approval, CPM01983. The CPM01983 shall be completed prior to issuance of grading permit. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3673R1, 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

RECOMMNE

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland locatd 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 obtan an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

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.

60. PLANNING. 13 USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Soboba Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - NATIVE MONITOR (cont.)

RECOMMND

shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 14 USE - CULTURAL PROF./ MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - CULTURAL PROF./ MONITOR (cont.) RECOMMND

to ensure compliance with this condition of approval.

60.PLANNING. 15 USE - CRMMP REQUIRED RECOMMND

Cultural Resource Mitigation and Monitoring Program to mitigate potential impacts to undiscovered buried cultural resources within the Idyllwild Community Center Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
- 2) The project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.
- 3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- 4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.
- 5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- 6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - CRMMP REQUIRED (cont.)

RECOMMND

temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods.

The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - CRMP REQUIRED (cont.) (cont.)

RECOMMND

satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets 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

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 USE - FINAL WQMP

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The following items shall be addressed in the Final WQMP:

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

USE - FINAL WQMP (cont.)

RECOMMND

- Tables C.1, C.2, C.3, C.4 and C.5 must be consistent with the information shown on the WQMP exhibit and grading plans. Please verify that all DMA types (i.e., Types A, B, C, or D) are properly incorporated in the aforementioned tables. Also, Table D.4 must properly provide the type of LID BMP proposed for each DMA.
- Please provide a footnote below Table D.1 (on page 16 of the P-WQMP) indicating that the County has allowed placing a limited amount of infiltration BMPs on a) areas where shallow groundwater may be present, and b) within 100 feet of the existing water supply well (considering that the existing well is encapsulated to a depth of about 120 feet as indicated by the engineer of record)
- Provide in Appendix 7 all backup information (i.e., exhibits, plates, etc.) supporting the conclusion that the project meets the HCOC requirements of the WQMP Guidance document, including selection of the design parameters (i.e., hydrology working maps, IDF curves, soils, classification, time of concentration, runoff coefficients, etc.) used in the rational method analysis. Please note that we agree that the proposed BMPs (i.e., infiltration trenches, permeable pavement, and bioretention facilities) may indeed increase the overland "time of concentration" (for post-development conditions) which in turn may decrease the resulting post-development peak flows to a flow rate no greater than 110% of the pre-development peak flows (as required by Condition "C" of Section F.2 "HCOC Mitigation" (page 23) of the P-WQMP report.
- All sections and appendices of the Final WQMP report must be completed in conformance with the approved Preliminary WQMP, the requirements of the 2012 Santa Ana WQMP Guidance document, and the approved site plan and conditions of approval.
- The grading plans must contain all information (i.e., elevations, cross sections, details, specifications, construction notes, etc.) required for constructing the proposed LID BMPs (permeable pavement, infiltration trenches, and bioretention facilities) in accordance with the applicable requirements of the 2011 LID BMP Design Handbook and the approved Preliminary WQMP.

60.TRANS. 3

USE - WQMP ACCESS AND MAINT

RECOMMNI

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - WQMP ACCESS AND MAINT (cont.)

RECOMMND

easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD 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.

80.E HEALTH. 3 USE - POOL PLANS REQD RECOMMND
A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

80.E HEALTH. 4 USE - WATR/SEWR WILL SERVE RECOMMND
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

EPD DEPARTMENT

80.EPD. 1 USE - MBTA REPORTS RECOMMND
Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

80.EPD. 2 USE - OAK TREE MITIGATION RECOMMNI
Prior to the issuance of any building permits an EPD biologist shall conduct a site visit to insure that all mitigation oaks for the phase as described in the HMMP have been planted.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

80. PRIOR TO BLDG PRMT ISSUANCE

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."

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 C.

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.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

80. PRIOR TO BLDG PRMT ISSUANCE

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. 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 Ordinances No. 655-Regulating Light Pollution and No. 915-Regulating Outdoor Lighting, as well as the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3673R1, 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 - IMPLEMENT WQMP RECOMMNE

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

80.TRANS. 2 USE - ESTABL WQMP MAINT ENTITY RECOMMNI

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND
and Safety Department clearance.

90.BS GRADE. 7 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.

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.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMNI
Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMNI
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-#66-DISPLAY BOARDS RECOMMNI
Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#009-CAMPFIRES RINGS RECOMMND

Campfires will only be allowed in stoves and fire rings which must be in a location approved by the County Fire Chief.

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. 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. 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. Contact fire department for guideline handout

90.FIRE. 5 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 6 USE-#37-LOW LEVEL EXIT SIGN RECOMMND

Floor - Level exit signs, exit markers and exit path marking shall be installed per the California Building

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#37-LOW LEVEL EXIT SIGN (cont.) RECOMMND

Code.

90.FIRE. 7 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. 8 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 components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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. 1 USE - MINIMUM FLOOR AREA RECOMMNI

All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMNI

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY (cont.) RECOMMND

constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred and forty six (146) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

A minimum of one(1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

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. 10 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two(2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.)

RECOMMND

prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block or chain link fencing or landscaping screening and a solid gate which screens the bins from external view. 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 enclosure(s) 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. 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. 20 USE - PHASES MUST BE COMPLETE

RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 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. 42754. The Planning Director may require inspection or other monitoring to ensure such compliance.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

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 Conditional Use Permit No. 3673R1 is calculated to be 8.83 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 Conditional Use Permit No. 3673R1 has been calculated to be 8.83 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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

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.

TRANS DEPARTMENT

90.TRANS. 1 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to constructing driveway(s) and tie-in into Village Center Drive and/or Ridgeview Drive.

Note: 1. Right turns restriction sign shall be installed at Brewery Drive.

2. Stop control sign shall be installed at Brewery Drive with its intersection of Ladybug Drive.

90.TRANS. 2 USE - WQMP COMPLETION RECOMMND

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

90.TRANS. 3 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

10/12/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

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

DATE: January 8, 2015

FILE COPY

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Idyllwild Fire District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Archaeology – Heather Thomson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 36 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
Hill Municipal Advisory Council (MAC)
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Mgmt.

CONDITIONAL USE PERMIT NO. 3673 REVISION NO. 1- EA42754 - Applicant: San Jacinto Mountain Community Center - Engineer/Representative: Jim March Architect - Idyllwild Zoning District - Third Supervisorial District - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD: MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area - Location: North of S. Circle Dr., South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive - 8.83 Gross Acres - Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones - **REQUEST:** The project is to permit a community center that will be built in three phases. Phase 1 includes a two-storied 8,000 sq.ft. building with an activity rooms, a youth center, a commercial kitchen, restrooms, an amphitheater for outdoor concerts and three gazebos. Phase 2 includes a 7,000 sq.ft. gymnasium and four gazebos. Phase 3 includes a 5,000 sq.ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, trails, and a commercial building for retail and deli - APN: 565062026, 55070014, 565070020, 565070025, 565080044, 565080058, and 565070023 (Related Case: CUP03673, PP03122, PP03122S1)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. 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 **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 23, 2015

Phayvanh Nanthavongdouangsy, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3673 R1
Proposal: Construct a new community center
APNs: 565-070-014, 565-062-026 et. al.

Dear Mrs. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of S. Circle Dr., South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive in the Riverside Extended Mountain 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), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste 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**, 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**, 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 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., cardboard, 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 type 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 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

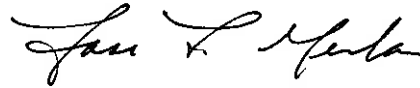
7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Phayvanh Nanthavongdouangsy, Project Planner
CUP No. 3673 R1
January 23, 2015
Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Sincerely,



Jose L. Merlan
Urban/Regional Planner II

PD# 168552

JM

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

COUNTY OF RIVERSIDE
WASTE MANAGEMENT

P 814 CG
OK JM
not close
to landfills

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
15 JAN 13 PM 2:54

DATE: January 8, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - M. Osur
Riv. Co. Fire Department
Idyllwild Fire District
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Archaeology - Heather Thomson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 36 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
Hill Municipal Advisory Council (MAC)
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Mgmt.

