



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

DECEMBER 7, 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

PERRIS CITY HALL
101 N. D STREET
PERRIS, CA 92570

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 **ADOPTION OF THE 2017 PLANNING COMMISSION CALENDAR**

1.2 **ELECTION OF THE 2017 PLANNING COMMISSION CHAIRMAN**

1.3 **ELECTION OF THE 2017 PLANNING COMMISSION VICE-CHAIRMAN**

1.4 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33423M1** – Applicant: Washington Road, Inv. LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Northerly of Jean Nicholas, southerly of Brumfield St., and easterly of Washington St. – 46.15 Acres – Zoning: One Family

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

Dwellings (R-1), Open Revising access north to Fields and south to Sally St. – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33423M1, extending the expiration date and to reflect SB1185 and AB333 benefits to January 23, 2017 – FIRST EXTENSION. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

- 1.5 **PLOT PLAN NO. 25753 – RECEIVE AND FILE** – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall – Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.
- 1.6 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – APPROVED PROJECT DESCRIPTION: Schedule ‘H’ landdivision of 3.7 gross acres into three one (1) acre parcels. – **REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE Parcel Map No. 36134, extending the expiration date to June 7, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.7 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR)(2 - 5 d.u./acre): Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 d.u./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule ‘A’ subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. – **REQUEST:** THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 to November 3, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.8 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32282** – Applicant: Grant Becklund – Third Supervisorial District – Zoning District – Harvest Valley/Winchester Area Plan: Location: Northerly of Olive Ave., easterly of Leon St., and westerly of Winchester Rd. – 19.54 Acres – Zoning: One Family Dwelling (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 19.54 acres into 62 residential lots with 1 detention basin – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32282 extending the expiration date to September 12, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.9 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32984** – Applicant: Sam Horsethif, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR), Very High Density Residential (CD:VHDR), and Commercial Retail (CD:CR) – Location: Southerly of Rancho California Road, northerly of Los Nogales Road, westerly of De Portola Road and easterly of Anza Road – 84.69 acres – Zoning:

Specific Plan (SP#152) – APPROVED PROJECT DESCRIPTION: Schedule ‘A’ subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 sq. ft., a 1.2-acre recreation area, a 6.21-acre conservation area, and five (5) open space lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST** for TENTATIVE TRACT MAP No. 32984, extending the expiration date to November 8, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.10 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30992** – Applicant: Koy Builders – First Supervisorial District – Good Hope Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural – Rural Residential (R-RR) (5-acre minimum) – Location: Northeasterly of the intersection at Juniper Road and Blue Sky Road – 98.56 acres – Zoning: Rural – Agricultural (R-A-5) (5-acre minimum) – APPROVED PROJECT DESCRIPTION: Schedule C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as well as 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP) Conservation lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST** for TENTATIVE TRACT MAP No. 30992, extending the expiration date to October 24, 2017 – FIRST EXTENSION – Project Planner: Phillip Hoebeke at 951-955-1195 or email at phoebeke@rctlma.org.
- 1.11 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36317** – Applicant: Starfield Sycamore Investments, LLC – First Supervisorial District – Alberhill, Glen Ivy and Temescal Zoning Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and westerly of Interstate Highway 15 – 717.1 Gross acres – Zoning: Specific Plan No. (SP256) – APPROVED PROJECT DESCRIPTION: A Schedule ‘A’ subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 sq. ft. and 14 open space lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP No. 36317**, extending the expiration date to December 17, 2017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.12 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31374** – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Lakeland Village – Location: Southerly corner of Blanche Dr. & Grand Ave. – 5.23 Acres – Zoning: One Family Dwelling (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 5.62 acres into 25 single family residential lots – **REQUEST: Second Extension of Time Request for Tentative Tract Map No. 31374**, extending the expiration date and to reflect SB1185 and AB333 benefits to November 8, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.13 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32585** – Applicant: Sunwood Lakeview, LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Location: Southerly of Grand Ave. and easterly of Dreycott Way – 46.70 Acres – Zoning: One Family Dwelling (R-1), General Residential (R-3) and General Commercial (C-1/C-P) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) open space lots – **REQUEST: First Extension Of Time Request For Tentative Tract Map No. 32585** extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.
- 1.14 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29098** – Applicant: WSI Land Holdings, LLC – Third Supervisorial District – Zoning District – Southwest Area Plan: Location:

Northeast corner of Leon Rd. and Keller Rd. – 80 Acres - Zoning: Open Area Combining Zone – Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture 1-1/2 acre minimum (R-A-1-1/2) – APPROVED PROJECT DESCRIPTION: Divide 80.4 acres into 39 single family residential lots – **REQUEST:** First Extension Of Time Request For Tentative Tract Map No. 29098 extending the expiration date to October 17, 2017. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

- 1.15 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, easterly of Roosevelt Avenue, and westerly of Riverside Avenue – 40.90 Gross Acres Zoning: Light Agriculture (A-1) (10 Acres Minimum) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres – **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34097**, extending the expiration date to July 30, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at 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. 1205 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: County of Riverside – ENGINEER/REPRESENTATIVE: CASC – Third Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – ZONE: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-S) and General Commercial (C-1/C-P), Rural – Agricultural (R-A-1) – LOCATION: The corridor extending 1,000 feet from the center line outward on either side of Highway 74 for a 2.75 mile section southerly of Ellis Ave. and northerly of Ethanac Rd. – PROJECT SIZE: 776 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 465 parcels, totaling 776 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 2.2 **GENERAL PLAN AMENDMENT NO. 1206 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: County of Riverside – Fifth Supervisorial District – The Pass Area Plan – Pass & Desert Zoning District and Whitewater Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Lands (W-2) – LOCATION: The proposed changes encompass four (4) areas. The first area is northerly of the existing factory stores, west of Millard Pass Road, and south of Morongo lands. The second area is just south of I-10 abutting the Freeway Right-of-Way, east of the City of Banning, west of Apache Trail exit and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east, excluding a 12 acre square section previously designated Community Development (CD). The fourth area is westerly of Rushmore Avenue and northerly of Service Road – PROJECT SIZE: 470 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.




- 2.3 **GENERAL PLAN AMENDMENT NO. 1207 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2) – LOCATION: The proposed changes encompass two (2) areas. Area 1: North of Simpson Road, west of California Avenue, South of Stetson Avenue, and east of Rural Mountainous region from Stetson to Stowe Road, Hwy. 79 from Stowe to Grand Avenue, El Callado from Grand to Simpson. Area 2: East of Leon Road, south of Wickerd Road, West of Abbott Road, and North of Scott Road. – PROJECT SIZE: 1,480.71 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 2.4 **GENERAL PLAN AMENDMENT NO. 1208 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: County of Riverside. – First Supervisorial District – Elsinore Area Plan – South Elsinore Zoning Area – ZONE: Rural Residential (R-R), Scenic Highway Commercial (C-P-S) – LOCATION: Generally within 1,500 feet of the southwest side of the 1.75 mile corridor of Grand Avenue from Ginger Lane to Richard Street and at the northern terminus of Kathryn Way – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.
- 3.0 **PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**
- 3.1 **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. Continued from November 2, 2016. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.



- 3.2 **SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS:W) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. Project Planner and Chief Engineering Geologist: David Jones at (951) 955-6838 or email djones@rctlma.org.
- 3.3 **CHANGE OF ZONE NO. 7861** – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) – **REQUEST:** Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.
- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:
- 4.1 **NONE**
- 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



2017 PLANNING COMMISSION CALENDAR



DRAFT: 12-07-16




JANUARY	
4	Riverside CAC 1st Floor Board Room 
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



FEBRUARY	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	Desert PC TBD 



MARCH	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK



APRIL	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	DARK



MAY	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	DARK
31	DARK

JUNE	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	Desert PC TBD 



JULY	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	DARK

AUGUST	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK

SEPTEMBER	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK


OCTOBER	
4	Riverside CAC 1st Floor Board Room 
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK

NOVEMBER	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Desert PC TBD 
22	DARK
29	DARK

DECEMBER	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

Agenda Item No. 1.4
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 33423 Minor
Change No. 1
FIRST EXTENSION OF TIME
Applicant: Ryan Thomas


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 46.15 gross acres into 132 single family residential lots with a minimum lot size of 7,200 square feet with one 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. 33423 Minor Change No. 1

BACKGROUND:

The Tentative Tract Map No. 33423 Minor Change No. 1 was originally approved at Planning Commission on March 4, 2009. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7136 and which were approved on January 23, 2007.

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 November 3, 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 January 23, 2018. 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. 33423, Minor Change No. 1 extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 23, 2018, subject to all the previously approved and amended Conditions of Approval.

Extension of Time Environmental Determination

Project Case Number: Tentative Tract Map. 33423, Minor Change No. 1
 Original E.A. Number: 41957
 Extension of Time No.: One
 Original Approval Date: March 4, 2009
 Project Location: N/Jean Nicolas, S/ Brumfield, E/ Washington

Project Description: Revising Access north to fields & south to Sally St.

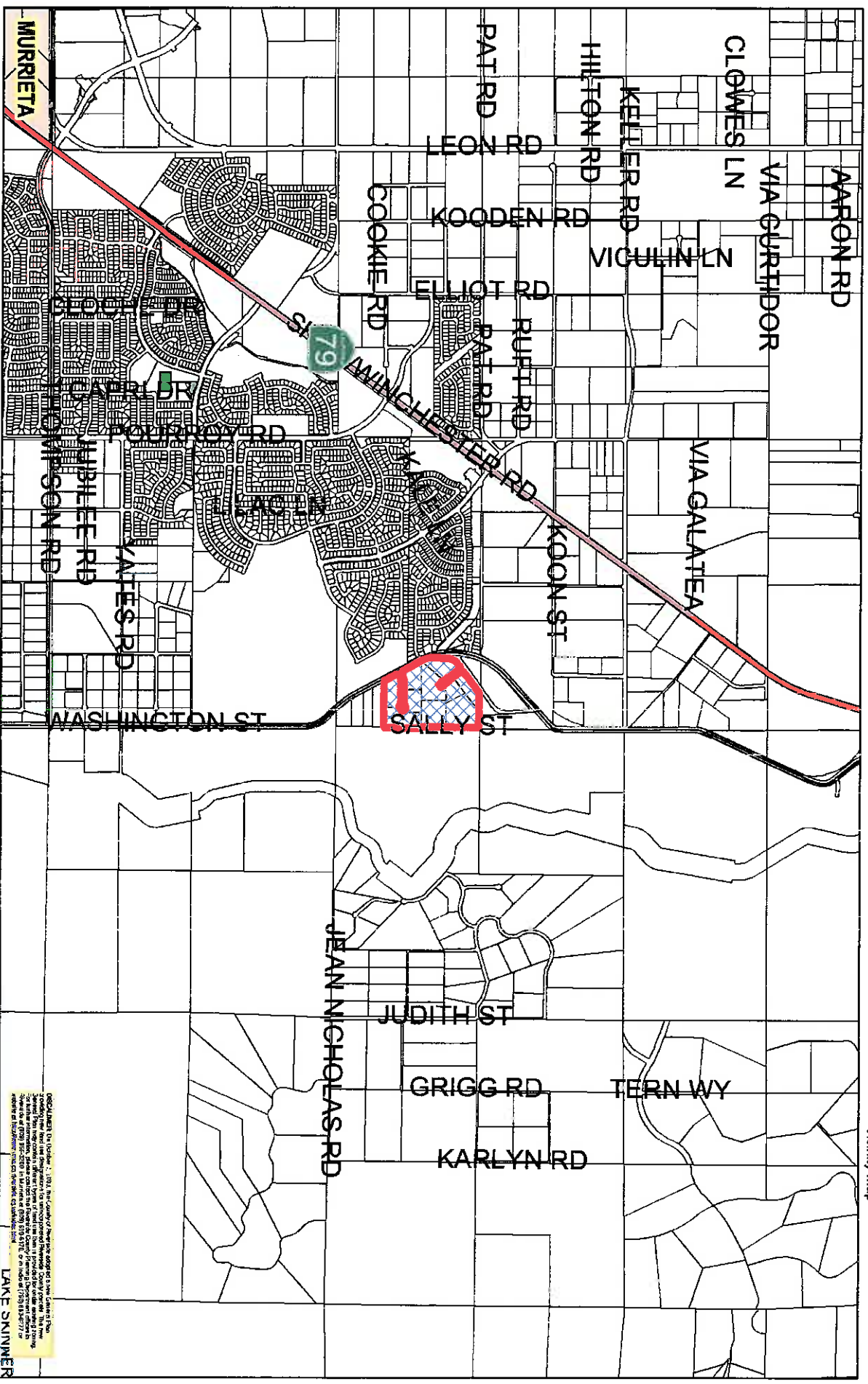
On March 4, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting 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: _____
 Desiree Bowie, Urban Regional Planner

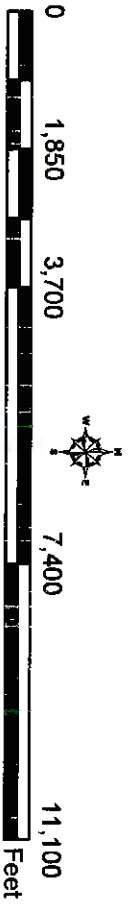
Date: 11/7/16
 For Steve Weiss, Planning Director

CZ07136 TR33423
VICINITY MAP



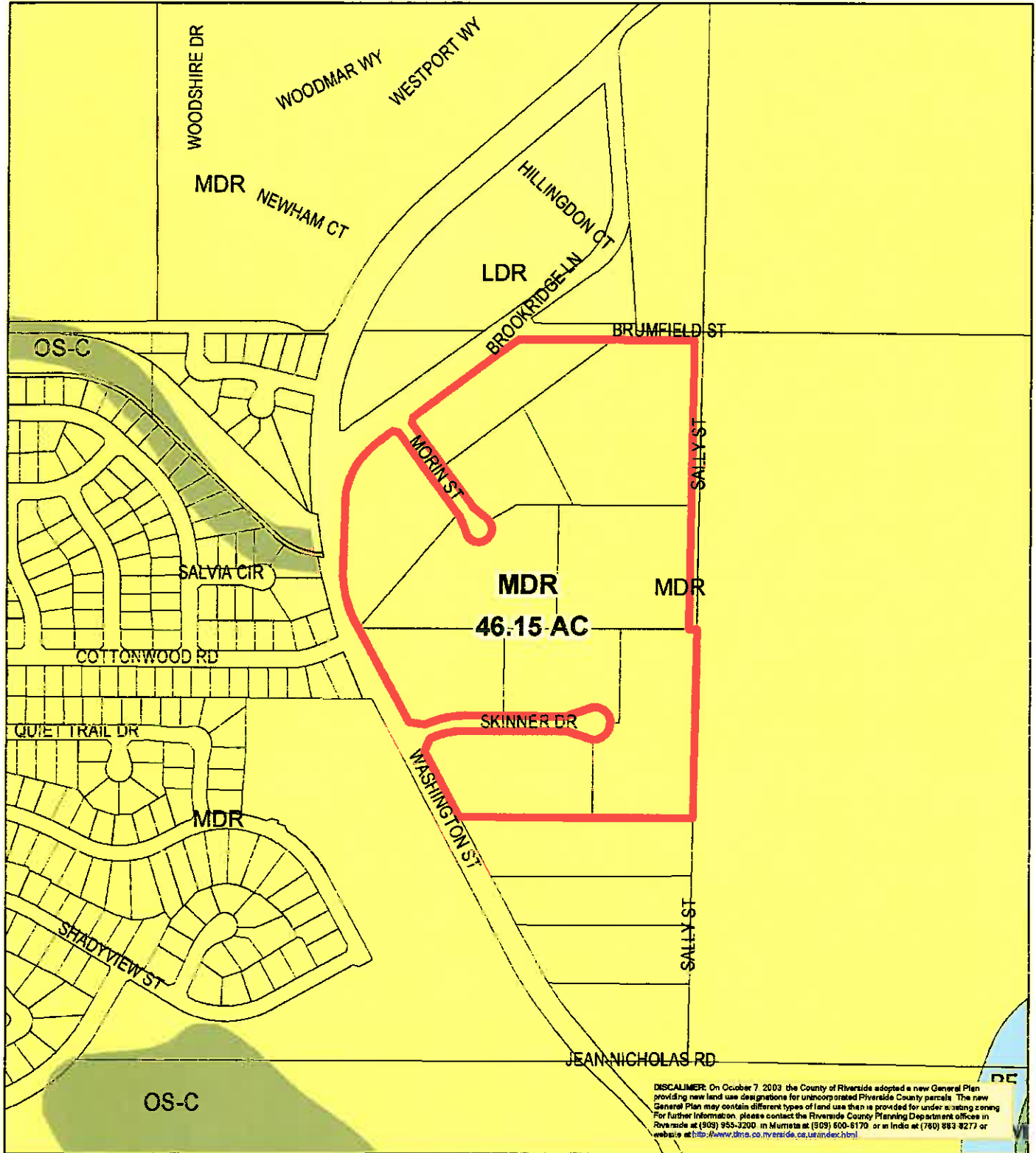
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS: **467-18**
 BK. PG.
 THOMAS
 BROS. PG **899 F5**

DISCLAIMER: On October 2, 1993, the County of Riverside adopted a new General Plan. Subsequent to that date, the County of Riverside Planning and Zoning Department has been authorized to use the General Plan for the purpose of reviewing and approving or denying applications for rezoning, conditional use permits, and other land use permits. The County of Riverside Planning and Zoning Department is not responsible for the accuracy of the information contained in this map. The County of Riverside Planning and Zoning Department is not responsible for the accuracy of the information contained in this map. The County of Riverside Planning and Zoning Department is not responsible for the accuracy of the information contained in this map.



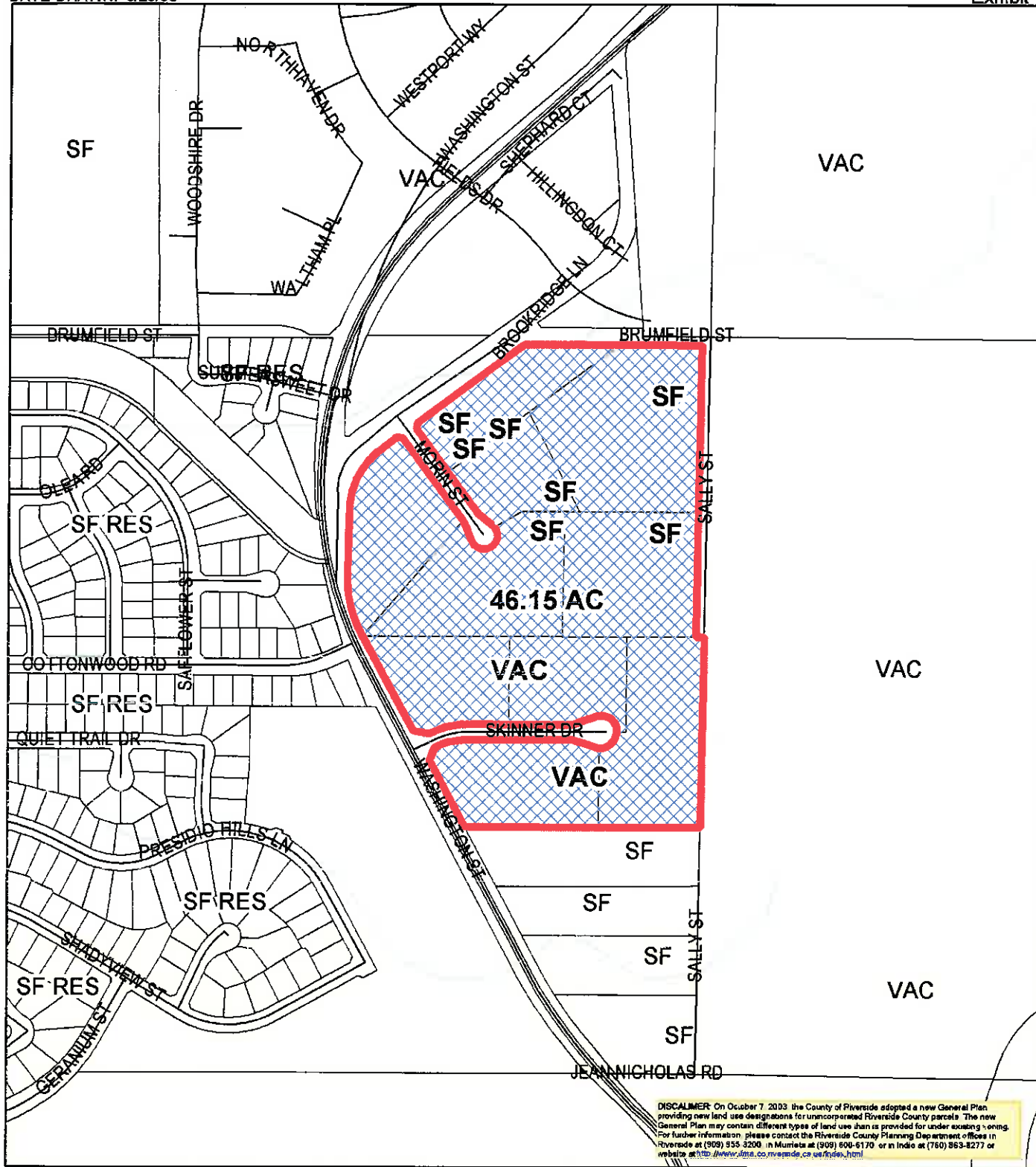
DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murietta at (951) 600-6170 or in Indio at (760) 853-8273 or website at <http://www.ctrm.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T6SR2W
Section: 28

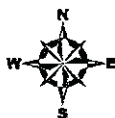


ASSESSORS
 BK. PG. 467-18
THOMAS
 BROS.PG 899 F5



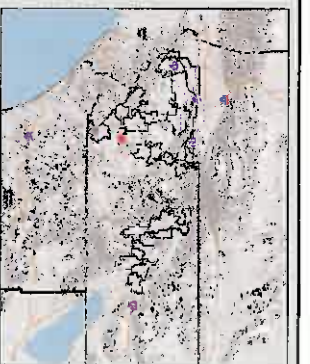
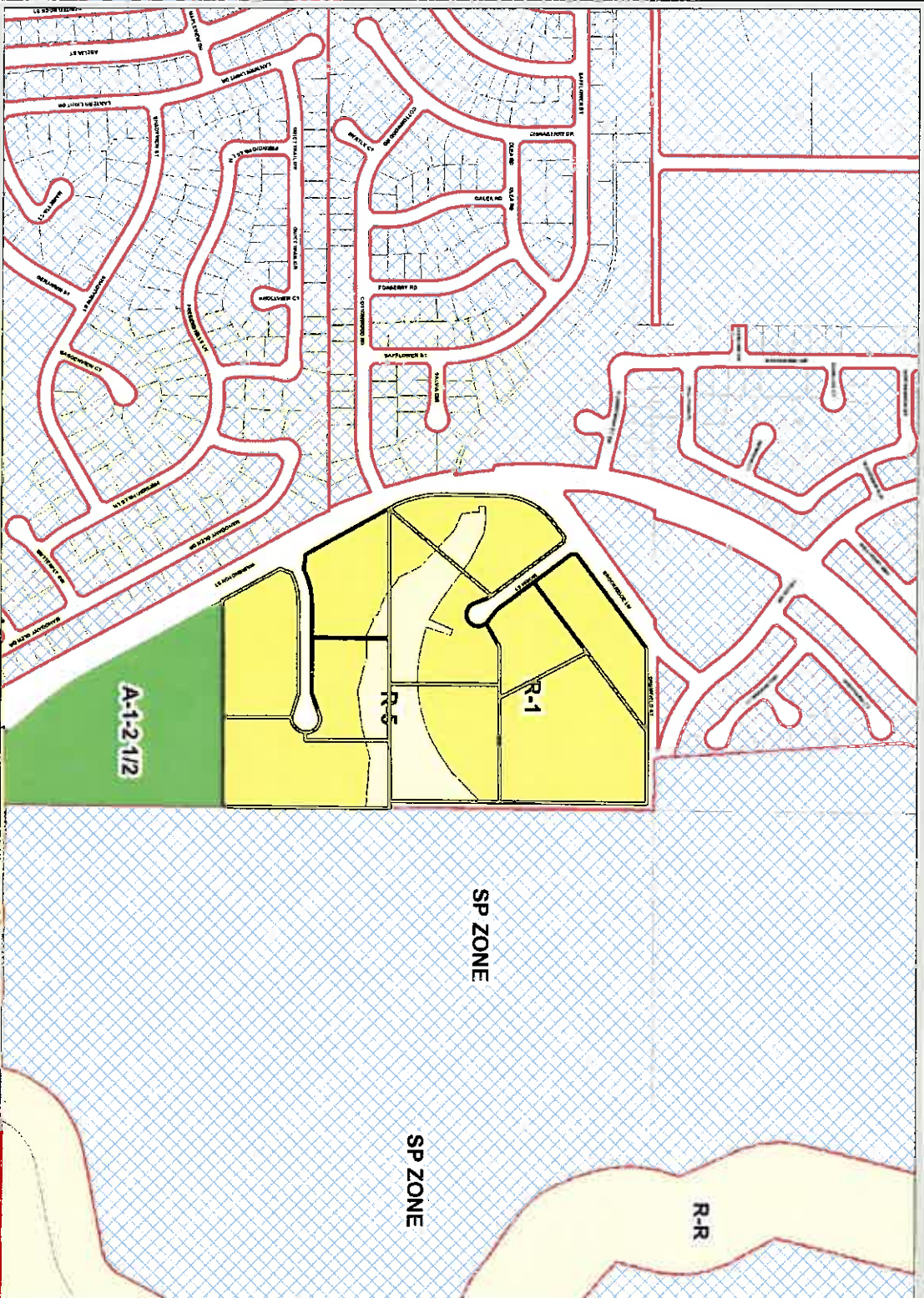
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS 467-18
BK. PG.
THOMAS 899 F5
BROS.PG

TR33423M1
CURRENT ZONING



Legend

Zoning

- <all other values>
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2

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

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Notes

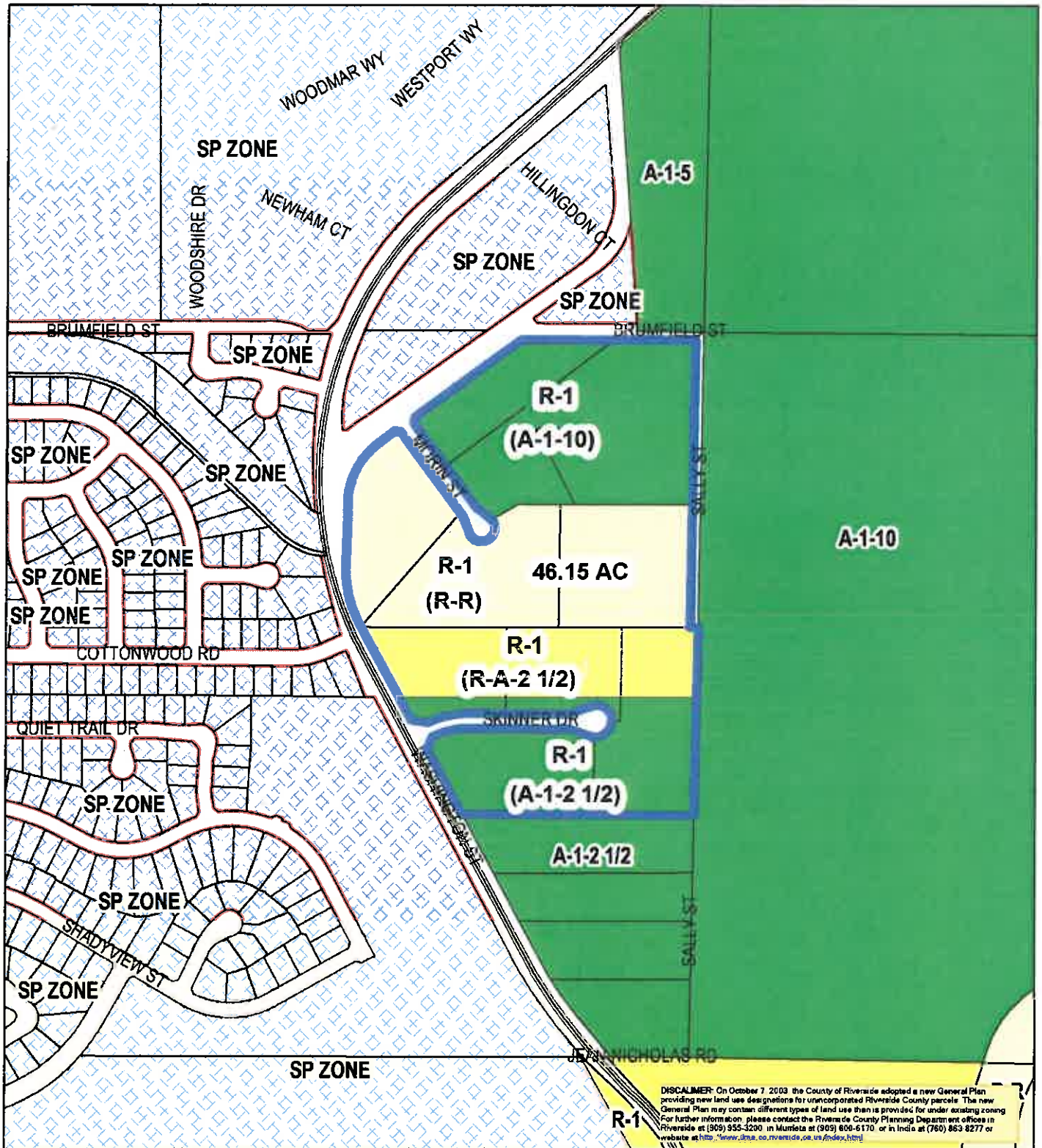


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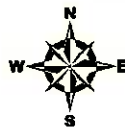
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RIVERSIDE COUNTY PLANNING DEPARTMENT