CONDITIONAL USE PERMIT NO. 3673 REVISION NO. 1- EA42754 - Applicant: San Jacinto Mountain Community Center - Engineer/Representative: Jim March Architect - Idyllwild Zoning District - Third Supervisorial District - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD: MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area - Location: North of S. Circle Dr., South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive - 8.83 Gross Acres - Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones - **REQUEST:** The project is to permit a community center that will be built in three phases. Phase 1 includes a two-storied 8,000 sq.ft. building with an activity rooms, a youth center, a commercial kitchen, restrooms, an amphitheater for outdoor concerts and three gazebos. Phase 2 includes a 7,000 sq.ft. gymnasium and four gazebos. Phase 3 includes a 5,000 sq.ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces Existing uses include a playground, tennis courts, trails, and a commercial building for retail and deli - APN: 565062026, 55070014, 565070020, 565070025, 565080044, 565080058, and 565070023 (Related Case: CUP03673, PP03122, PP03122S1)

65-070-014
3

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. 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 **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / MAILSTOP# 1070.

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

DATE: January 8, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Idyllwild Fire District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Archaeology – Heather Thomson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 36 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
Hill Municipal Advisory Council (MAC)
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Mgmt.

CONDITIONAL USE PERMIT NO. 3673 REVISION NO. 1- EA42754 - Applicant: San Jacinto Mountain Community Center - Engineer/Representative: Jim March Architect - Idyllwild Zoning District - Third Supervisorial District - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD: MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area - Location: North of S. Circle Dr., South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive - 8.83 Gross Acres - Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones - **REQUEST:** The project is to permit a community center that will be built in three phases. Phase 1 includes a two-storied 8,000 sq.ft. building with an activity rooms, a youth center, a commercial kitchen, restrooms, an amphitheater for outdoor concerts and three gazebos. Phase 2 includes a 7,000 sq.ft. gymnasium and four gazebos. Phase 3 includes a 5,000 sq.ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, trails, and a commercial building for retail and deli - APN: 565062026, 55070014, 565070020, 565070025, 565080044, 565080058, and 565070023 (Related Case: CUP03673, PP03122, PP03122S1)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. 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 **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

Needs Phase 1 Survey & record search.

DATE: 1/27/15

SIGNATURE: *Heather Thomson*

PLEASE PRINT NAME AND TITLE: Heather Thomson Arch

TELEPHONE: 8-2873

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.

01/27/15
12:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5. PLANNING. 1 DRT - PHASE 1 ARCH STUDY REQ

REQUIRED

PRIOR TO PROJECT APPROVAL:

A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work: http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phasel_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website: http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf

The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. A new records search must be conducted as part of the Phase I work. The Phase I study must include a records search table/exhibit, documentary evidence of an NAHC contact and tribes scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records (if any) within the project area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

Upon receipt of the Phase I study, the County Archaeologist will determine the adequacy of the report and will clear the condition. Upon acceptance of the report, the County Archaeologist will request that the consultant send one (1) wet-signed hard copy of the report and one (1) CD of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

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

DATE: January 8, 2015

TO:

Riv. Co. Transportation Dept.
 Riv. Co. Environmental Health Dept.
 Riv. Co. Public Health – M. Osur
 Riv. Co. Fire Department
 Idyllwild Fire District
 Riv. Co. Building & Safety – Grading
 Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
 Riv. Co. Environmental Programs Dept.
 P.D. Geology Section-D. Jones
 Riv. Co. Archaeology – Heather Thomson
 Riv. Co. Sheriff's Dept.
 Riv. Co. Waste Management Dept.
 County Service Area No. 36 c/o EDA

3rd District Supervisor
 3rd District Planning Commissioner
 Hill Municipal Advisory Council (MAC)
 Southern California Edison
 Southern California Gas Co.
 South Coast Air Quality Mgmt.

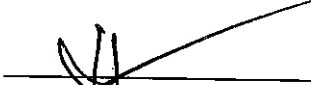
CONDITIONAL USE PERMIT NO. 3673 REVISION NO. 1- EA42754 - Applicant: San Jacinto Mountain Community Center - Engineer/Representative: Jim March Architect - Idyllwild Zoning District - Third Supervisorial District - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD: MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area - Location: North of S. Circle Dr., South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive - 8.83 Gross Acres - Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones - **REQUEST:** The project is to permit a community center that will be built in three phases. Phase 1 includes a two-storied 8,000 sq.ft. building with an activity rooms, a youth center, a commercial kitchen, restrooms, an amphitheater for outdoor concerts and three gazebos. Phase 2 includes a 7,000 sq.ft. gymnasium and four gazebos. Phase 3 includes a 5,000 sq.ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, trails, and a commercial building for retail and deli - APN: 565062026, 55070014, 565070020, 565070025, 565080044, 565080058, and 565070023 (Related Case: CUP03673, PP03122, PP03122S1)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. 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 **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

NO EXCEPTION TAKEN

DATE: 02/11/15 SIGNATURE: 

PLEASE PRINT NAME AND TITLE: DEPUTY FRANK JONES

TELEPHONE: 951-791-3447

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**

DATE: January 8, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Idyllwild Fire District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Archaeology – Heather Thomson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 36 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
Hill Municipal Advisory Council (MAC)
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Mgmt.

CONDITIONAL USE PERMIT NO. 3673 REVISION NO. 1- EA42754 - Applicant: San Jacinto Mountain Community Center - Engineer/Representative: Jim March Architect - Idyllwild Zoning District - Third Supervisorial District - Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD: MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area - Location: North of S. Circle Dr.; South of Highway 243 and Ridge View Drive, East of Pine Dell and West of Village Center Drive - 8.83 Gross Acres - Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones - **REQUEST:** The project is to permit a community center that will be built in three phases. Phase 1 includes a two-storied 8,000 sq.ft. building with an activity rooms, a youth center, a commercial kitchen, restrooms, an amphitheater for outdoor concerts and three gazebos. Phase 2 includes a 7,000 sq.ft. gymnasium and four gazebos. Phase 3 includes a 5,000 sq.ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, trails, and a commercial building for retail and deli - APN: 565062026, 55070014, 565070020, 565070025, 565080044, 565080058, and 565070023 (Related Case: CUP03673, PP03122, PP03122S1)

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. 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 **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pranthav@rctlma.org / **MAILSTOP# 1070**.

DATE: 1/23/15

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: CARMAN JACK PECORA

TELEPHONE: 951-659-2153

DEPUTY FIRE MARSHAL

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



Idyllwild Fire Protection District

PO Box 656
Idyllwild, CA 92549
(951) 659-2153

January 24, 2015

Re: CUP # 3673 Revision No.1

Mr. Nanthavongdouangsy, the only issue we have is to make sure an easement is granted from both 565-070-023 and 565-080-058 for the portion of driveway that encroaches onto them as it is required for fire department access.

Otherwise we have no objections to the proposed plans.

Thank you,

Jack Peckham

Captain/Paramedic

Deputy Fire Marshal

www.idyllwildfire.com

951-659-2153 station

909-226-0065 cell

Boyer

August 5, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB52 Consultation; Idyllwild Community Center Project

CUP 3673 R 1

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 02, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

RE: AB 52 Consultation Conclusion Letter for Conditional Use Permit No. 3673r1

Dear Mr. Ontiveros,

An AB 52 notification for cup03673R1 was sent to you on July 10, 2015. On August 05, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of Soboba Band of Luiseno Indians for AB 52 consultation on the Project. On March 15, 2016 at a face-to-face meeting between Joe Ontiveros and Riverside County, this project was discussed.

On March 15, 2016 the Planning Department provided the following project information via email to you: Conditions of Approval. This email asked for you to notify the County if you had any further comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on CUP03673r1 and considers AB 52 consultation concluded as of this letter's date.

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

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

"Planning Our Future... Preserving Our Past"

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Phayvanh Nanthavpngdouangsy, Urban Regional Planner IV, PNANTHAV@rctlma.org

Attachments: Conditions of Approval; CUP03673r1

05/02/16
11:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 33 USE - PDA04931R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4931 submitted for this project (CUP03673R1) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural resources Assessment for the Idyllwild Community Center Project ", dated July 14, 2015.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 31, 2015.

Revised County Archaeological Report (PDA) No. 4931r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated November 16, 2015. This report was received on April 01, 2016 and accepted by the County Archaeologist on April 08, 2016.

(PDA) No 4931r1 concludes that no cultural resources were identified within or near the project boundaries.