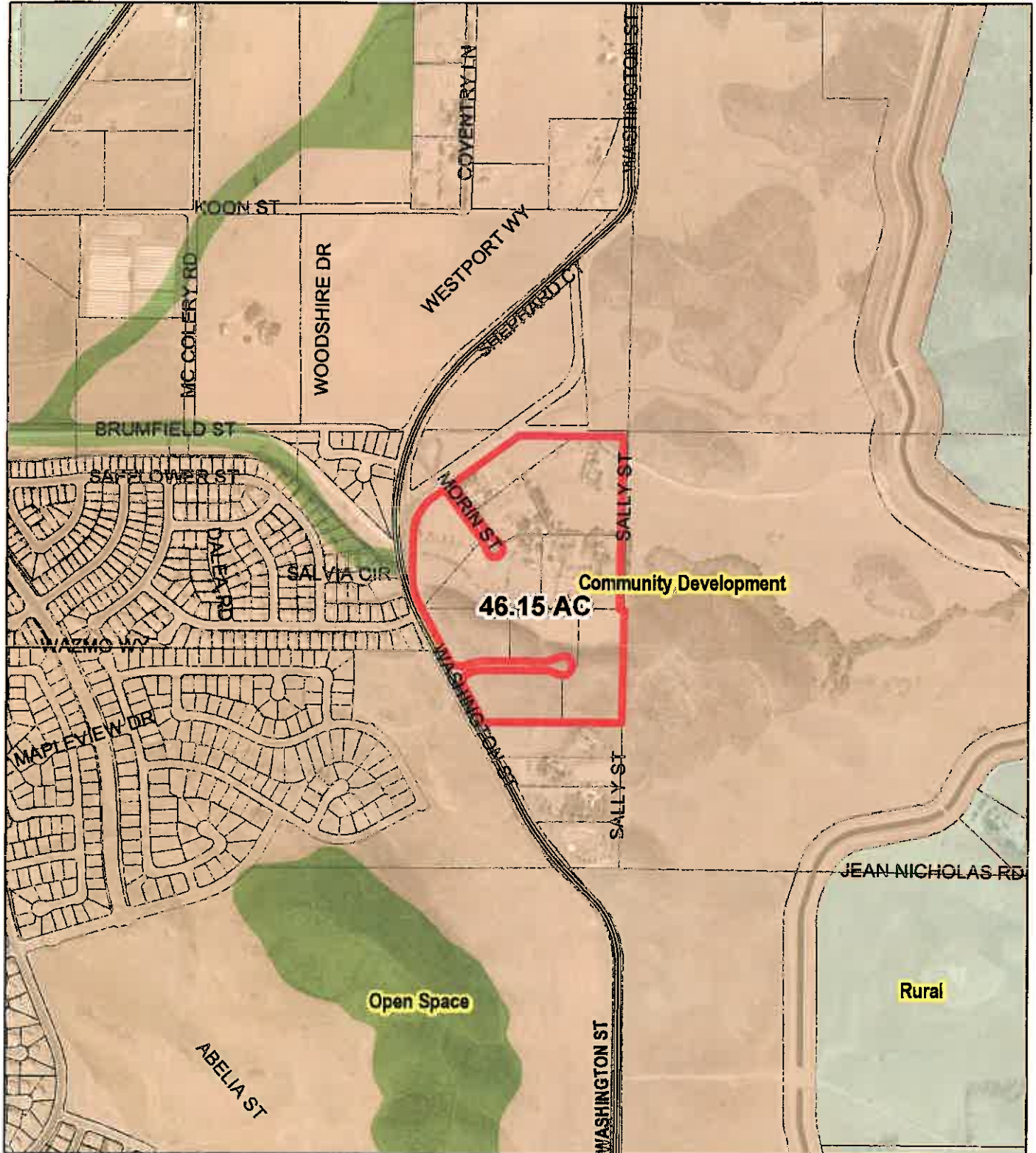
Zone: **Rancho California**
 Area:
 Township/Range: **T6SR2W**
 Section: **28**



ASSESSORS
 BK. PG. **467-18**
THOMAS
 BROS.PG **899 F5**

CZ07136 TR33423

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Rancho California**
Township/Range: **T6SR2W**
SECTION: **28**



ASSESSORS
BK. PG. **467-18**
THOMAS
BROS.PG **899 F5**

Bowie, Desiree

From: Ryan Thomas <rthomas@cityventures.com>
Sent: Thursday, November 03, 2016 3:32 PM
To: Bowie, Desiree; Kim, Kristine
Cc: Reyes, Yvonne; Mike White
Subject: RE: Extension of Time for TR33423M1

Yvonne and Kristine-

A Phase I and Phase II (forwarded by Denis) were completed when the map was approved earlier. I'm not sure why we would be conditioned to do this again. Please verify why this condition would apply.

Desiree

We have no other objections to any of the Building and Safety conditions.

Thanks

Ryan Thomas
CV Communities, LLC
3121 Michelson Drive, Ste. 150
Irvine, CA 92612
(909) 376-5522
rthomas@cityventures.com

From: Bowie, Desiree [mailto:DBOWIE@rctlma.org]
Sent: Thursday, November 3, 2016 3:23 PM
To: Ryan Thomas; Kim, Kristine
Cc: Reyes, Yvonne
Subject: RE: Extension of Time for TR33423M1

Did you work out the Phase I issue with Health? I have not heard back in regards to the determination. Also, I need clear understanding that you're fine with all the conditions we provided. Once that is clear, then I can move forward.

Thanks

From: Ryan Thomas [mailto:rthomas@cityventures.com]
Sent: Thursday, November 03, 2016 3:18 PM
To: Bowie, Desiree; Kim, Kristine
Cc: Reyes, Yvonne
Subject: RE: Extension of Time for TR33423M1

Can you please update me on this? I'd like to get this wrapped up.

Thanks

Ryan Thomas
CV Communities, LLC
3121 Michelson Drive, Ste. 150
Irvine, CA 92612

10/12/16
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33423M1

Parcel: 476-090-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2

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.

TRACT MAP Tract #: TR33423M1

Parcel: 476-090-011

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT1- 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. 6 EOT1- WQMP 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRACT MAP Tract #: TR33423M1

Parcel: 476-090-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- 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 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

10/12/16
09:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33423M1

Parcel: 476-090-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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.: 1.5
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: Tim Wheeler
Planning Commission: December 7, 2016

Plot Plan No. 25753
CEQA Exempt
Applicant: Verizon Wireless
Engineer/Rep.: Core Development c/o Maree Hoeger


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25753 proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall.

The project site is located northeasterly of Grand Avenue, and southerly of Oleander Drive, within the unincorporated area of Riverside County at 15980 Grand Ave in an existing mobile home park.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on October 24, 2016.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 24, 2016.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

FOUND PLOT PLAN NO. 25753 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

APPROVED PLOT PLAN NO. 25753, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25753 proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall. It was approved at Director's Hearing on October 24, 2016.

APPROVED THE PLOT PLAN as corrected at hearing.

3.2 **PLOT PLAN NO. 25767** – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Core Development – First Supervisorial District – Lake Mathews Zoning Area – Lake Mathews/Woodcrest Area Plan – Open Space: Conservation (OS-C) and Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southeasterly of Rancho Sonado Road and slightly east of Mockingbird Canyon Road – 1.15 acres – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Watercourse, Watershed, and Conservation Areas (W-1) – **REQUEST:** The plot plan proposes to construct a 50 foot tall mono-eucalyptus wireless communication facility with approximately twelve (12) panel antennas, (2) power/fiber demarcation boxes, twelve (12) RRU's with A2 module and one (1) microwave dish. In addition, the application proposes one (1) equipment shelter, one (1) standby generator, and two (2) GPS antennas mounted to the proposed sheiter with a 6 foot high CMU block wall. Two (2) live eucalyptus trees are also proposed to be planted. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

Staff Report Recommendation:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA); and,

APPROVE THE PLOT PLAN.

Staff's Recommendation:
CONTINUE OFF CALENDAR.

Planning Director's Action:
CONTINUED TO DECEMBER 5, 2016.

3.3

PLOT PLAN NO. 25753 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 du/ac) and Open Space: Conservation (OS:C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2)

Staff Report Recommendation:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA); and,

APPROVE THE PLOT PLAN.

Staff's Recommendation:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA); and,

APPROVE THE PLOT PLAN.

Planning Director's Action:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA); and,

GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctima.org.

APPROVED THE PLOT PLAN.

4.0 SCOPING SESSION:


4.1 **NONE**

5.0 PUBLIC COMMENTS:

NONE

Agenda Item No.: 3.3
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Tim Wheeler
Directors Hearing: October 24, 2016

PLOT PLAN NO. 25753
CEQA Exempt
Applicant: Verizon Wireless
Engineer/Representative: Core Development
c/o Maree Hoeger


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25753 proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall.

The project site is located northeasterly of Grand Avenue, and southerly of Oleander Drive, within the unincorporated area of Riverside County at 15980 Grand Ave in an existing mobile home park.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Open Space: Conservation (OS: C). |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential - (CD: MDR) (2-5 du/ac), Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR), (CD: HDR) (8-14 du/ac), and (OS-C) to the north and south, Lake Elsinore to the east and the City of Lake Elsinore to the west. |
| 3. Existing Zoning: | General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1). The project lease area is within the (W-2) zone classification. |
| 4. Surrounding Zoning: | General Residential (R-3), (W-1), (W-2), and (C-1/C-P) to the north and south. Lake Elsinore to the east and the City of Lake Elsinore to the west. |
| 5. Existing Land Use: | Residential Mobile Home Park community. |
| 6. Surrounding Land Use: | Single-family dwelling units, a mobile home park community, commercial and recreational uses. |
| 7. Project Data: | Total Acreage of lease area: 585 sq. ft.
Total Acreage of lot: 9.73 acres |
| 8. Environmental Concerns: | CEQA exempt (15303 New Construction or |

Conversion of Small Structures)

RECOMMENDATIONS:

FIND PLOT PLAN NO. 25753 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 25753, 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 has the General Plan Land Use Designation of Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Open Space: Conservation (OS: C) on the Elsinore Area Plan, which allows for development of single family detached residences, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The proposed use, a disguised wireless communication facility, is consistent with Community Development: High Density Residential (CD: HDR) (8 - 14 du/ac) and Open Space: Conservation (OS: C) designations.
3. The project site is surrounded by properties with General Plan Land Use Designations of Community Development: Medium Density Residential - (CD: MDR) (2-5 du/ac), Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR), (CD: HDR) (8-14 du/ac), and (OS-C) to the north and south, Lake Elsinore to the east and the City of Lake Elsinore to the west.
4. The project site is surrounded by properties which have zoning classifications of Watercourse, Watershed and Conservation Area (W-1), Controlled Development Area (W-2), General Commercial (C-1/C-P) and General Residential (R-3) to the north and south. Lake Elsinore is located to the east and the City of Lake Elsinore to the west of the subject site.
5. The zoning classifications for the subject site are General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1). The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan. The project lease area is within the (W-2) zoning classification.
6. The subject property consists of an existing mobile home park with clubhouse and boat launch into Lake Elsinore. No other uses occur on the proposed project site.
7. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
 - a. The disguised wireless communication facility has been designed and sited to be minimally visually intrusive. The supporting equipment and enclosure is architecturally compatible with the surrounding area, the existing use of a mobile home park, and screened from view. This

application has met the requirements, location, and development standards set forth in this article and per Section 18.30 of this ordinance (ord. 348).

- b. A fully executed lease agreement has been received for the proposed disguised wireless communication facility.
 - c. The disguised wireless communication facility is located on a parcel zoned (C-1/C-P), (W-2), and (W-1). The project's lease area is within the (W-2) zone classification and is classified as a non-residential zone classification. A disguised wireless communication facility in a non-residential zone classification shall not exceed 70 feet in height. The proposed disguised monopalm is 55 feet in height, not exceeding the maximum height for a non-residential zone classification.
 - d. The disguised wireless communication facility is setback approximately 75 feet from nearest habitable dwelling (a mobile home). The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 55 feet; the distance would need to be equal to 69 feet from a habitual dwelling. The monopalm exceeds the required setback distance.
 - e. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree in order for the facility to blend in with the surrounding setting and minimize bio resources. The existing mobile home park has palm trees as part of its landscaping. Two (2) additional palm tree will be planted within the lease area for additional blending into the scenery landscaping.
 - f. No outside lighting is proposed for this project.
 - g. The disguised wireless communication facility will use the existing paved access of the mobile home park and parking lot areas for the minimal use of maintenance of the facility as needed.
 - h. There is a 6-foot-high decorative wall surrounding the equipment cabinets and back-up generator. Bollards surround the monopalm near the decorative wall. Total lease area including the monopalm is 585 sq. ft.
 - i. The disguised wireless communication facility will be supported by two (2) equipment cabinets and one (1) back-up generator that will be equal to the height of the 6 foot decorative wall and light tan or neutral earth tones in color to match the surroundings of the area.
 - j. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling, which is approximately 75 feet away, and 60 decibels at the property line.
8. The subject property consists of an existing mobile home park with clubhouse and boat launch into Lake Elsinore. No other uses occur on the proposed project site.
 9. This project is located within Lake Elsinore's Sphere of Influence. The City of Elsinore was noticed of the proposed project for comments on June 5, 2014. No comments from the City of Elsinore were received.
 10. The proposed project is within a high risk of seismic liquefaction. A liquefiable layer was encountered at depths in the range of 15 to 35 feet. An estimated total settlement of 3.48 inches

and a differential settlement of 1.74 to 2.30 inches were calculated due to liquefaction. GEO02481 recommended the proposed monopalm (tower) can be supported by a single drilled caisson extending to a minimum embedment depth of 50 feet below existing surface. This depth would exceed beyond the depths of any liquefaction area at or around the subject project site.

11. Formal notification about the proposed project was sent to Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on July 5, 2016. None of the notified tribes responded.
12. The proposed disguised wireless communication facility is within a Flood Plain Review Area and has been conditioned by the Riverside Flood Control.
13. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 585 sq. ft. which is equivalent to a small garage or storage shed. The existing mobile home park doesn't have many accessory structures outside of the office/clubhouse. This will provide additional utility extensions and services for the residents of the mobile home park as well as the surrounding neighborhood(s).

Because all aspects of the project are exempt under Section 15303, PP25753 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

14. As a wireless tower disguised as a monopalm with live palm trees planted around it, the monopalm blends in with the surroundings. To the extent a collocation is proposed that (1) would increase the tower's height by more than six feet and therefore conflict with Section 19.410's setback requirements, (2) would significantly diminish the disguise aspects of the monopalm due to additional height or equipment, or (3) the landscaping for the tower has not been appropriately maintained, additional environmental review will be required at that time, and such collocations may be denied.

CONCLUSIONS:

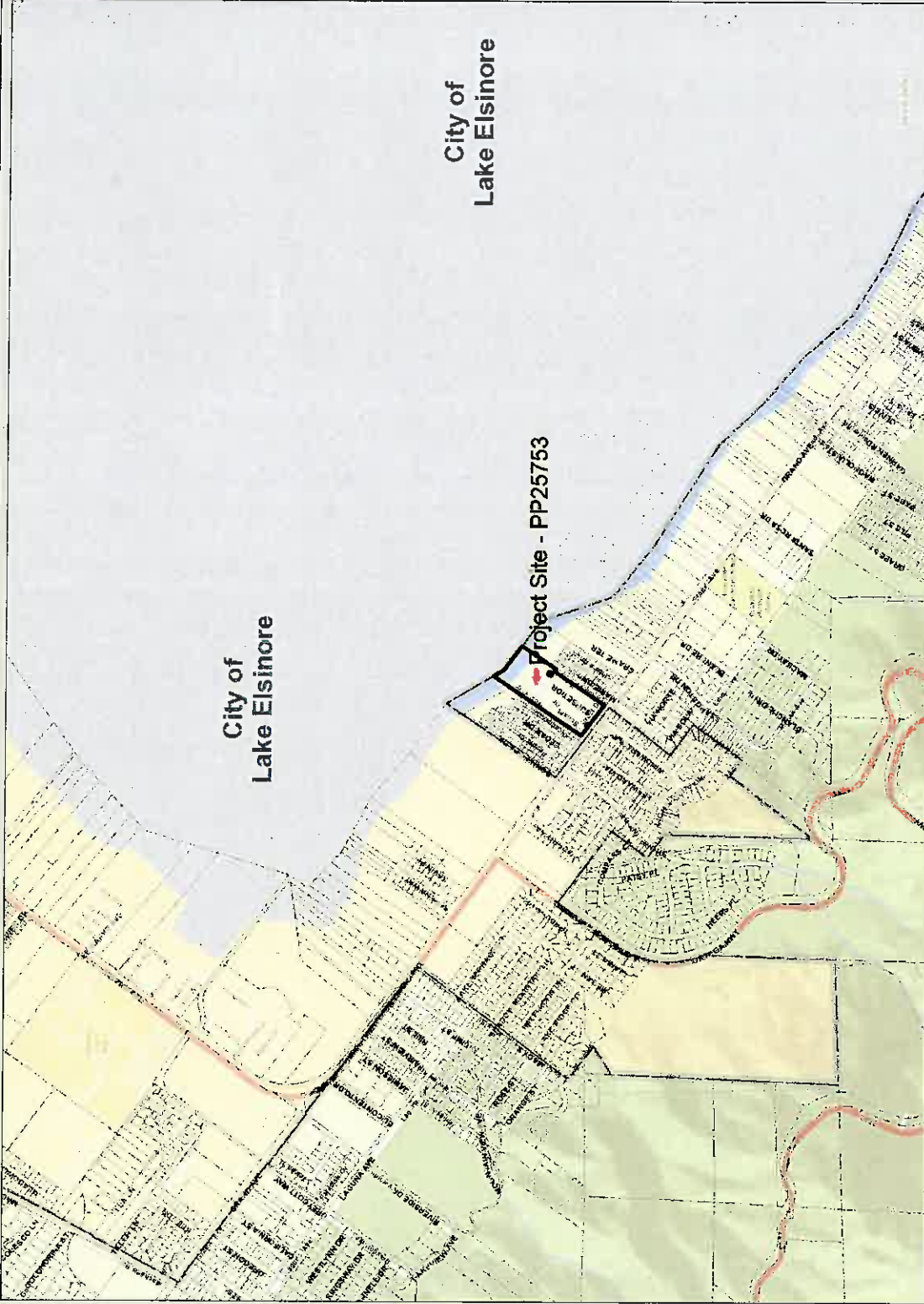
1. The proposed project is in conformance with the Community Development: High Density Residential (8 – 14 du/ac) (CD: HDR) and Open Space: Conservation (OS: C) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the General Commercial, Controlled Development Area and Watercourse, Watershed, and Conservation Area 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 is not within the boundaries of any Multiple Species Habitat Conservation Plan.

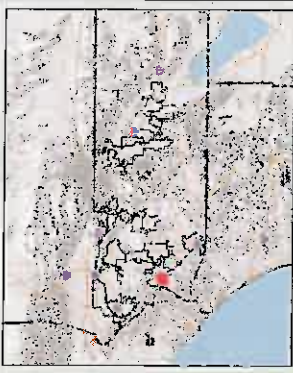
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition from the adjacent neighborhood or the City of Elsinore have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area; or,
 - b. A Multiple Species Habitat Conservation Plan; or
 - c. A High Fire Area; or
 - d. A County Service Area or Recreation and Parks District.
3. The project site is located within:
 - a. Lake Elsinore Sphere of Influence;
 - b. A 100-year flood plain;
 - c. A dam Inundation area;
 - d. An area susceptible to subsidence; and
 - e. Areas of very high potential for liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 381-071-001.

PP25753
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map



Notes

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



0 2,007 4,014 Feet



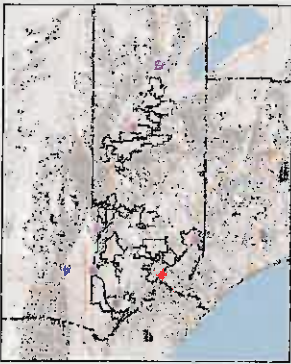
REPORT PRINTED ON... 10/18/2013 1:41:55 PM

© Riverside County RCIT GIS

PP25753
Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrography lines
 - waterbodies
 - Lakes
 - Rivers

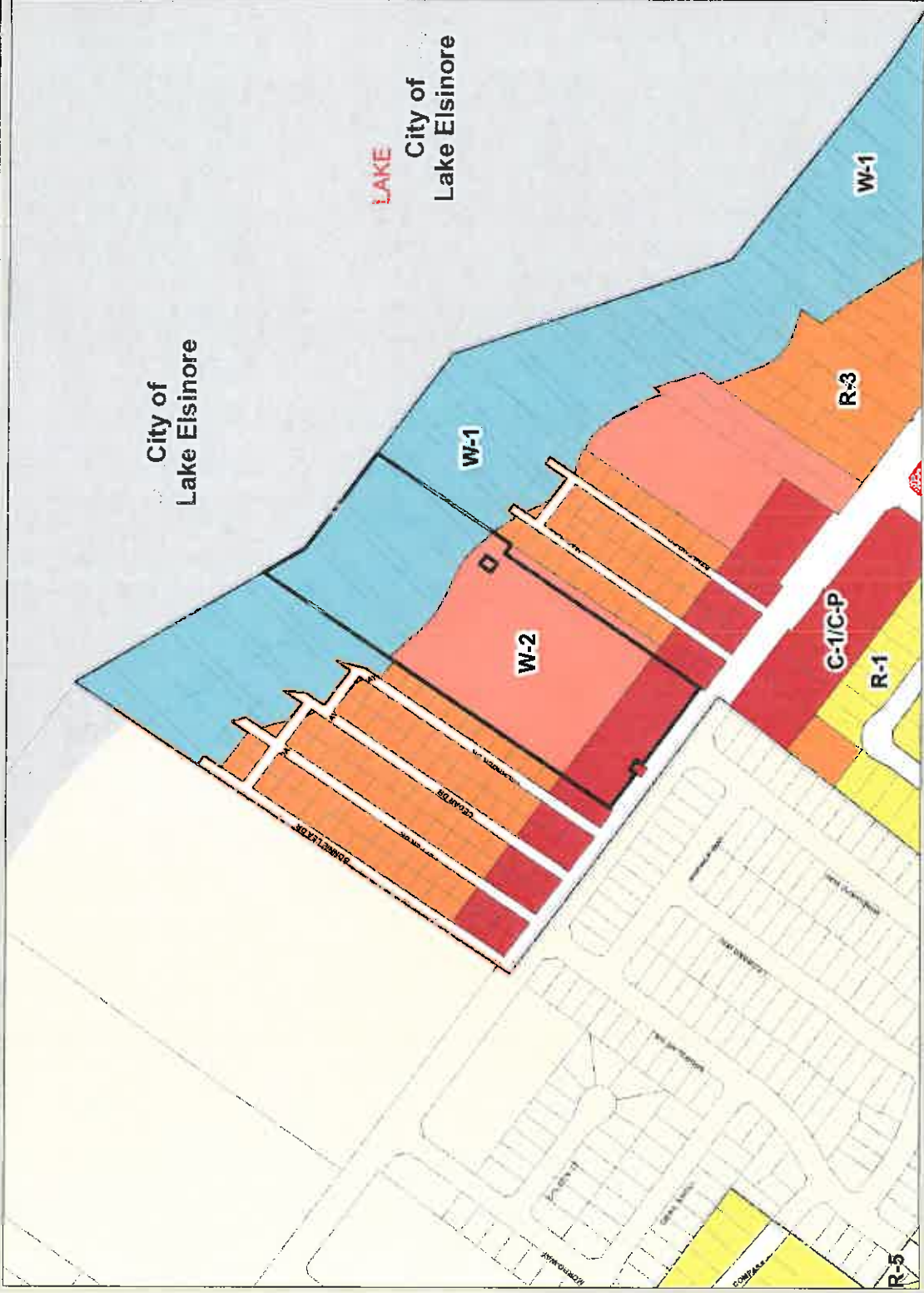


Notes

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PP25753

Existing Zoning Map



Legend

Zoning

<all other values>
A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10
A-P-2 1/2

Notes

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PP25753

Existing General Plan Map



Legend

- Landuse**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Planning Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat

Notes

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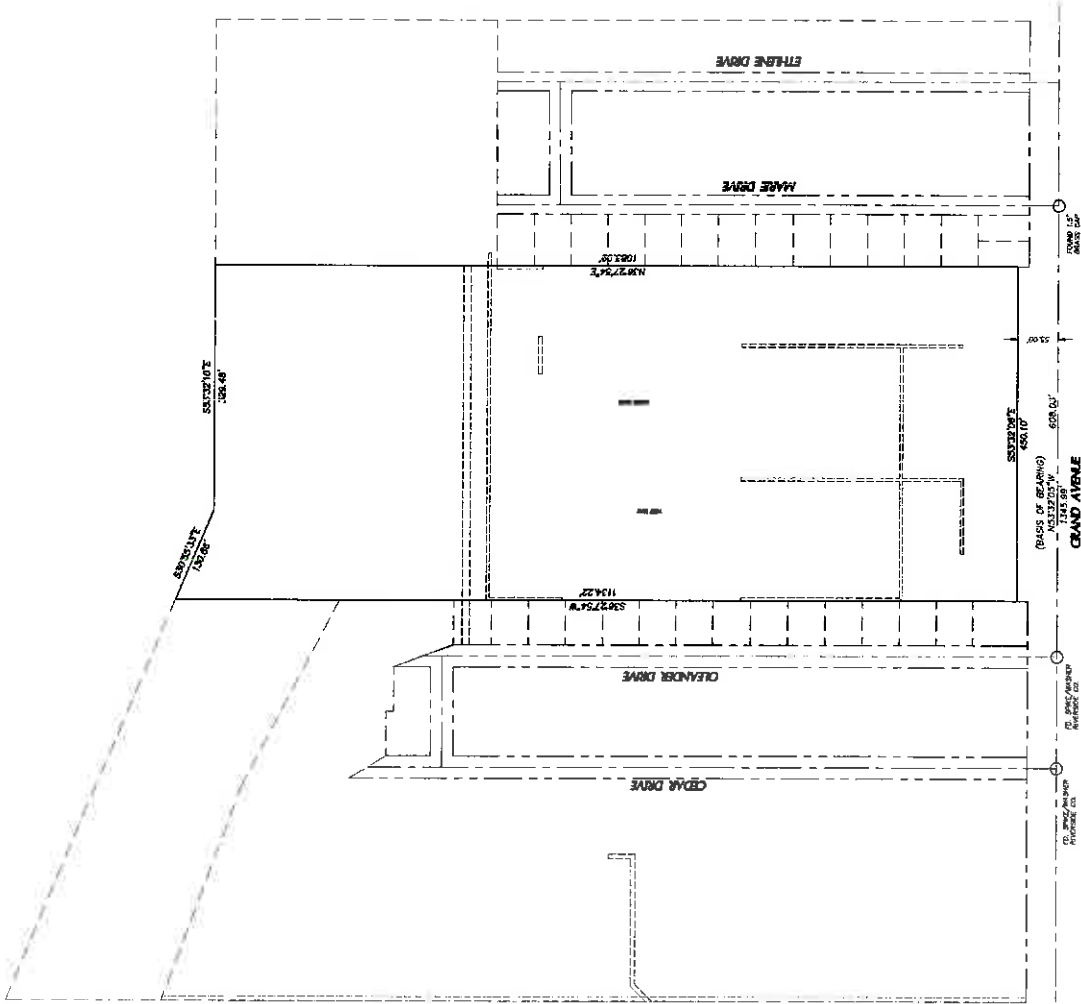
502

1,003 Feet



REPORT PRINTED ON... 10/18/2015 2:02:56 PM

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SITE NAME / NUMBER: MANTECA
OWNER'S NAME / ADDRESS: OSAGE LAKES DRIVE & EIGHTH RD
 15800 SAND CANYON AVE
 BRIDGEVILLE, CA 92520

PROPERTY USE: RESIDENTIAL

ACCESSORY FINISHED (NAFO): 384-021-000, 384-021-001

NET AREA OF PARCELS: 4,874 SQ. FT.

NOTE: ALL SHOWN AREAS ARE SUBJECT TO THE CITY OF SAN JOAQUIN COUNTY RECORDS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED THE CONSTRUCTION OF THE PROPOSED UTILITY LINES. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED THE CONSTRUCTION OF THE PROPOSED UTILITY LINES.

GENERAL NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON THE CITY ENGINEER'S OFFICE RECORDS.
 2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED THE CONSTRUCTION OF THE PROPOSED UTILITY LINES.
 3. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED THE CONSTRUCTION OF THE PROPOSED UTILITY LINES.