(PDA) No 4931R1 recommends monitoring during ground-disturbing activities, such as grading or trenching, by a qualified archaeologist is recommended to ensure that if buried features (i.e., human remains, hearths, or cultural deposits) are present, they will be handled in a timely and proper manner.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

the find.

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 13 USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Soboba Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - NATIVE MONITOR (cont.)

RECOMMND

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 14 USE - CULTURAL PROF./ MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - CULTURAL PROF./ MONITOR (cont.)

RECOMMND

to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 15 USE - CRMMP REQUIRED

RECOMMND

Cultural Resource Mitigation and Monitoring Program to mitigate potential impacts to undiscovered buried cultural resources within the Idyllwild Community Center Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
- 2) The project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.
- 3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- 4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

05/02/16
11:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - CRMMP REQUIRED (cont.)

RECOMMND

- 5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- 6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.
- 7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- 8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment

05/02/16
11:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03673R1

Parcel: 565-080-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15

USE - CRMMP REQUIRED (cont.) (cont.)

RECOMMND

of the fees necessary for
permanent curation.

9) A report documenting the field and analysis results and
interpreting the artifact and
research data within the research context shall be
completed and submitted to the
satisfaction of the lead agency prior to the issuance of
any building permits. The
report will include DPR Primary and Archaeological Site
Forms.

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



July 21, 2015

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

RECEIVED
Planning Dept.
JUL 30 2015

Re: Conditional Use Permit No. 3673-R1

Dear Ms. Thomson:

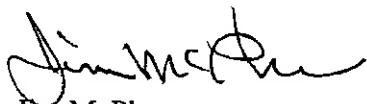
This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Conditional Use Permit No. 3673-R1. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Jim McPherson
Manager
Rincon Cultural Resources Department

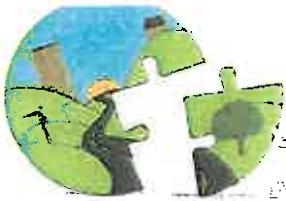
Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006617

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: COMMUNITY CENTER

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: section 9.50.9.5 & 6.12

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: CUP 3673-R1 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: SAN JACINTO MOUNTAIN COMMUNITY CENTER (SJMCC) E-Mail: chrise@idyllwildcommunitycenter.org

Mailing Address: P.O. BOX 1770
10YLLWILD Street CA 92549
City State ZIP

Daytime Phone No: (951) 659-3070 Fax No: () _____

Engineer/Representative's Name: JIM MARSH ARCHITECT E-Mail: jjm@msn.com

Mailing Address: 27431 DARTMOUTH ST.
HEMET Street CA 92544
City State ZIP

Daytime Phone No: (951) 658-4733 Fax No: () _____

Engineer/Representative's Name: ALEX ALATORRE E-Mail: alatorre.inc@gmail.com

Mailing Address: 24795 DAPHNY EAST
MISSION VIEJO, CA 92691
City State ZIP

Daytime Phone No: (949) 510-1960 Fax No: () _____

Property Owner's Name: SJMCC E-Mail: _____

Mailing Address: P.O. BOX 1770
10YLLWILD Street CA 92549
City State ZIP

Daytime Phone No: (951) 659-3070 Fax No: () _____

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.

JANICE LYLE FOR SIMCC Janice Lyle
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.

JANICE LYLE FOR SIMCC Janice Lyle
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: 565-070-014
565-070-020 565-062-026
Assessor's Parcel Number(s): 565-070-025 565-080-044

Section: 18 Township: 55 Range: 3E

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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. 3673 – Revision 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: San Jacinto Mountain Community Center – Engineer/Representative: Jim March Architect – Idyllwild Zoning District – Third Supervisorial District – Riverside Extended Mountain Area Plan: Community Development: Commercial Retail (CD:CR) and Medium Density Residential (CD:MDR) within the Idyllwild/Pine Cove Village Tourist Policy Area – Location: North of S. Circle Drive, south of Highway 243 and Ridge View Drive, east of Pine Dell and west of Village Center Drive – 8.83 Gross Acres – Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S), and Watercourse Area (W-1) Zones – **REQUEST:** The project is to permit a community center that will be built in four phases. Phase 1 only include the amphitheater for the Idyllwild Summer Concert Series, which is a sequence of eight (8) concerts on Thursday nights in June, July, and August. These concerts will be attended by a maximum of 400 people. The amphitheater may also be utilized occasionally for other events on different evenings of the week, such as “Movies in the Park” and a summer play. Phase 2 will be a two-storied 8,000 sq. ft. building with an activities room, a youth center, a commercial kitchen, restrooms, an office, a lobby, restrooms, and four gazebos. The commercial kitchen will be used to prepare food for events, such as fundraisers, weddings, and small banquets. Phase 3 will include a 7,000 sq. ft. gymnasium and four gazebos. Phase 4 includes a 5,000 sq. ft. indoor swimming pool building. The amphitheater and the buildings will not be used at the same time. The project proposes 146 parking spaces. Existing uses include a playground, tennis courts, and trails. The existing commercial building for retail and deli located on parcel 565062026 is not a part of this project.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
NOVEMBER 2, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Phayvanh Nanthavongdouangsy, at 951-955-6573 or email pnanthav@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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated 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: Phayvanh Nanthavongdouangsy
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/2016

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

APN (s) or case numbers CUPO3673R1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

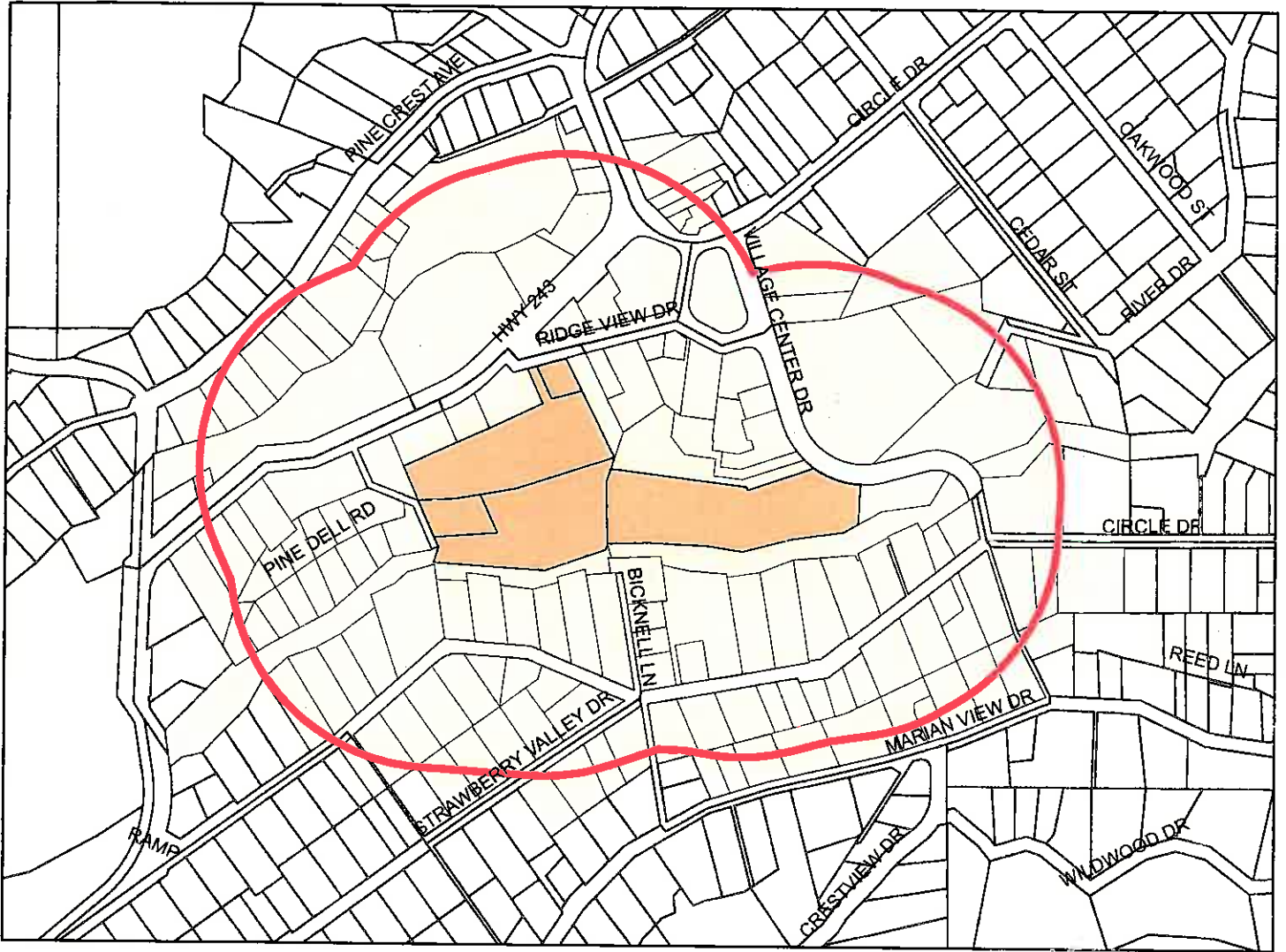
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03673R1 (600 feet buffer)