PROJECT NO.: 1-100000
DRAWN BY: JLS
CHECKED BY: JLS

DATE: 08/11/2010
DESCRIPTION: SITE SURVEY

LEGEND

--- (dashed line)	GENERAL LINE
--- (dashed line)	SUBJECT PROPERTY
--- (dashed line)	ADJOINING PROPERTY
--- (dashed line)	EASEMENT LINE
--- (dashed line)	CONCRETE CURB
--- (dashed line)	PARKING STRIP
--- (dashed line)	RETAINING WALL
--- (dashed line)	EDGE OF ASPHALT
--- (dashed line)	UTILITY POLE
--- (dashed line)	ELECTRICAL METER
--- (dashed line)	ELECTRICAL VAULT
--- (dashed line)	ELECTRICAL MANHOLE
--- (dashed line)	ELECTRICAL BOX/CABINET
--- (dashed line)	CABLE TELEVISION PULLBOX
--- (dashed line)	TELEPHONE VAULT
--- (dashed line)	TELEPHONE MANHOLE
--- (dashed line)	NATURAL GAS VALVE
--- (dashed line)	TELEPHONE PREESTAL
--- (dashed line)	TELEPHONE VAULT
--- (dashed line)	TELEPHONE MANHOLE
--- (dashed line)	SANITARY SEWER MANHOLE
--- (dashed line)	SANITARY SEWER CLEAN OUT
--- (dashed line)	WATER METER
--- (dashed line)	WATER VALVE
--- (dashed line)	SOIL AND POST
--- (dashed line)	CAKE
--- (dashed line)	TREES

NOT TO BE USED FOR CONSTRUCTION

THIS SURVEY IS FOR THE CITY ENGINEER'S OFFICE USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF A UTILITY PROJECT. ANY CHANGES TO THIS DOCUMENT MUST BE APPROVED BY THE CITY ENGINEER'S OFFICE.

MANTECA
 15800 GRAND AVE
 LAKE ELSINORE, CA, 92530

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 LS-1

verizon wireless

15505 SAND CANYON AVE.
 BUILDING 10 1st Fl.
 BRIDGEVILLE, CA 92518

W-I

W-I COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE

8000 S. Eastern Avenue, Suite 200
 Henderson, Nevada 89129
 PH: (702) 942-1900
 Fax: (702) 942-1910
 www.wirelessdesigngroup.com

PROJECT NO.: 1-100000
DRAWN BY: JLS
CHECKED BY: JLS

DATE: 08/11/2010
DESCRIPTION: SITE SURVEY

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MANTECA
 15800 GRAND AVE
 LAKE ELSINORE, CA, 92530

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 LS-1

SCALE 1" = 60'

1 WESTINGHOUSE



W-T
**W-T COMMUNICATION
 DESIGN GROUP, LLC.**
 WIRELESS INFRASTRUCTURE
 8800 E. Eastman Avenue, Suite 200
 Henderson, Nevada 89123
 PH: (702) 886-4222
 WWW.WTDESIGNGROUP.COM

PROJECT NO: 149325
 DOWN BY: ROC
 CHECKED BY: LJK

REV	DATE	DESCRIPTION

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MANTEGA
 16980 GRAND AVE
 LAKE ELSINORE, CA. 92530

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-2

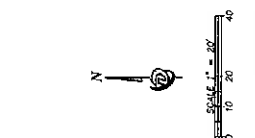
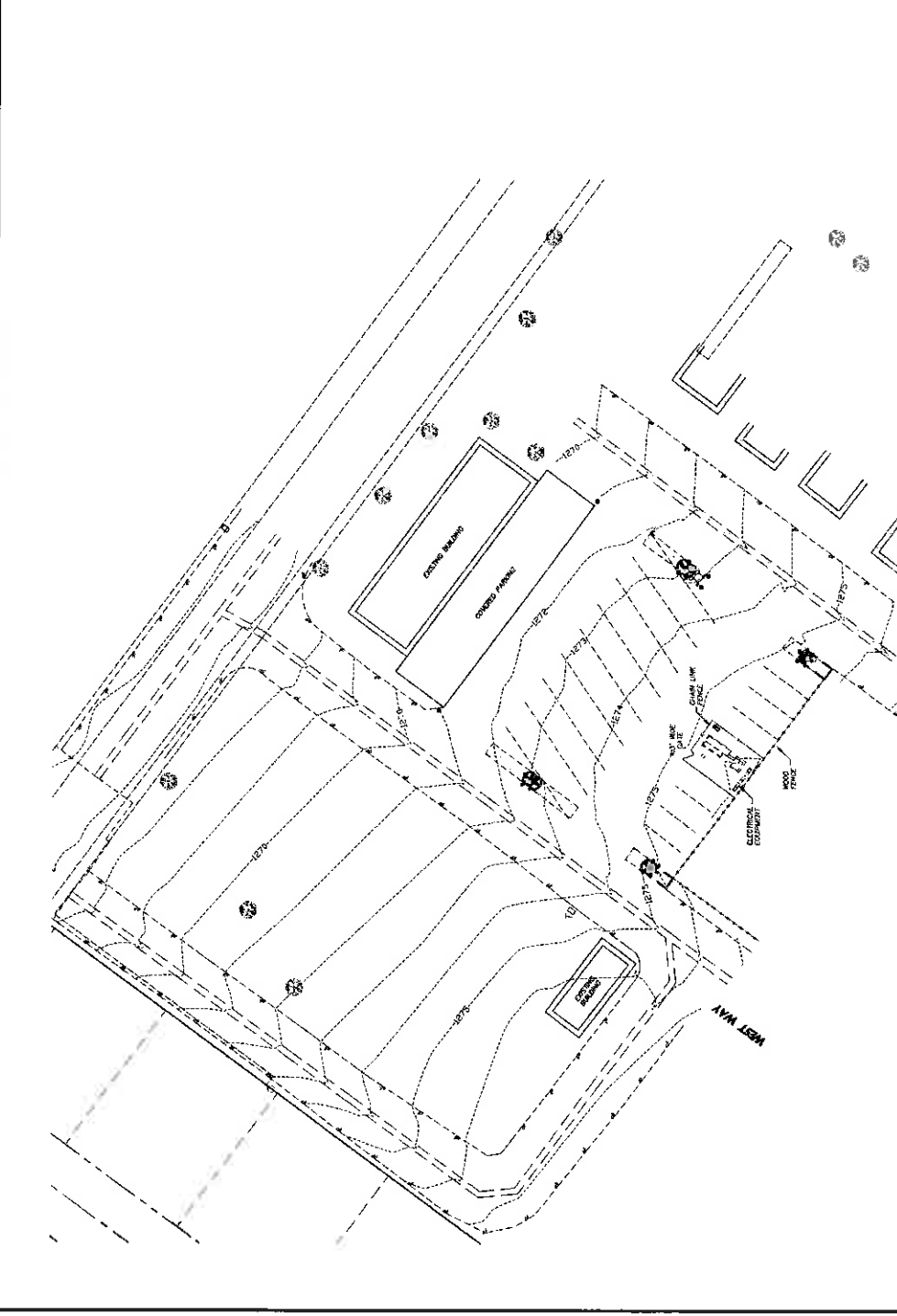
SITE NAME / NUMBER: MANTEGA-ONE LARGESIDE PARK TOWER
OWNER'S NAME / ADDRESS: ONE LARGESIDE PARK & HENRY RD
 LAKE ELSINORE, CA. 92530

PRECEDENT USE: RESIDENTIAL
ACCESSOR PARCEL NO(S): 381-071-001, 381-071-004
ANY AREA OF PARCELS: #7 & 8
BAIS OF MEASUREMENT: #7 & 8 ADJACENT

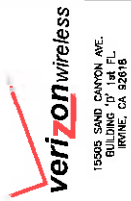
NOTICE: MOST BEING THE CONTIGUOUS OF LARGESIDE PARK, THIS SURVEY IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSES. THE SURVEY IS TO BE USED AS A BASIS FOR THE DEVELOPMENT OF THE TOWER. THE SURVEY IS TO BE USED AS A BASIS FOR THE DEVELOPMENT OF THE TOWER. THE SURVEY IS TO BE USED AS A BASIS FOR THE DEVELOPMENT OF THE TOWER.

DATE: 12/10/2014
BY: [Signature]

- LEGEND**
- SUBJECT PROPERTY
 - ADJACENT PROPERTY
 - FARMSET LINE
 - CONCRETE CURB
 - PARKING STRIP/BO
 - FENCE
 - WALKWAY
 - EDGE OF ASPHALT
 - BUILDING
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - ELECTRICAL MAST
 - ELECTRICAL MAST
 - ELECTRICAL MAST
 - ELECTRICAL MAST
 - CABLE TELEVISION POST
 - AREA LIGHT FIXTURE
 - TELEPHONE POLE
 - TELEPHONE MAST
 - TELEPHONE MAST
 - SANITARY SEWER CLEAN OUT
 - WIRELESS TOWER
 - WATER VALVE
 - SWAN
 - BOLLARD POST
 - GATE
 - TREES



DATE: 12/10/2014
 BY: [Signature]



verizon wireless
 15905 SAND CANYON AVE.
 BUILDING 17 1st FL.
 IRVINE, CA 92618

W-T
**W-T COMMUNICATION
 DESIGN GROUP, LLC.**
 WIRELESS INFRASTRUCTURE
 6660 S. Eastern Ave. Suite 4220
 Las Vegas, NV 89123
 PH: (702) 968-1000 FAX: (702) 968-1010
 Copyright © 2012 W-T COMMUNICATIONS GROUP, LLC

core
DEVELOPMENT SERVICES
 2748 SATURN STREET
 BREA, CA 92821

PROJECT NO: 1142794
 DRAWN BY: NEC
 CHECKED BY: BAKY
 1 03/29/14 EIT COMMENTS
 2 04/22/14 COMMENT OF APPROVAL
 3 05/17/14 REVISED TOWER ZONING DYNAMICS
 4 11/26/14 WIRELESS TOWER ZONING DYNAMICS
 5 11/27/14 WIRELESS TOWER ZONING DYNAMICS
 REV DATE DESCRIPTION

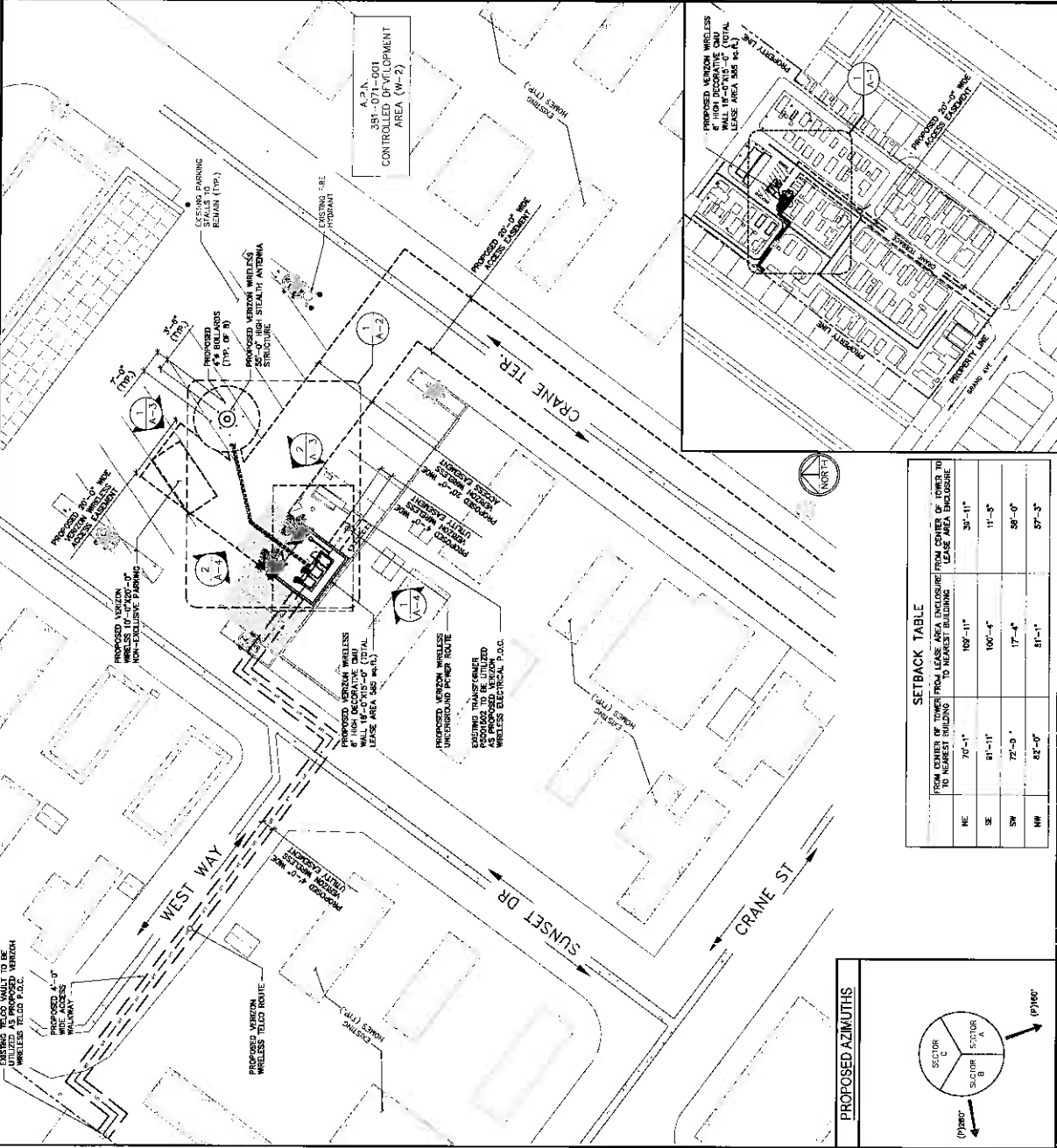
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 TO BEAT THIS DOCUMENT.