Selected Parcels

565-111-026	565-102-018	565-091-013	565-091-014	565-161-023	565-080-026	565-092-018	565-092-019	565-091-011	565-091-005
565-091-006	565-092-005	565-161-024	565-080-024	565-092-007	565-080-008	565-101-035	565-062-019	565-102-031	565-070-022
565-070-023	565-080-009	565-080-058	561-044-005	561-044-004	561-044-007	565-101-017	565-101-018	565-092-009	565-092-011
565-092-012	565-161-004	565-161-022	565-101-006	565-101-039	565-101-010	565-062-009	565-070-007	565-092-009	565-092-011
565-102-022	563-300-036	563-300-037	563-312-012	563-312-035	565-051-005	565-062-030	565-070-005	565-080-049	563-292-013
565-080-005	565-080-032	563-292-009	565-061-036	565-061-037	563-312-025	565-102-006	565-062-033	565-091-025	565-111-028
563-300-035	565-102-015	565-080-015	563-300-032	563-312-037	565-102-028	565-102-009	563-313-001	565-080-006	563-291-001
565-111-002	563-312-028	565-101-040	565-080-021	565-062-022	565-062-023	565-062-010	565-080-022	563-312-016	565-051-001
565-061-003	565-101-005	565-101-030	565-080-031	565-092-013	565-091-015	565-091-016	565-080-038	565-092-016	565-080-017
565-102-004	565-080-016	565-102-011	565-102-012	565-102-005	563-313-006	561-044-006	565-101-015	565-080-014	565-102-003
565-080-020	565-080-052	565-102-029	565-102-024	565-102-030	565-101-008	565-091-008	565-092-001	565-171-014	565-051-019
565-080-023	565-080-030	565-091-007	561-044-003	565-102-021	565-070-014	565-070-020	565-070-025	565-080-044	565-101-012

First 120 parcels shown



560 280 0 560 Feet

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

ASMT: 561044002, APN: 561044002
HELEN BAUGH, ETAL
4504 CASTLETON WAY
SAN DIEGO CA 92117

ASMT: 563312013, APN: 563312013
PATRICIA PIETROK, ETAL
P O BOX 1215
IDYLLWILD CA 92549

ASMT: 561044003, APN: 561044003
RSI MANAGEMENT
10010 SOPHIA AVE
NORTH HILLS CA 91343

ASMT: 563312016, APN: 563312016
LAURA SWANSON, ETAL
P O BOX 1249
IDYLLWILD CA 92549

ASMT: 561044004, APN: 561044004
BARBARA HUNT, ETAL
P O BOX 112
IDYLLWILD CA 92549

ASMT: 563312025, APN: 563312025
IDYLLWILD PINES
C/O JAMES MURDOCK
100 N HOPE AVE STE 1
SANTA BARBARA CA 93110

ASMT: 561044005, APN: 561044005
DAVID HUNT
42294 THORNTON AVE
HEMET CA 92544

ASMT: 563312028, APN: 563312028
TERESA FRIEMOTH, ETAL
P O BOX 567
IDYLLWILD CA 92549

ASMT: 561044006, APN: 561044006
MARJORIE DIEHL, ETAL
73435 SAN NICHOLAS
PALM DESERT CA 92260

ASMT: 563312030, APN: 563312030
ANDREA LIPSON, ETAL
2542 ROYAL VIEW RD
ESCONDIDO CA 92027

ASMT: 563291001, APN: 563291001
RESTAURANT, ETAL
164 N STANLEY DR
BEVERLY HILLS CA 90211

ASMT: 563312037, APN: 563312037
JAY JOHNSON
P O BOX 322
IDYLLWILD CA 92549

ASMT: 563300035, APN: 563300035
LAJUANA CROSS, ETAL
45500 STONEBROOK CT
LA QUINTA CA 92253

ASMT: 563313001, APN: 563313001
JHY 243
P O BOX 3120
IDYLLWILD CA 92549

ASMT: 563313006, APN: 563313006
PAUL WHITAKER
P O BOX 1746
IDYLLWILD CA 92549

ASMT: 565062001, APN: 565062001
SUBURBAN PROPANE
240 RTE 10 WEST
WHIPPANY NJ 7981

ASMT: 563313007, APN: 563313007
VILLAGE CENTER PARTNERS
3118 SYLVAN AVE
OAKLAND CA 92549

ASMT: 565062003, APN: 565062003
DELOBO ENTERPRISES INC
P O BOX 2423
IDYLLWILD CA 92549

ASMT: 565051001, APN: 565051001
KRISTEN DUBOIS, ETAL
2674 STEEPLECHASE WAY
NORCO CA 92860

ASMT: 565062008, APN: 565062008
SHILOH CHRISTIAN MINISTRIES
P O BOX 1675
IDYLLWILD CA 92549

ASMT: 565051003, APN: 565051003
SILVER PINES LODGE
C/O CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

ASMT: 565062010, APN: 565062010
CHERYL DAHLEEN, ETAL
P O BOX 1542
IDYLLWILD CA 92549

ASMT: 565051019, APN: 565051019
MYRA DUTTON, ETAL
P O BOX 1460
IDYLLWILD CA 92549

ASMT: 565062017, APN: 565062017
WILLIAM WAGSTAFF
P O BOX 69
IDYLLWILD CA 92549

ASMT: 565061003, APN: 565061003
LEIF ROGERS
9735 WILSHIRE BL PENTHSE
BEVERLY HILLS CA 90212

ASMT: 565062019, APN: 565062019
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 565061037, APN: 565061037
IDYLLWILD INN INC
C/O JOSHUA B WHITE
P O BOX 515
IDYLLWILD CA 92549

ASMT: 565062020, APN: 565062020
ZIEMKOWSKI ENTERPRISES
C/O JAME A ZIEMKOWSKI
211 MOSER AVE
BULLHEAD CITY AZ 86429

ASMT: 565062023, APN: 565062023
ANNA BISHOP, ETAL
11700 W CHARLESTON NO 170
LAS VEGAS NV 89135

ASMT: 565080015, APN: 565080015
JANICE MURPHY
P O BOX 1677
IDYLLWILD CA 92549

ASMT: 565062033, APN: 565062033
IDYLLWILD WATER DIST
P O BOX 397
IDYLLWILD CA 92549

ASMT: 565080016, APN: 565080016
NICHOLAS SCHOUTEN
895 CHASE ST
SAN JACINTO CA 92582

ASMT: 565070002, APN: 565070002
BEATRICE PUTZ, ETAL
P O BOX 6364
LA QUINTA CA 92248

ASMT: 565080017, APN: 565080017
BRENDA UNDERWOOD, ETAL
26531 DON JUAN CIR
HEMET CA 92544

ASMT: 565070007, APN: 565070007
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 565080021, APN: 565080021
JOAN WOLDEN, ETAL
WILLIAM P DOWLING ET AL
1597 BRENTWOOD AVE
UPLAND CA 91786