MANTECA
 15980 GRAND AVE.
 LAKE ELSINORE, CA 92530
 RIVERSIDE COUNTY

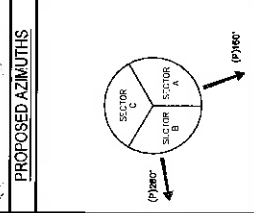
SHEET TITLE
**OVERALL SITE PLAN
 & ENLARGED STEALTH
 ANTENNA STRUCTURE LOCATION**

SHEET NUMBER
A-1



SETBACK TABLE

	FROM CENTER OF TOWER FROM LEASE AREA ENCLOSURE TO NEAREST BUILDING	FROM CENTER OF TOWER FROM LEASE AREA ENCLOSURE TO NEAREST BUILDING TO LEASE AREA ENCLOSURE
NE	70'-4"	109'-11"
SE	91'-11"	100'-4"
SW	72'-5"	17'-4"
NW	82'-0"	81'-1"



ABBREVIATIONS

A/C	AIR CONDITIONING	MB	MASONRY
APPROX	APPROXIMATE LEVEL	MCH	METAL
BLDG	BUILDING	MFR	MANUFACTURER
BLK	BLOCK	MIN	MINIMUM
C&G	CLEARING	MISC	MISCELLANEOUS
CONC	CONCRETE	NA	NOT APPLICABLE
CONSTR	CONSTRUCTION	NBS	NOT TO SCALE
CONT	CONTAINERS	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DIV	DIVISION	PROJ	PROJECT
DET	DETAIL	PROP	PROPOSED
DWG	DRAWING	PTCP	PRESSURE TREATED
ELEV	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQUIP	EQUIPMENT	RN	RADIO REMOTE HEAD
EXT	EXTERIOR	RSH	RADIATOR
FIN	FINISH	SHT	SHEET
FLOOR	FLOOR	SM	SMALL
FT	FOOT	SQ	SQUARE FOOT
GA	GALVANIZED	SP	SPRINKLER
GEN	GENERAL CONTRACTOR	ST	STRUCTURAL
GENL	GENERAL	SUSP	SUSPENDED
OPNS	OPERATIONAL BOARD	THRU	THROUGH
HORIZ	HORIZONTAL	TMR	TOWER MOUNT
HEAT	HEATING	TYP	TYPICAL
HVAC	HVAC	UND	UNDERGROUND
IND	INDUSTRIAL	UNLESS	UNLESS NOTED
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	W/IN	WITHIN FIELD
INT	INTERNAL	W/O	WITHOUT
INT	INTERNAL	WP	WATER PROOF

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	OVERHEAD POWER LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELLUR LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	CHAIN LINK FENCE
---	WOOD FENCE

NOTE: CONTRACTOR TO INSTALL A 17'x30" PULL BOX FOR POWER & FLOOD AFTER EVERY JOB OR AFTER EVERY TWO JOB PERIODS.

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES AND EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NOTE: THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE EXISTING BUILDING OR THE TOWER OR STRUCTURE. IT HAS NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE CAN SUPPORT THE ANTENNA. A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND ATTACHMENTS, SHOULD BE PERFORMED.



15505 SAND CANYON AVE.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**

WIRELESS INFRASTRUCTURE
6550 S. Eastern Ave. Suite #220
Las Vegas, NV 89123
PH: (702) 966-1800 FAX: (702) 966-1010
CORPORATE © 2011 W-T COMMUNICATIONS GROUP, LLC



DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92621

PROJECT NO: T143794

DRAWN BY: MEC

CHECKED BY: JMD

REV	DATE	DESCRIPTION
F	02/26/14	BIT COMMENTS
E	04/27/14	EMERY OF APPROVAL
D	04/29/14	BIT COMMENTS
C	12/22/14	REVISED TOWER FOR WIRELESS
B	11/25/14	CODE ZONING COMPLIANCE
A	11/12/14	BID DYNAMIC DAMPERS

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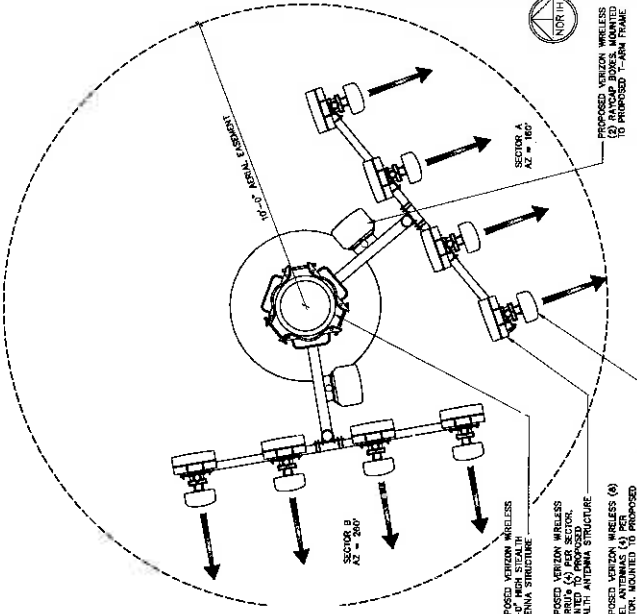
MANTICA
15980 GRAND AVE.
LAKE ELSINORE, CA 92530
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE
& ANTENNA PLAN

SHEET NUMBER
A-2

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION
OR ANALYSIS OF THE EXISTING TOWER OR ANTENNAS SHOWN ON THIS PLAN.
IT IS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS, ANTENNA
HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS PRIOR
TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE
AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE
AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE
AGENCIES AND AGENCIES.

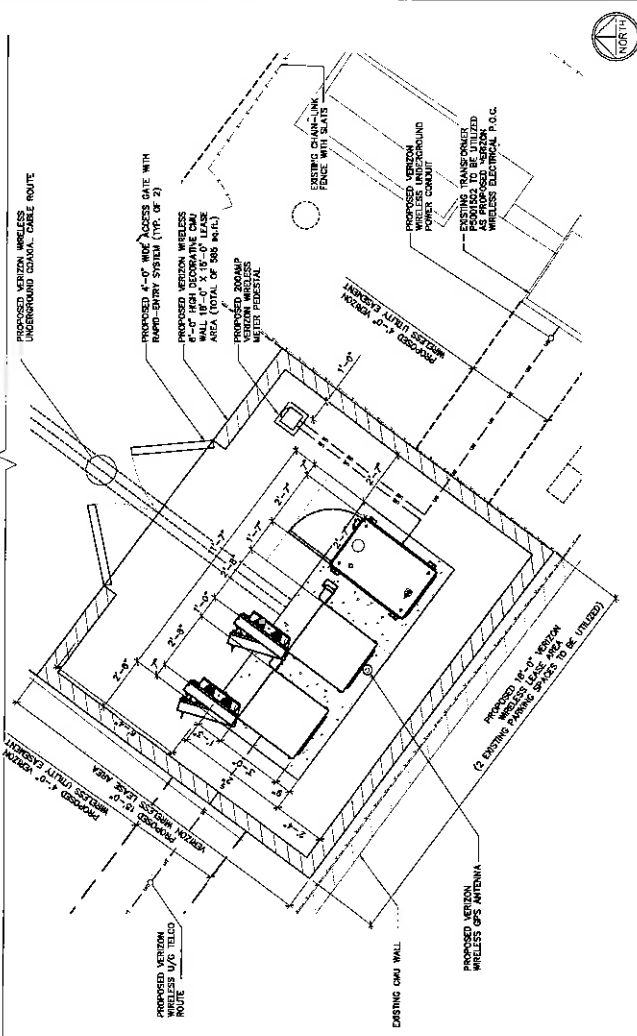
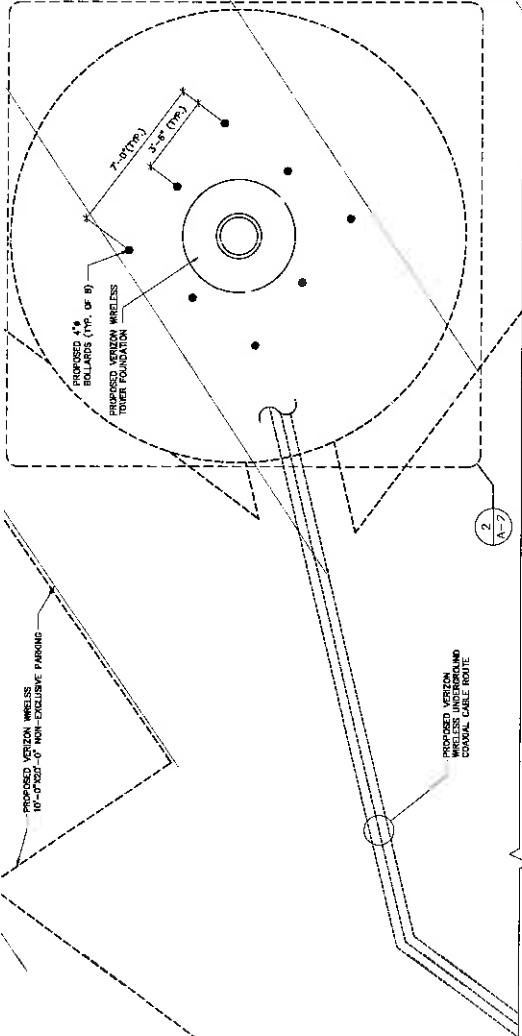
NOTE:
REFERENCE SURVEY BY WIRELESSLAND FOR
STRUCTURE PERMITS NOT
SUBMIT FOR CLARITY



COAX/ANTENNA SCHEDULE

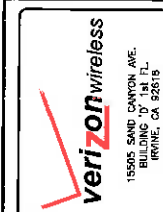
ANTENNA TYPE	ANTENNA AZ/EL	NUMBER OF ANTENNAS	COAX LENGTH	TYPE
ALPHA	180°	4	75'-3"	1 5/8"
BETA	267°	4	75'-3"	1 5/8"
GAMMA	N/A	120	N/A	N/A
PARABOLIC	N/A	120	N/A	N/A
GPS	N/A	3	25'-3"	1/2"

FUNCTIONAL REQUIREMENTS AND LABELS SUBJECT TO CHANGES FROM TO OPENING.



NOTE: REFERENCE SURVEY BY WIRELESSLAND FOR STRUCTURE PERMITS NOT SUBMIT FOR CLARITY

ENLARGED ANTENNA PLAN & COAX/ANTENNA SCHEDULE
SCALE: 1/2"=1'-0"
1
2



PROJECT NO:	1142784	
DRAWN BY:	NEC	
CHECKED BY:	MAR	
DATE:	10/27/14	
REV:	DATE DESCRIPTION	
F	02/27/14	CITY COMMENTS
E	02/27/14	DATE/HT OF APPROVAL
D	02/27/14	CITY COMMENTS
C	02/27/14	FIELD DATE FOR M. JENNINGS
B	11/26/14	FOR ZONING PERMITS
A	11/12/14	BOX ZONING PERMITS

NOT TO BE USED FOR CONSTRUCTION

IF IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

MANTECA
15980 GRAND AVE
LAKE ELSINORE, CA 92530
RIVERSIDE COUNTY

SHEET TITLE
LANDSCAPE & IRRIGATION PLAN

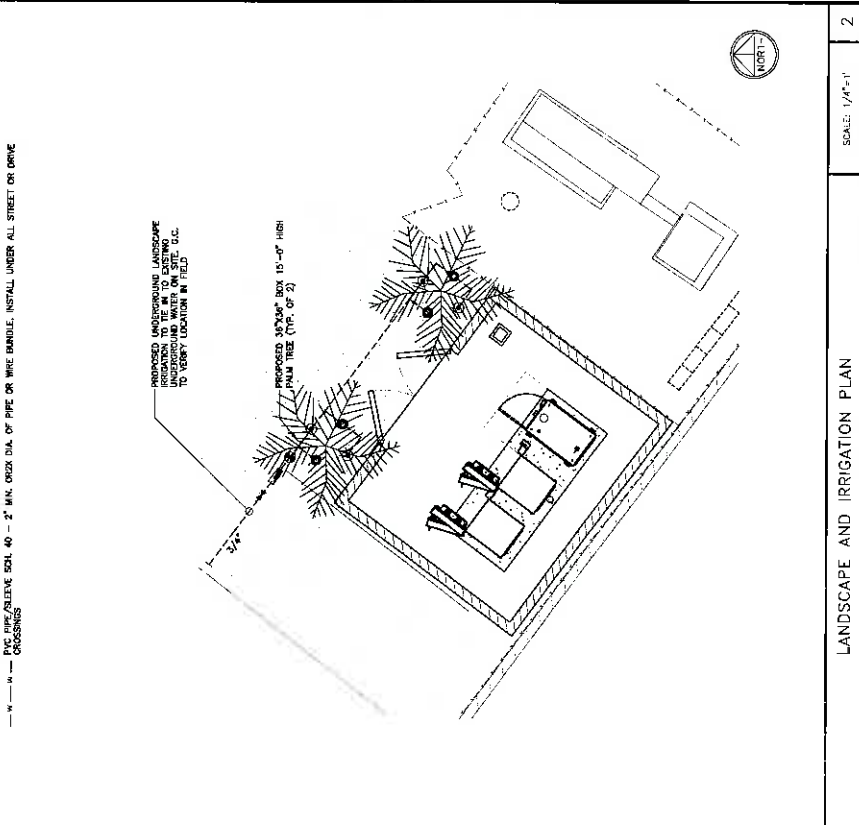
SHEET NUMBER
A-3

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE	GPM	K	PSI RADIUS	SPRINKER RATE
⊙	5 SERIES STREAM BUBBLER SPRINKLER	1.6	30	5 FT.	1.93 GPM/HR	6
⊙	MAN BIRD PROTECTOR 8" POP-UP SPRAY		1.0	1.0	30	
⊙	MAN BIRD PROTECTOR 4" POP-UP SPRAY		1.0	1.0	30	

ANTI-SHOCK CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SURVIVING LOW HEAD DRAINAGE - USE RAINBOW SAMS FOR POP-UPS - USE HUNTER HCV 50M-50P OR WALCON V5000 SERIES AT RISERS.