ASMT: 565080006, APN: 565080006
JOHN MORROW, ETAL
33345 GREENWOOD DR
LAKE ELSINORE CA 92530

ASMT: 565080022, APN: 565080022
KEVIN MAKOWSKI
7821 TORREYSON DR
LOS ANGELES CA 90046

ASMT: 565080008, APN: 565080008
JOYCE MILLER, ETAL
11189 NEWPORT AVE
SANTA ANA CA 92705

ASMT: 565080024, APN: 565080024
B SHEA PROP, ETAL
6412 RUBY WAY
CARLSBAD CA 92011

ASMT: 565080014, APN: 565080014
REBECCA YORK, ETAL
1312 WESTERN AVE
GLENDALE CA 91201

ASMT: 565080025, APN: 565080025
DOLORES GONZALES, ETAL
2940 ARIANE DR
SAN DIEGO CA 92117

ASMT: 565080026, APN: 565080026
MARIANNE DOTY, ETAL
1120 S MAIN AVE
FALLBROOK CA 92028

ASMT: 565080052, APN: 565080052
SUSAN RAFTER, ETAL
3354 RYAN DR
ESCONDIDO CA 92025

ASMT: 565080030, APN: 565080030
SHERRY KAUFMAN, ETAL
P O BOX 126
MOUNTAIN CENTER CA 92561

ASMT: 565080058, APN: 565080058
LOIS BUTTERFIELD, ETAL
P O BOX 928590
SAN DIEGO CA 92192

ASMT: 565080031, APN: 565080031
NORMAN DEESING, ETAL
33468 LANSFORD ST
YUCAIPA CA 92399

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

ASMT: 565080032, APN: 565080032
IDYLLWILD HELP CENTER
P O BOX 660
IDYLLWILD CA 92549

ASMT: 565091006, APN: 565091006
LUCY DOREMUS, ETAL
53 E TOSCANA WAY
RANCHO MIRAGE CA 92270

ASMT: 565080038, APN: 565080038
MARILYN KEMPLE
P O BOX 3697
IDYLLWILD CA 92549

ASMT: 565091007, APN: 565091007
VICKY KEATING, ETAL
17707 STARK AVE
CERRITOS CA 90703

ASMT: 565080044, APN: 565080044
SAN JACINTO MOUNTAIN COMMUNITY CENTE
P O BOX 1770
IDYLLWILD CA 92549

ASMT: 565091008, APN: 565091008
LETICIA GARCIA, ETAL
81915 PASEO REAL
INDIO CA 92201

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

ASMT: 565091011, APN: 565091011
BERNARD JOFFA
P O BOX 620
IDYLLWILD CA 92549

ASMT: 565091014, APN: 565091014
ANN DUNHAM
PO BOX 3370
IDYLLWILD CA 92549

ASMT: 565092007, APN: 565092007
CHARLES KRETSINGER
P O BOX 911
IDYLLWILD CA 92549

ASMT: 565091016, APN: 565091016
BONNIE LARGENT, ETAL
3121 SANTA ROSA PL
FULLERTON CA 92835

ASMT: 565092009, APN: 565092009
JACQUELINE KRETSINGER, ETAL
P O BOX 216
IDYLLWILD CA 92549

ASMT: 565091025, APN: 565091025
ISABELLE EDGAR
970 RAMADA WAY
HEMET CA 92543

ASMT: 565092010, APN: 565092010
S LEAKE, ETAL
P O BOX 3710
IDYLLWILD CA 92549

ASMT: 565091030, APN: 565091030
LAURA ALLEN, ETAL
24609 HATTON LN
CORONA CA 92883

ASMT: 565092011, APN: 565092011
LEEN JAMAL, ETAL
P O BOX 927806
SAN DIEGO CA 92192

ASMT: 565092001, APN: 565092001
CINDRA STOLK, ETAL
14427 MERIDIAN PKWY E
RIVERSIDE CA 92518

ASMT: 565092012, APN: 565092012
CHER TOWNSEND, ETAL
P O BOX 1085
IDYLLWILD CA 92549

ASMT: 565092005, APN: 565092005
JESSICA PRIEFER, ETAL
P O BOX 3547
IDYLLWILD CA 92549

ASMT: 565092013, APN: 565092013
ELAINE BACHER, ETAL
C/O J KENT STEELE
P O BOX 430
IDYLLWILD CA 92549

ASMT: 565092006, APN: 565092006
V JOHNSON
P O BOX 863
IDYLLWILD CA 92549

ASMT: 565092016, APN: 565092016
SHIRLEY RUSSELL, ETAL
1616 S EUCLID ST SPC 84
ANAHEIM CA 92802



ASMT: 565092018, APN: 565092018
NANCI KILLINGSWORTH, ETAL
P O BOX 3708
IDYLLWILD CA 92549

ASMT: 565101015, APN: 565101015
JOLENE HOETGER, ETAL
P O BOX 564
IDYLLWILD CA 92549

ASMT: 565101005, APN: 565101005
LEIF ROGERS
11458 LAURELCREST RD
STUDIO CITY CA 91604

ASMT: 565101017, APN: 565101017
CHELSEA MARSH, ETAL
2517 ROYAL CREST DR
ESCONDIDO CA 92025

ASMT: 565101006, APN: 565101006
FRANZ HUBER
P O BOX 1299
IDYLLWILD CA 92549

ASMT: 565101018, APN: 565101018
DAVID WINTON
640 S WARM SANDS DR
PALM SPRINGS CA 92264

ASMT: 565101007, APN: 565101007
SHEILA ZACKER
P O BOX 1824
IDYLLWILD CA 92549

ASMT: 565101030, APN: 565101030
GLORIA PATTON, ETAL
26150 BICKNELL LN
IDYLLWILD, CA. 92549

ASMT: 565101008, APN: 565101008
ROBERT DYSON
4025 CAMINO DEL RIO S 318
SAN DIEGO CA 92108

ASMT: 565101035, APN: 565101035
CLAUDIA MEEK
2708 OLYMPIA DR
CARLSBAD CA 92010

ASMT: 565101010, APN: 565101010
GAIL VICONDOVA
P O BOX 1396
IDYLLWILD CA 92549

ASMT: 565101038, APN: 565101038
MARCIA MONROE, ETAL
P O BOX 3322
IDYLLWILD CA 92549

ASMT: 565101012, APN: 565101012
SHARON LASKIN
76974 CALIFORNIA DR
PALM DESERT CA 92211

ASMT: 565101039, APN: 565101039
DONNA STRUTHERS, ETAL
12770 EASTRIDGE CT
SAN DIEGO CA 92131

ASMT: 565101040, APN: 565101040
LON MERCER, ETAL
P O BOX 3384
IDYLLWILD CA 92549

ASMT: 565102012, APN: 565102012
PAMELA JANOPOULOS
PO BOX 3018
IDYLLWILD CA 92549

ASMT: 565102003, APN: 565102003
ELEANOR KOMOROSKY, ETAL
13615 PEQUOT DR
POWAY CA 92064

ASMT: 565102013, APN: 565102013
ELOISE KENNEDY
1433 E FRANZEN AVE
SANTA ANA CA 92701

ASMT: 565102004, APN: 565102004
NANCY HUBBERT
26098 DUMONT RD
HEMET CA 92544

ASMT: 565102014, APN: 565102014
KANDLE WEAVER, ETAL
P O BOX 746
BIG BEAR LAKE CA 92315

ASMT: 565102005, APN: 565102005
KRISTIN KERIN DORE, ETAL
2722 N SUNRISE WAY
PALM SPRINGS CA 92262

ASMT: 565102015, APN: 565102015
JAMES DANIELS
P O BOX 3239
IDYLLWILD CA 92549

ASMT: 565102006, APN: 565102006
IDYLLWILD POST 800 AMER LEGION
P O BOX 800
IDYLLWILD CA 92549

ASMT: 565102018, APN: 565102018
CATHERINE GAYER, ETAL
30475 SEMINOLE CT
CATHEDRAL CY CA 92234

ASMT: 565102009, APN: 565102009
CARA WILKERSON, ETAL
PO BOX 1018
IDYLLWILD CA 92549

ASMT: 565102019; APN: 565102019