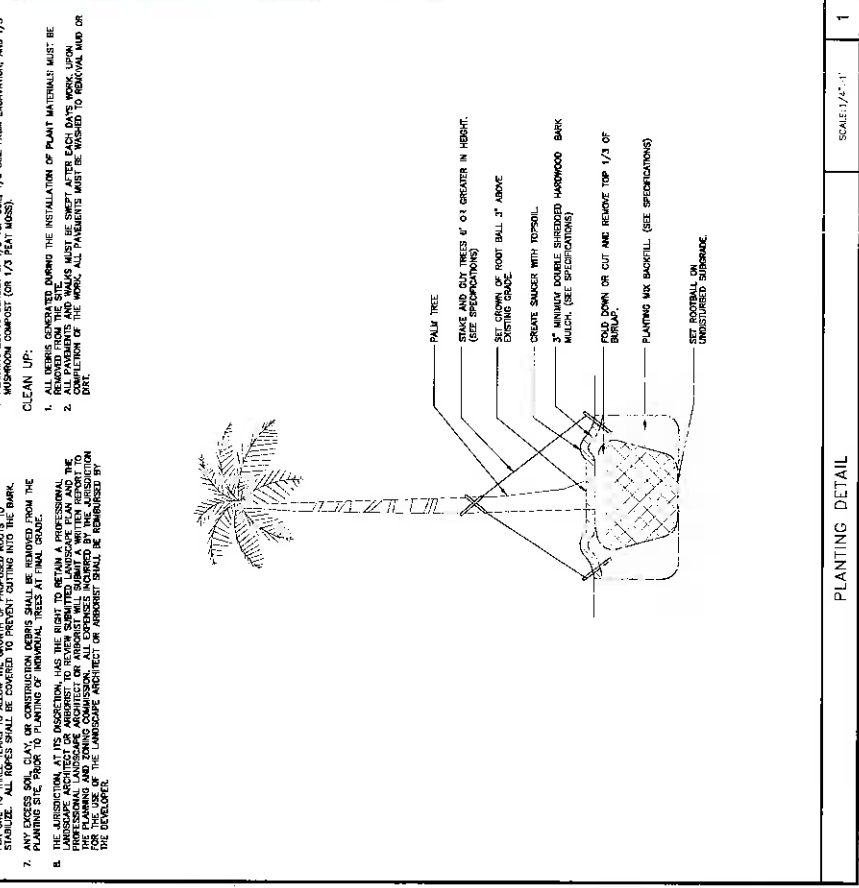
- EQUIPMENT LEGEND**
- M NEW WATER METER AND SERVICE LINE (VERIFY SIZE AND FUNCTION IN THE FIELD)
 - FEEDER MODEL 715 BRASS PRESSURE-TYPE BACKFLOW PREVENTER, 1/2" ABOVE HIGHEST OUTLET, USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE OR IS INOPERABLE
 - MIRCO T-113/TERRA GATE/BALL VALVE (LINE SIZE)
 - WALKERS YSER WYE STRAINERS (LINE SIZE) (20 MESH OR GREATER)
 - WALKERS 4000 PRESSURE REGULATOR (LINE SIZE), INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80 PSI.
 - BACKFLOW PREVENTER (CONTROL VALVE)-INSTALL IN SHARED BIDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX AT RIGHT ANGLE TO INDOOR/OUTDOOR
 - RAINBOW SAMS PROTECTORS (4 STANDARD) IN OUTDOOR LOCATIONS SHALL BE INSTALLED, INCLUDED "WEATHER STAINING" ON APCA BOARD OR CONTROLLER BOX/FEEDER, SENSOR TO HAVE CLEAR VIEW OF SKY
 - 1" PVC WATER PIPE CL. 200, 3/4" - 1 1/2" (LATERALS)
 - 1" PVC PIPE, 1/2" SDR, 40 - 2" MIN. ODD DIA. OF PIPE OR WIRE BUNDLE, INSTALL UNDER ALL STREET OR DRIVE CROSSINGS



NOTE: ANY AREA ALTERED FROM CONSTRUCTION TO BE RETURNED TO ITS ORIGINAL CONDITION. SEEDS SHALL BE SAVED AND MAINTAINED UNTIL SEEDS HAVE GERMINATED.

RECORDS SURVEY BY DANHOBACK LAND SURVEYING DATED FEBRUARY 10, 2015 FOR ALL EASEMENTS & EASE DESCRIPTIONS FEBRUARY 10, 2015 FOR ALL EASEMENTS & EASE DESCRIPTIONS

- PLANTING SEASONS:**
- PLANTS SHOULD BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH
 - THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR
 - THE CONTRACTOR WILL BE RELIEVED OF HIS OBLIGATION TO COMPLETE ANY PLANTING
 - OTHER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER
- PLANTING:**
- ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SPRING OR FALL. THE PLANTING HOLE SHALL BE 1/2" TO 1" DEEPER THAN THE BALL OR SOIL IN BALL OR CONTAINER AND NOT DEEPER THAN THE TOP OF THE BALL OR SOIL IN BALL OR CONTAINER. THE PLANTING HOLE SHALL BE 1/2" TO 1" DEEPER THAN THE BALL OR SOIL IN BALL OR CONTAINER. THE PLANTING HOLE SHALL BE 1/2" TO 1" DEEPER THAN THE BALL OR SOIL IN BALL OR CONTAINER.
 - ALL TREES OR SHRUBS MUST BE CUT AND TRIMMED AND THE BURLAP REMOVED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE SAME TYPE OF SOIL AND NUTRIENT. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MEDIA.
 - PLANTING MEDIA TO THE DIAMETER OF THE PLANTING HOLE SHALL BE 1/2" TO 1" DEEPER THAN THE BALL OR SOIL IN BALL OR CONTAINER.
 - PLANTING MEDIA TO CONSIST OF 1/2" TOP SOIL, 1/2" SOIL FROM EXCAVATION, AND 1/2" MUSHROOM COMPOST (OR 1/2" PEAT MOSS).
- CLEAN UP:**
- ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
 - ALL PARASITIC AND SICK PLANTS MUST BE REMOVED AFTER EACH DAY'S WORK. UPON COMPLETION OF THE WORK, ALL PARASITIC AND SICK PLANTS MUST BE DESTROYED TO REMOVE HARM OR DISEASE.



LANDSCAPING GENERAL NOTES:

- ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:
- PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH THE STRUCTURE OR UTILITIES OR FURNITURE.
- NO TREES OR SHRUBS LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
- NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SATE, INTERCOM AND EGRESS.

INSTALLATION STANDARDS:

- PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, ENCLOSED BY THE AMERICAN NURSERY ASSOCIATION FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
- ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF CALIFORNIA.
- ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
- ALL TREES, SHRUBS, PALMS AND BUSHES SHALL BE CUT FROM EACH TREE TO PREVENT GROUNDING OF THE TREE. THE BURLAP SHALL BE REMOVED FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC BURLAP IS USED, IT SHALL BE REMOVED UP TO EIGHTY PERCENT FROM THE ROOTBALL.
- ALL PLANTS SHALL BE WATERED WITH A MINIMUM OF THREE (3) GALLONS OF MULCHED MATERIAL AND A BARRIER OF THINNE (2) AROUND THE BASE OF THE TREE.
- TREES SHALL BE STAKED WITH CROSS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL TREES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
- ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
- ALL PLANTS SHALL BE WATERED AND MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OR ARCHITECT UNTIL THE PLANTS ARE ESTABLISHED. THE LANDSCAPE ARCHITECT OR ARCHITECT WILL SUBMIT A WRITTEN REPORT TO THE DEVELOPER FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARCHITECT SHALL BE FURNISHED BY THE DEVELOPER.

NOTE: EQUIPMENT ON THE TOWER WILL BE INSTALLED PER THE SUBMISSION APPROVED DRAWINGS. ANY DEVIATION FROM THE APPROVED DRAWINGS WILL REQUIRE AN APPROVAL STAMP. ALL EQUIPMENT MUST BE INSTALLED PER THE SLA (NOT TO EXCEED VERTICAL LEASE AREA).

NOTE: ALL ANTENNAS TO BE INSTALLED TO MATCH PROPOSED STEALTH ANTENNA ENCLOSURE.

NOTE: ALL CABLES TO BE ROUTED ON THE STRUCTURE TOWER.

NOTE: ALL STEALTH ANTENNA STRUCTURES WILL HAVE A MINIMUM OF 20 PALM TREE BRUSHES TO EXTEND AT LEAST (3) FEET PAST THE EDGE OF THE OUTER PANEL ANTENNAE. (4) PER SECTOR.

NOTE: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. ERROR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE ANTENNA INSTALLATION AND HARDWARE SHOULD BE OBTAINED.

PROPOSED VERIZON WIRELESS (6) PANEL ANTENNAS (4) PER SECTOR

TOP OF PROPOSED VERIZON WIRELESS (6) PANEL ANTENNA STRUCTURE 435'-0" A.G.L.

PROPOSED VERIZON WIRELESS STEALTH ANTENNA STRUCTURE 347'-0" A.G.L.

PROPOSED VERIZON WIRELESS (6) PANEL ANTENNAS (4) PER SECTOR

PROPOSED VERIZON WIRELESS (6) STEALTH ANTENNA STRUCTURE TOWER

PROPOSED 30" X 30" BOX 15'-0" HIGH PALM TREE (TYP. OF 2)

PROPOSED 15'-0" HIGH ACCESS GATE WITH HAND-ENTRY SYSTEM (TYP. OF 2)

EXISTING PALM TREES TO REMAIN

PROPOSED (6) BOLLARDS (TYP.)

PROPOSED VERIZON WIRELESS (6) STEALTH ANTENNAS LOCATED ON PROPOSED CABINET

PROPOSED VERIZON WIRELESS (6) RAIN BOWL FOUNDATION DESIGNED BY OTHERS

GRADE 0'-0"

PROPOSED VERIZON WIRELESS (6) RAIN BOWL FOUNDATION DESIGNED BY OTHERS

PROPOSED VERIZON WIRELESS (2) RAINCAP BOXES LOCATED ON PROPOSED RAIN BOWL

PROPOSED VERIZON WIRELESS (6) PANEL ANTENNAS (4) PER SECTOR

TOP OF PROPOSED VERIZON WIRELESS (6) PANEL ANTENNA STRUCTURE 435'-0" A.G.L.

PROPOSED VERIZON WIRELESS STEALTH ANTENNA STRUCTURE 347'-0" A.G.L.

PROPOSED VERIZON WIRELESS (6) PANEL ANTENNAS (4) PER SECTOR

PROPOSED VERIZON WIRELESS (6) STEALTH ANTENNA STRUCTURE TOWER

PROPOSED 30" X 30" BOX 15'-0" HIGH PALM TREE (TYP. OF 2)

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EXISTING PALM TREES TO REMAIN

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PROPOSED VERIZON WIRELESS (6) RAIN BOWL FOUNDATION DESIGNED BY OTHERS

GRADE 0'-0"

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PROPOSED 15'-0" HIGH ACCESS GATE WITH HAND-ENTRY SYSTEM (TYP. OF 2)

EXISTING PALM TREES TO REMAIN

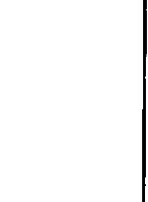
PROPOSED (6) BOLLARDS (TYP.)

PROPOSED VERIZON WIRELESS (6) STEALTH ANTENNAS LOCATED ON PROPOSED CABINET

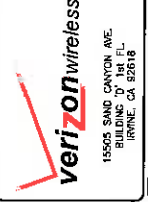
PROPOSED VERIZON WIRELESS (6) RAIN BOWL FOUNDATION DESIGNED BY OTHERS

GRADE 0'-0"

PROPOSED VERIZON WIRELESS (6) RAIN BOWL FOUNDATION DESIGNED BY OTHERS



15505 SAND CANYON AVE.
BUILDING D 1st FL.
IRVINE, CA 92618



W-T
W-T COMMUNICATION
DESIGN GROUP, L.L.C.
WIRELESS INFRASTRUCTURE
15505 SAND CANYON AVE
BUILDING D 1st FL
IRVINE, CA 92618
PH: (714) 992-1000 FAX: (714) 998-1010
www.wtdesigngroup.com



core
DEVELOPMENT SERVICES
2748 SAVORN STREET
BREA, CA 92821

PROJECT NO:	1143724
DRAWN BY:	NEC
CHECKED BY:	DAME
DATE:	03/27/16
REV:	DESCRIPTION

REV	DATE	DESCRIPTION
1	03/27/16	DIV COMMENTS
2	07/16/15	DIRMELY Q APPROVAL
3	06/15/15	Q COMMENTS
4	09/17/14	REVISED HOUR FROM 8 AM/DRAWING
5	11/19/14	DATE COMM DRAWING
6	11/12/14	DATE TO LOG DRAWING

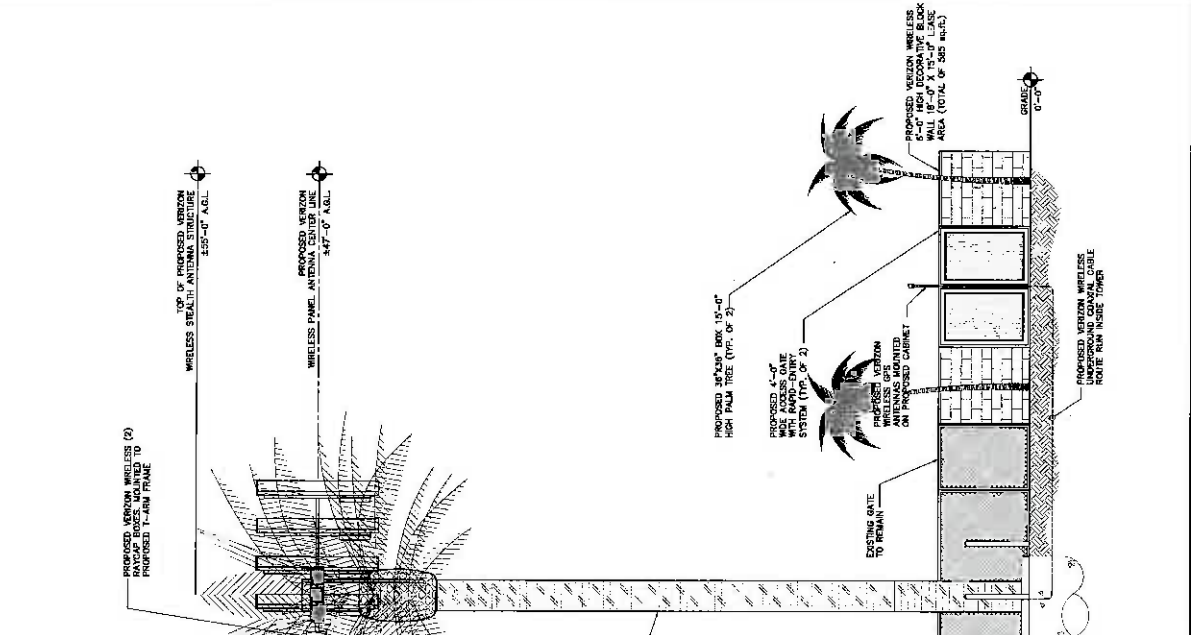
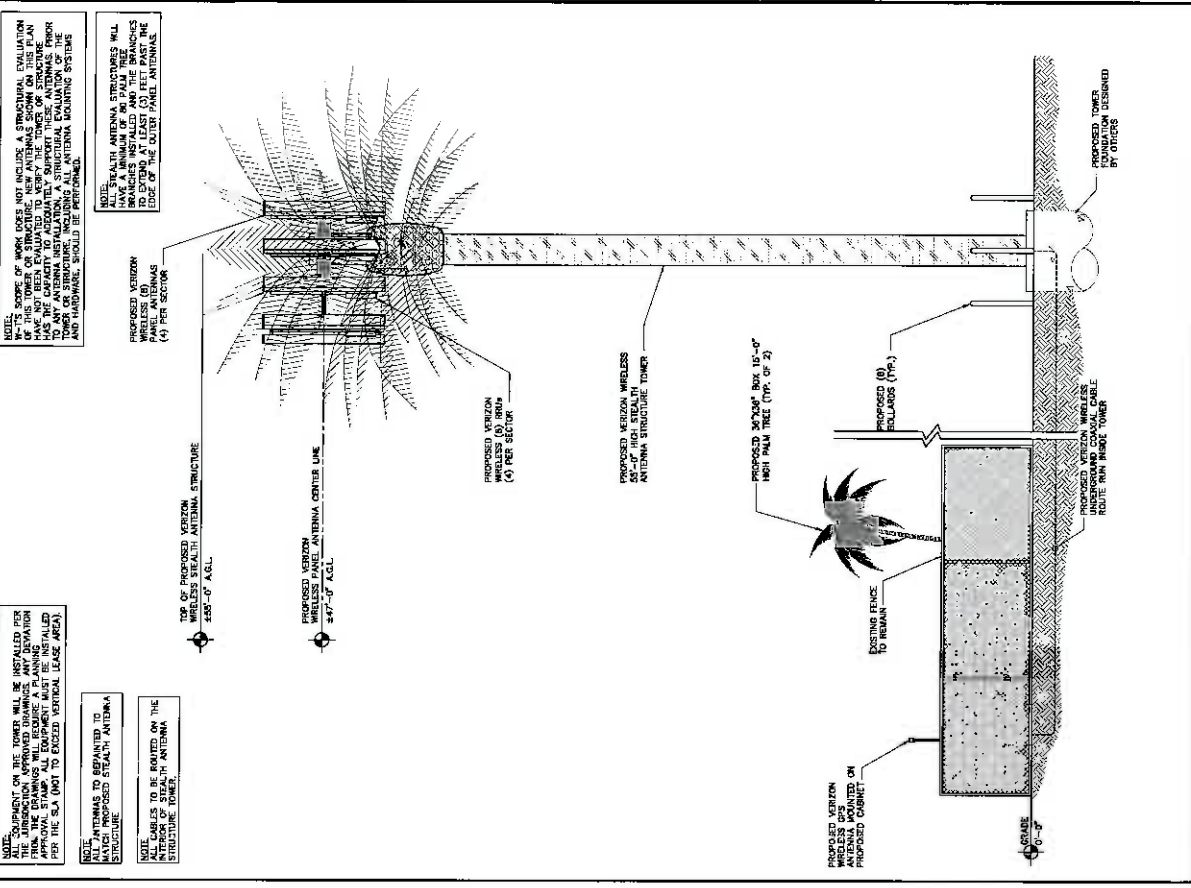
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MANTECA
15980 GRAND AVE.
LAKE ELSINORE, CA 92530
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