SQUARE PEG ROUND HOLE
P O BOX 243
IDYLLWILD CA 92549

ASMT: 565102010, APN: 565102010
THOMAS HAYES
38233 VISTA DR
CATHEDRAL CY CA 92234

ASMT: 565102020, APN: 565102020
THOMAS PAINE
P O BOX 134
IDYLLWILD CA 92549



ASMT: 565102021, APN: 565102021
KATHY HIGGINS, ETAL
3756 MT EVEREST BLV
SAN DIEGO CA 92111

ASMT: 565102031, APN: 565102031
SANDRA OHMAN, ETAL
2098 SEA VILLAGE CIR
CARDIFF CA 92007

ASMT: 565102022, APN: 565102022
HARVE LUBIN
C/O HARVEY L LUBIN
3361 NW MCCREADY DR
BEND OR 97703

ASMT: 565111002, APN: 565111002
LYDA HILL, ETAL
21622 OCEAN VISTA DR
LAGUNA BEACH CA 92651

ASMT: 565102025, APN: 565102025
SUSAN HANSON
54413 S CIRCLE DR
IDYLLWILD, CA. 92549

ASMT: 565111026, APN: 565111026
54545 CIRCLE
C/O ROBERT E WAILES
2729 OCEAN ST
CARLSBAD CA 92008

ASMT: 565102026, APN: 565102026
RAUL MARTINEZ, ETAL
P O BOX 1934
IDYLLWILD CA 92549

ASMT: 565111027, APN: 565111027
MALCOLM WILLIAMSON, ETAL
1041 COTTAGE WAY
ENCINITAS CA 92024

ASMT: 565102028, APN: 565102028
JEFFREY TREADWELL
3313 MERRICK ST
FORT WORTH TX 76107

ASMT: 565111028, APN: 565111028
GAIL KILGORE, ETAL
42785 CERRITOS DR
BERMUDA DUNES CA 92203

ASMT: 565102029, APN: 565102029
RILEY ELLIS
5712 PENFIELD AVE
WOODLAND HILLS CA 91367

ASMT: 565161022, APN: 565161022
FILANC INV NO 1
740 N ANDREASEN
ESCONDIDO CA 92029

ASMT: 565102030, APN: 565102030
CAROL BURNS, ETAL
P O BOX 2
IDYLLWILD CA 92549

ASMT: 565161023, APN: 565161023
NANCY FRICK, ETAL
C/O FRICK FAMILY TRUST
41581 JOHNSTON AVE
HEMET CA 92544



Étiquettes faciles à peeler
Utilisez le gabarit AVERY® 5162®

Sens de
chargement

Repliez à la hauteur afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

ASMT: 565161024, APN: 565161024
KARRIE MORLAN, ETAL
P.O BOX 9
IDYLLWILD CA 92549

ASMT: 565171014, APN: 565171014
CINDRA STOLK, ETAL
14427 E MERIDIAN PKWY
RIVERSIDE CA 92518

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5962®



ASMT: 561044002, APN: 561044002
HELEN BAUGH, ETAL
4504 CASTLETON WAY
SAN DIEGO CA 92117

ASMT: 563312013, APN: 563312013
PATRICIA PIETROK, ETAL
P O BOX 1215
IDYLLWILD CA 92549

ASMT: 561044003, APN: 561044003
RSI MANAGEMENT
10010 SOPHIA AVE
NORTH HILLS CA 91343

ASMT: 563312016, APN: 563312016
LAURA SWANSON, ETAL
P O BOX 1249
IDYLLWILD CA 92549

ASMT: 561044004, APN: 561044004
BARBARA HUNT, ETAL
P O BOX 112
IDYLLWILD CA 92549

ASMT: 563312025, APN: 563312025
IDYLLWILD PINES
C/O JAMES MURDOCK
100 N HOPE AVE STE 1
SANTA BARBARA CA 93110

ASMT: 561044005, APN: 561044005
DAVID HUNT
42294 THORNTON AVE
HEMET CA 92544

ASMT: 563312028, APN: 563312028
TERESA FRIEMOTH, ETAL
P O BOX 567
IDYLLWILD CA 92549

ASMT: 561044006, APN: 561044006
MARJORIE DIEHL, ETAL
73435 SAN NICHOLAS
PALM DESERT CA 92260

ASMT: 563312030, APN: 563312030
ANDREA LIPSON, ETAL
2542 ROYAL VIEW RD
ESCONDIDO CA 92027

ASMT: 563291001, APN: 563291001
RESTAURANT, ETAL
164 N STANLEY DR
BEVERLY HILLS CA 90211

ASMT: 563312037, APN: 563312037
JAY JOHNSON
P O BOX 322
IDYLLWILD CA 92549

ASMT: 563300035, APN: 563300035
LAJUANA CROSS, ETAL
45500 STONEBROOK CT
LA QUINTA CA 92253

ASMT: 563313001, APN: 563313001
JHY 243
P O BOX 3120
IDYLLWILD CA 92549

ASMT: 563313006, APN: 563313006
PAUL WHITAKER
P O BOX 1746
IDYLLWILD CA 92549

ASMT: 565062001, APN: 565062001
SUBURBAN PROPANE
240 RTE 10 WEST
WHIPPANY NJ 7981

ASMT: 563313007, APN: 563313007
VILLAGE CENTER PARTNERS
3118 SYLVAN AVE
OAKLAND CA 92549

ASMT: 565062003, APN: 565062003
DELOBO ENTERPRISES INC
P O BOX 2423
IDYLLWILD CA 92549

ASMT: 565051001, APN: 565051001
KRISTEN DUBOIS, ETAL
2674 STEEPLECHASE WAY
NORCO CA 92860

ASMT: 565062008, APN: 565062008
SHILOH CHRISTIAN MINISTRIES
P O BOX 1675
IDYLLWILD CA 92549

ASMT: 565051003, APN: 565051003
SILVER PINES LODGE
C/O CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

ASMT: 565062010, APN: 565062010
CHERYL DAHLEEN, ETAL
P O BOX 1542
IDYLLWILD CA 92549

ASMT: 565051019, APN: 565051019
MYRA DUTTON, ETAL
P O BOX 1460
IDYLLWILD CA 92549

ASMT: 565062017, APN: 565062017
WILLIAM WAGSTAFF
P O BOX 69
IDYLLWILD CA 92549

ASMT: 565061003, APN: 565061003
LEIF ROGERS
9735 WILSHIRE BL PENTHSE
BEVERLY HILLS CA 90212

ASMT: 565062019, APN: 565062019
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 565061037, APN: 565061037
IDYLLWILD INN INC
C/O JOSHUA B WHITE
P O BOX 515
IDYLLWILD CA 92549

ASMT: 565062020, APN: 565062020
ZIEMKOWSKI ENTERPRISES
C/O JAME A ZIEMKOWSKI
211 MOSER AVE
BULLHEAD CITY AZ 86429

ASMT: 565062023, APN: 565062023
ANNA BISHOP, ETAL
11700 W CHARLESTON NO 170
LAS VEGAS NV 89135

ASMT: 565080015, APN: 565080015
JANICE MURPHY
P O BOX 1677
IDYLLWILD CA 92549

ASMT: 565062033, APN: 565062033
IDYLLWILD WATER DIST
P O BOX 397
IDYLLWILD CA 92549

ASMT: 565080016, APN: 565080016
NICHOLAS SCHOUTEN
895 CHASE ST
SAN JACINTO CA 92582

ASMT: 565070002, APN: 565070002
BEATRICE PUTZ, ETAL
P O BOX 6364
LA QUINTA CA 92248

ASMT: 565080017, APN: 565080017
BRENDA UNDERWOOD, ETAL
26531 DON JUAN CIR
HEMET CA 92544

ASMT: 565070007, APN: 565070007
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 565080021, APN: 565080021
JOAN WOLDEN, ETAL
WILLIAM P DOWLING ET AL
1597 BRENTWOOD AVE
UPLAND CA 91786

ASMT: 565080006, APN: 565080006
JOHN MORROW, ETAL
33345 GREENWOOD DR
LAKE ELSINORE CA 92530

ASMT: 565080022, APN: 565080022
KEVIN MAKOWSKI
7821 TORREYSON DR
LOS ANGELES CA 90046

ASMT: 565080008, APN: 565080008
JOYCE MILLER, ETAL
11189 NEWPORT AVE
SANTA ANA CA 92705

ASMT: 565080024, APN: 565080024
B SHEA PROP, ETAL
6412 RUBY WAY
CARLSBAD CA 92011

ASMT: 565080014, APN: 565080014
REBECCA YORK, ETAL
1312 WESTERN AVE
GLENDALE CA 91201

ASMT: 565080025, APN: 565080025
DOLORES GONZALES, ETAL
2940 ARIANE DR
SAN DIEGO CA 92117

ASMT: 565080026, APN: 565080026
MARIANNE DOTY, ETAL
1120 S MAIN AVE
FALLBROOK CA 92028

ASMT: 565080052, APN: 565080052
SUSAN RAFTER, ETAL
3354 RYAN DR
ESCONDIDO CA 92025

ASMT: 565080030, APN: 565080030
SHERRY KAUFMAN, ETAL
P O BOX 126
MOUNTAIN CENTER CA 92561

ASMT: 565080058, APN: 565080058
LOIS BUTTERFIELD, ETAL
P O BOX 928590
SAN DIEGO CA 92192

ASMT: 565080031, APN: 565080031
NORMAN DEESING, ETAL
33468 LANSFORD ST
YUCAIPA CA 92399

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

ASMT: 565080032, APN: 565080032
IDYLLWILD HELP CENTER
P O BOX 660
IDYLLWILD CA 92549

ASMT: 565091006, APN: 565091006
LUCY DOREMUS, ETAL
53 E TOSCANA WAY
RANCHO MIRAGE CA 92270

ASMT: 565080038, APN: 565080038
MARILYN KEMPLE
P O BOX 3697
IDYLLWILD CA 92549

ASMT: 565091007, APN: 565091007
VICKY KEATING, ETAL
17707 STARK AVE
CERRITOS CA 90703

ASMT: 565080044, APN: 565080044
SAN JACINTO MOUNTAIN COMMUNITY CENTE
P O BOX 1770
IDYLLWILD CA 92549

ASMT: 565091008, APN: 565091008
LETICIA GARCIA, ETAL
81915 PASEO REAL
INDIO CA 92201

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

ASMT: 565091011, APN: 565091011
BERNARD JOFFA
P O BOX 620
IDYLLWILD CA 92549



ASMT: 565091014, APN: 565091014
ANN DUNHAM
PO BOX 3370
IDYLLWILD CA 92549

ASMT: 565092007, APN: 565092007
CHARLES KRETSINGER
P O BOX 911
IDYLLWILD CA 92549

ASMT: 565091016, APN: 565091016
BONNIE LARGENT, ETAL
3121 SANTA ROSA PL
FULLERTON CA 92835

ASMT: 565092009, APN: 565092009
JACQUELINE KRETSINGER, ETAL
P O BOX 216
IDYLLWILD CA 92549

ASMT: 565091025, APN: 565091025
ISABELLE EDGAR
970 RAMADA WAY
HEMET CA 92543

ASMT: 565092010, APN: 565092010
S LEAKE, ETAL
P O BOX 3710
IDYLLWILD CA 92549

ASMT: 565091030, APN: 565091030
LAURA ALLEN, ETAL
24609 HATTON LN
CORONA CA 92883

ASMT: 565092011, APN: 565092011
LEEN JAMAL, ETAL
P O BOX 927806
SAN DIEGO CA 92192

ASMT: 565092001, APN: 565092001
CINDRA STOLK, ETAL
14427 MERIDIAN PKWY E
RIVERSIDE CA 92518

ASMT: 565092012, APN: 565092012
CHER TOWNSEND, ETAL
P O BOX 1085
IDYLLWILD CA 92549

ASMT: 565092005, APN: 565092005
JESSICA PRIEFER, ETAL
P O BOX 3547
IDYLLWILD CA 92549

ASMT: 565092013, APN: 565092013
ELAINE BACHER, ETAL
C/O J KENT STEELE
P O BOX 430
IDYLLWILD CA 92549

ASMT: 565092006, APN: 565092006
V JOHNSON
P O BOX 863
IDYLLWILD CA 92549

ASMT: 565092016, APN: 565092016
SHIRLEY RUSSELL, ETAL
1616 S EUCLID ST SPC 84
ANAHEIM CA 92802



ASMT: 565092018, APN: 565092018
NANCI KILLINGSWORTH, ETAL
P O BOX 3708
IDYLLWILD CA 92549

ASMT: 565101015, APN: 565101015
JOLENE HOETGER, ETAL
P O BOX 564
IDYLLWILD CA 92549

ASMT: 565101005, APN: 565101005
LEIF ROGERS
11458 LAURELCREST RD
STUDIO CITY CA 91604

ASMT: 565101017, APN: 565101017
CHELSEA MARSH, ETAL
2517 ROYAL CREST DR
ESCONDIDO CA 92025

ASMT: 565101006, APN: 565101006
FRANZ HUBER
P O BOX 1299
IDYLLWILD CA 92549

ASMT: 565101018, APN: 565101018
DAVID WINTON
640 S WARM SANDS DR
PALM SPRINGS CA 92264

ASMT: 565101007, APN: 565101007
SHEILA ZACKER
P O BOX 1824
IDYLLWILD CA 92549

ASMT: 565101030, APN: 565101030
GLORIA PATTON, ETAL
26150 BICKNELL LN
IDYLLWILD, CA. 92549

ASMT: 565101008, APN: 565101008
ROBERT DYSON
4025 CAMINO DEL RIO S 318
SAN DIEGO CA 92108

ASMT: 565101035, APN: 565101035
CLAUDIA MEEK
2708 OLYMPIA DR
CARLSBAD CA 92010

ASMT: 565101010, APN: 565101010
GAIL VICONDOVA
P O BOX 1396
IDYLLWILD CA 92549

ASMT: 565101038, APN: 565101038
MARCIA MONROE, ETAL
P O BOX 3322
IDYLLWILD CA 92549

ASMT: 565101012, APN: 565101012
SHARON LASKIN
76974 CALIFORNIA DR
PALM DESERT CA 92211

ASMT: 565101039, APN: 565101039
DONNA STRUTHERS, ETAL
12770 EASTRIDGE CT
SAN DIEGO CA 92131



ASMT: 565101040, APN: 565101040
LON MERCER, ETAL
P O BOX 3384
IDYLLWILD CA 92549

ASMT: 565102012, APN: 565102012
PAMELA JANOPOULOS
PO BOX 3018
IDYLLWILD CA 92549

ASMT: 565102003, APN: 565102003
ELEANOR KOMOROSKY, ETAL
13615 PEQUOT DR
POWAY CA 92064

ASMT: 565102013, APN: 565102013
ELOISE KENNEDY
1433 E FRANZEN AVE
SANTA ANA CA 92701

ASMT: 565102004, APN: 565102004
NANCY HUBBERT
26098 DUMONT RD
HEMET CA 92544

ASMT: 565102014, APN: 565102014
KANDLE WEAVER, ETAL
P O BOX 746
BIG BEAR LAKE CA 92315

ASMT: 565102005, APN: 565102005
KRISTIN KERIN DORE, ETAL
2722 N SUNRISE WAY
PALM SPRINGS CA 92262

ASMT: 565102015, APN: 565102015
JAMES DANIELS
P O BOX 3239
IDYLLWILD CA 92549

ASMT: 565102006, APN: 565102006
IDYLLWILD POST 800 AMER LEGION
P O BOX 800
IDYLLWILD CA 92549

ASMT: 565102018, APN: 565102018
CATHERINE GAYER, ETAL
30475 SEMINOLE CT
CATHEDRAL CY CA 92234

ASMT: 565102009, APN: 565102009
CARA WILKERSON, ETAL
PO BOX 1018
IDYLLWILD CA 92549

ASMT: 565102019, APN: 565102019
SQUARE PEG ROUND HOLE
P O BOX 243
IDYLLWILD CA 92549

ASMT: 565102010, APN: 565102010
THOMAS HAYES
38233 VISTA DR
CATHEDRAL CY CA 92234

ASMT: 565102020, APN: 565102020
THOMAS PAINE
P O BOX 134
IDYLLWILD CA 92549



ASMT: 565102021, APN: 565102021
KATHY HIGGINS, ETAL
3756 MT EVEREST BLV
SAN DIEGO CA 92111

ASMT: 565102031, APN: 565102031
SANDRA OHMAN, ETAL
2098 SEA VILLAGE CIR
CARDIFF CA 92007

ASMT: 565102022, APN: 565102022
HARVE LUBIN
C/O HARVEY L LUBIN
3361 NW MCCREADY DR
BEND OR 97703

ASMT: 565111002, APN: 565111002
LYDA HILL, ETAL
21622 OCEAN VISTA DR
LAGUNA BEACH CA 92651

ASMT: 565102025, APN: 565102025
SUSAN HANSON
54413 S CIRCLE DR
IDYLLWILD, CA. 92549

ASMT: 565111026, APN: 565111026
54545 CIRCLE
C/O ROBERT E WAILES
2729 OCEAN ST
CARLSBAD CA 92008

ASMT: 565102026, APN: 565102026
RAUL MARTINEZ, ETAL
P O BOX 1934
IDYLLWILD CA 92549

ASMT: 565111027, APN: 565111027
MALCOLM WILLIAMSON, ETAL
1041 COTTAGE WAY
ENCINITAS CA 92024

ASMT: 565102028, APN: 565102028
JEFFREY TREADWELL
3313 MERRICK ST
FORT WORTH TX 76107

ASMT: 565111028, APN: 565111028
GAIL KILGORE, ETAL
42785 CERRITOS DR
BERMUDA DUNES CA 92203

ASMT: 565102029, APN: 565102029
RILEY ELLIS
5712 PENFIELD AVE
WOODLAND HILLS CA 91367

ASMT: 565161022, APN: 565161022
FILANC INV NO 1
740 N ANDREASEN
ESCONDIDO CA 92029

ASMT: 565102030, APN: 565102030
CAROL BURNS, ETAL
P O BOX 2
IDYLLWILD CA 92549

ASMT: 565161023, APN: 565161023
NANCY FRICK, ETAL
C/O FRICK FAMILY TRUST
41581 JOHNSTON AVE
HEMET CA 92544



Étiquettes faciles à peeler
Utilisez le gabarit AVERY® 5162®

Sens de
chargement

Repliez à la hauteur afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

ASMT: 565161024, APN: 565161024
KARRIE MORLAN, ETAL
P O BOX 9
IDYLLWILD CA 92549

ASMT: 565171014, APN: 565171014
CINDRA STOLK, ETAL
14427 E MERIDIAN PKWY
RIVERSIDE CA 92518

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5962®



Easy Peel® Labels
Use Avery® Template 5160®



Feed Paper

Bend along line to
expose Pop-up Edge™

 **AVERY® 5160®**



Hurbert Halkin
P.O. B 3010
Idyllwild CA 92549-3019

Jim Marsh
27431 Darmouth St.
Hemet, CA 92544

Idyllwild Water District
ATTN Tom Lynch
P.O. Box 397
Idyllwild CA 92549-0397

Idyllwild Fire Protection District
P.O. Box 656
Idyllwild, CA 92549

Susan Nash
P.O. Box 4036
Idyllwild CA 92549

San Jacinto Mnt Com. Center
DBA Idyllwild Community Center
P.O. Box 1770
Idyllwild CA 92549

Alejandro J. Alatorree P.E
236 W. Orange Show Rd.
Suite 105
San Bernardino, CA 92408

Joseph Ontiveros , Cultural Resource
Director -Soboba
P.O. Box 487
San Jacinto, CA 92581

South Coast Air Quality Management
District
21865 E. Copley Dr.
Diamond Bar, CA 91765

Southern CA Edison
2131 Walnut Grove Ave.
Rosemead CA 91770

Hill MAC
P.O.Box 1386
Idyllwild CA 92549

Hill MAC
P.O. Box 3358
Idyllwild CA 92549

Hill MAC
P.O. Box 1672
Idyllwild CA 92549

Hill MAC
P.O. Box 3403
Idyllwild CA 92549

Hill MAC
P.O. Box 2158
Idyllwild CA 92549

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®



Sens de
chargement

Repliez à la hachure afin de
révéler le rebord Pop-up^{MC}



www.avery.com
1-800-GO-AVERY



Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper  Bend along line to
expose Pop-up Edge™

 **AVERY® 5160®**

Hurbert Halkin
P.O. B 3010
Idyllwild CA 92549-3019

Jim Marsh
27431 Darmouth St.
Hemet, CA 92544

Idyllwild Water District
ATTN Tom Lynch
P.O. Box 397
Idyllwild CA 92549-0397

Idyllwild Fire Protection District
P.O. Box 656
Idyllwild, CA 92549

Susan Nash
P.O. Box 4036
Idyllwild CA 92549

San Jacinto Mnt Com. Center
DBA Idyllwild Community Center
P.O. Box 1770
Idyllwild CA 92549

Alejandro J. Alatorree P.E
236 W. Orange Show Rd.
Suite 105
San Bernardino, CA 92408

Joseph Ontiveros , Cultural Resource
Director -Soboba
P.O. Box 487
San Jacinto, CA 92581

South Coast Air Quality Management
District
21865 E. Copley Dr.
Diamond Bar, CA 91765

Southern CA Edison
2131 Walnut Grove Ave.
Rosemead CA 91770

Hill MAC
P.O.Box 1386
Idyllwild CA 92549

Hill MAC
P.O. Box 3358
Idyllwild CA 92549

Hill MAC
P.O. Box 1672
Idyllwild CA 92549

Hill MAC
P.O. Box 3403
Idyllwild CA 92549

Hill MAC
P.O. Box 2158
Idyllwild CA 92549

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

 Sens de
chargement  Repliez à la hachure afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CUP 3673 R1

Project Title/Case Numbers

Larry Ross
County Contact Person

(951) 955-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

San Jacinto Mountain Community Center
Project Applicant

P.O. Box 1770, Idyllwild, CA 92549
Address

54195 Ridgeview Drive, Idyllwild, 92549
Project Location

Revised permit to propose construction on an existing playground park to include an amphitheater and parking lot, an activity room, youth center, commercial kitchen, restrooms, gymnasium, gazebos, and a 5,000 square foot indoor pool building.
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 Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25+\$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
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.

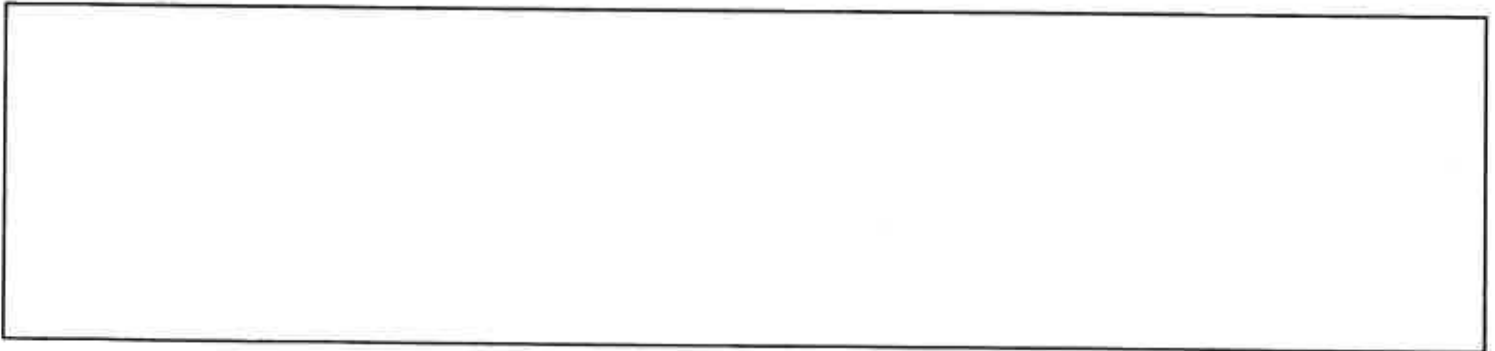
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1413657

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: SAN JACINTO MTN COMMUNITY CENTER \$50.00
paid by: CK 50172
EA42754
paid towards: CFG06140 CALIF FISH & GAME: DOC FEE
at parcel: 54195 RIDGEVIEW DR IDYL
appl type: CFG3

By _____ Dec 19, 2014 09:20
MGARDNER posting date Dec 19, 2014

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1501677

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: SAN JACINTO MTN COMMUNITY CENTER \$2,210.00
paid by: CK 20206
EA42754
paid towards: CFG06140 CALIF FISH & GAME: DOC FEE
at parcel: 54195 RIDGEVIEW DR IDYL
appl type: CFG3

By _____ Feb 19, 2015 13:56
MGARDNER posting date Feb 19, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1612994

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

Received from: SAN JACINTO MTN COMMUNITY CENTER \$.25
paid by: CASHCASH
paid towards: CFG06140 CALIF FISH & GAME: DOC FEE
EA42754
at parcel #: 54195 RIDGEVIEW DR IDYL
appl type: CFG3

By _____ Oct 25, 2016 13:56
MGARDNER posting date Oct 25, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

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

Additional info at www.rctlma.org