PROPOSED SOUTHEAST ELEVATION

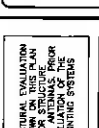
SCALE: 1/4"=1'-0"

2

PROPOSED NORTHEAST ELEVATION

SCALE: 1/4"=1'-0"

1



15505 SAND CANYON AVE.
IRVINE, CA 92618



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
DESIGN GROUP, LLC.
5499 Las Virgenes, Irvine, CA 92618
PH: (714) 996-0000 FAX: (714) 998-0100
www.wirelessdesign.com



COFE DEVELOPMENT SERVICES
2748 SAVURN STREET
BREA, CA 92621

PROJECT NO:	1143784
DRAWN BY:	NEC
CHECKED BY:	BAK
DATE:	
REV:	

NOT TO BE USED FOR CONSTRUCTION

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MANTICA
15980 GRAND AVE.
LAKE ELSINORE, CA 92530
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

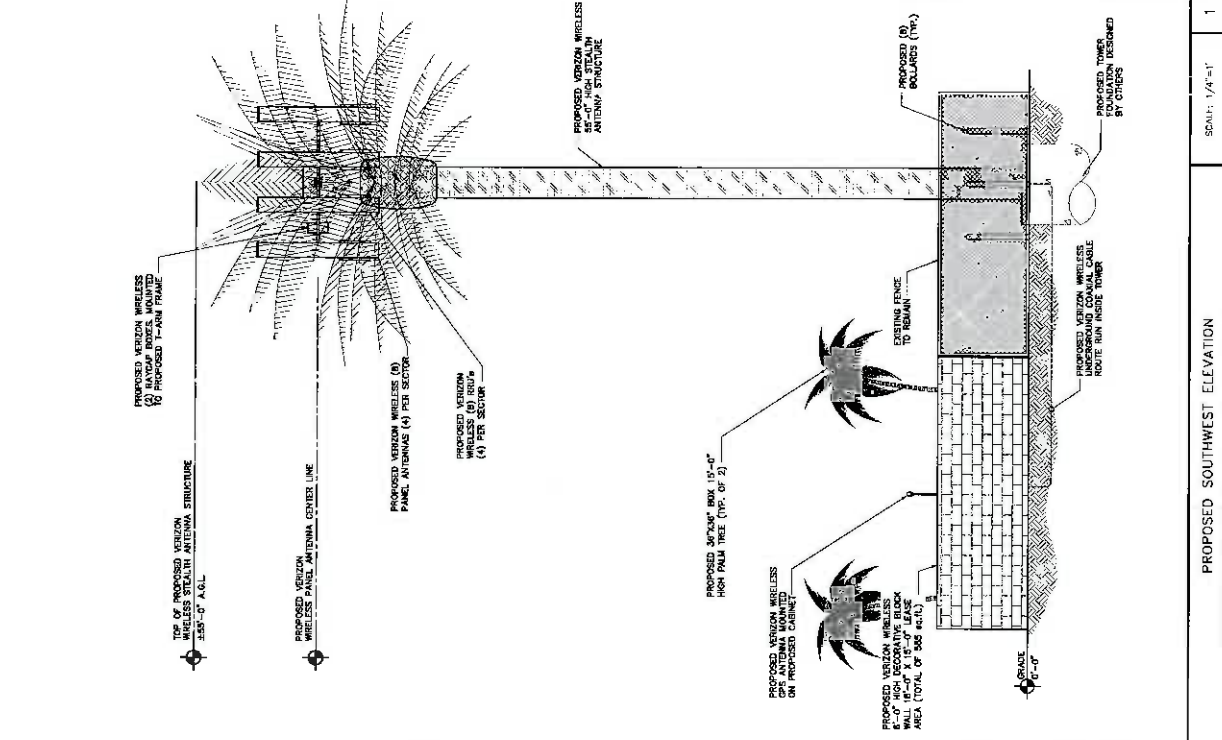
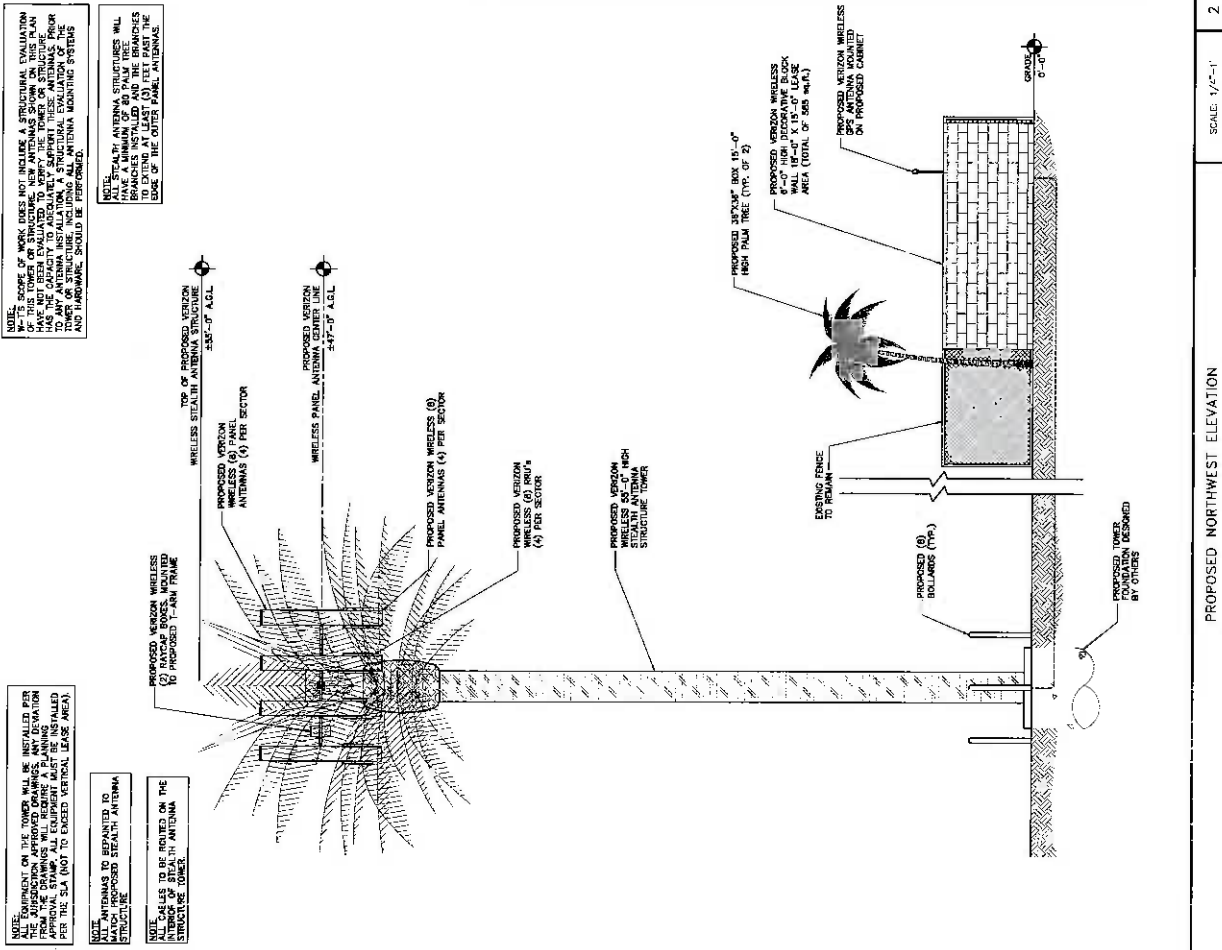
SHEET NUMBER
A-5

NOTE: CASES OF WORK ARE NOT UNLESS A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE, NEW ANTENNA SITES OR THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE CAN WITHSTAND THE WEIGHT AND THE BRANCHES OF ANY ANTENNA, OR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE AND TOWER/STRUCTURE SHOULD BE PERFORMED.

NOTE: TOWER/STRUCTURE ANTENNA ATTACHMENT WILL HAVE A MINIMUM OF 8.5 PALM TREE TRUNKS. ALL ANTENNAS WILL BE INSTALLED AND THE BRANCHES OF ANY ANTENNA, OR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE AND TOWER/STRUCTURE SHOULD BE PERFORMED.

NOTE: ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED PER THE DRAWINGS WILL REQUIRE A PLANNING PAID PER THE SCA (NOT TO EXCEED VERTICAL LEASE PAID).

NOTE: ALL ANTENNAS TO BE PAINTED TO MATCH THE COLOR OF THE TOWER/STRUCTURE.
NOTE: ALL ANTENNAS TO BE SITUATED ON THE INTERIOR OF STEEL ANTENNA STRUCTURE.





MANTECA

15980 GRAND AVE LAKE ELSINDRE CA 92530



CASE: PR25753 AMD#1
 EXHIBIT: Photosim (sh)
 DATE: 6/23/2010
 PLANNER: T Wheeler

Web
 Print
 iPad
 Google Agenda



LOCKING NORTH FROM GRAND AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MANTECA

15980 GRAND AVE LAKE ELSINDRE CA 92530



VIDEO 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

MANTECA

15980 GRAND AVE. LAKE ELSINORE CA 92530

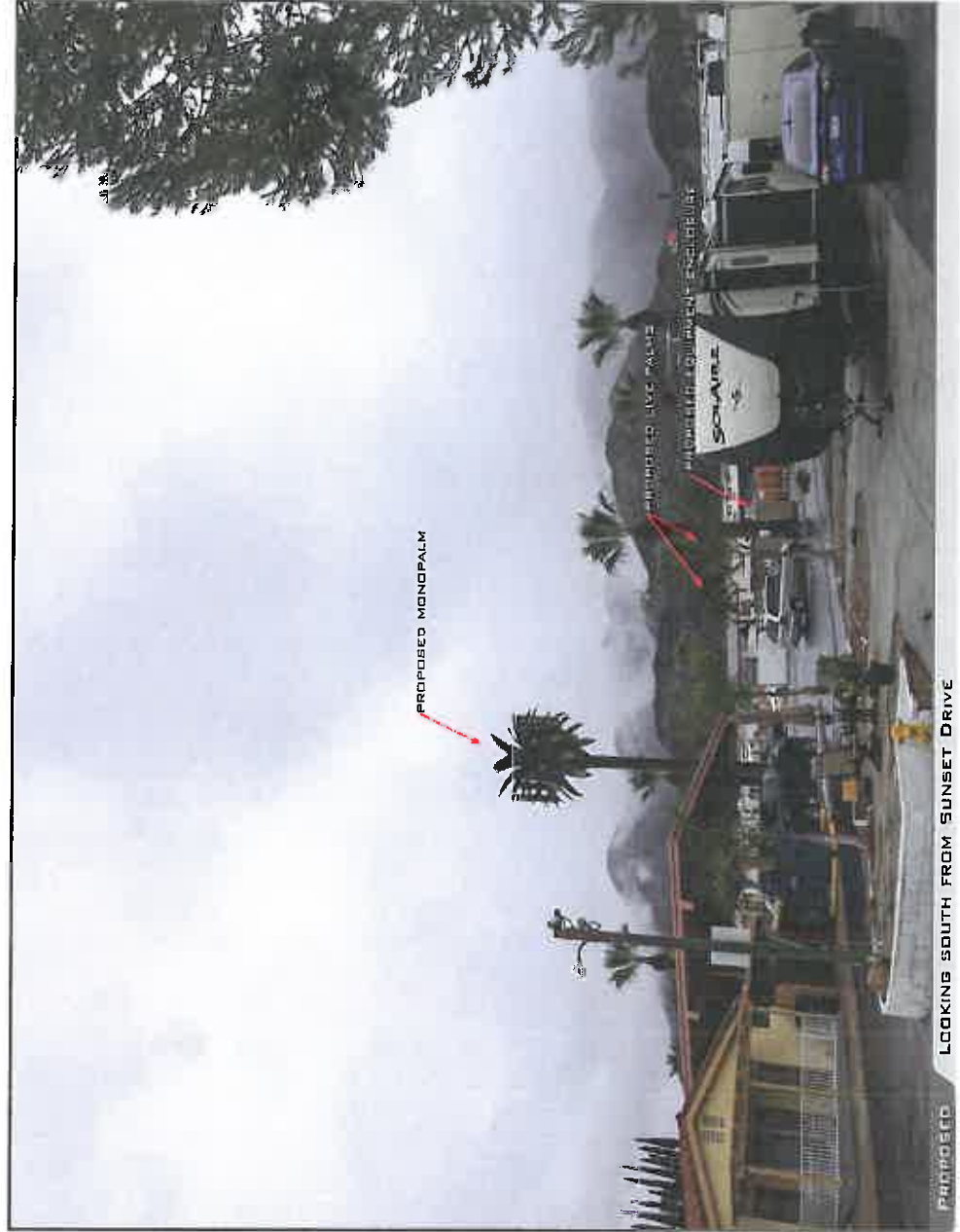


satellite Google Maps

15980 GRAND AVE



EXISTING



PROPOSED LOOKING SOUTH FROM SUNSET DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MANTECA

15980 GRAND AVE LAKE ELSINORE CA 92530

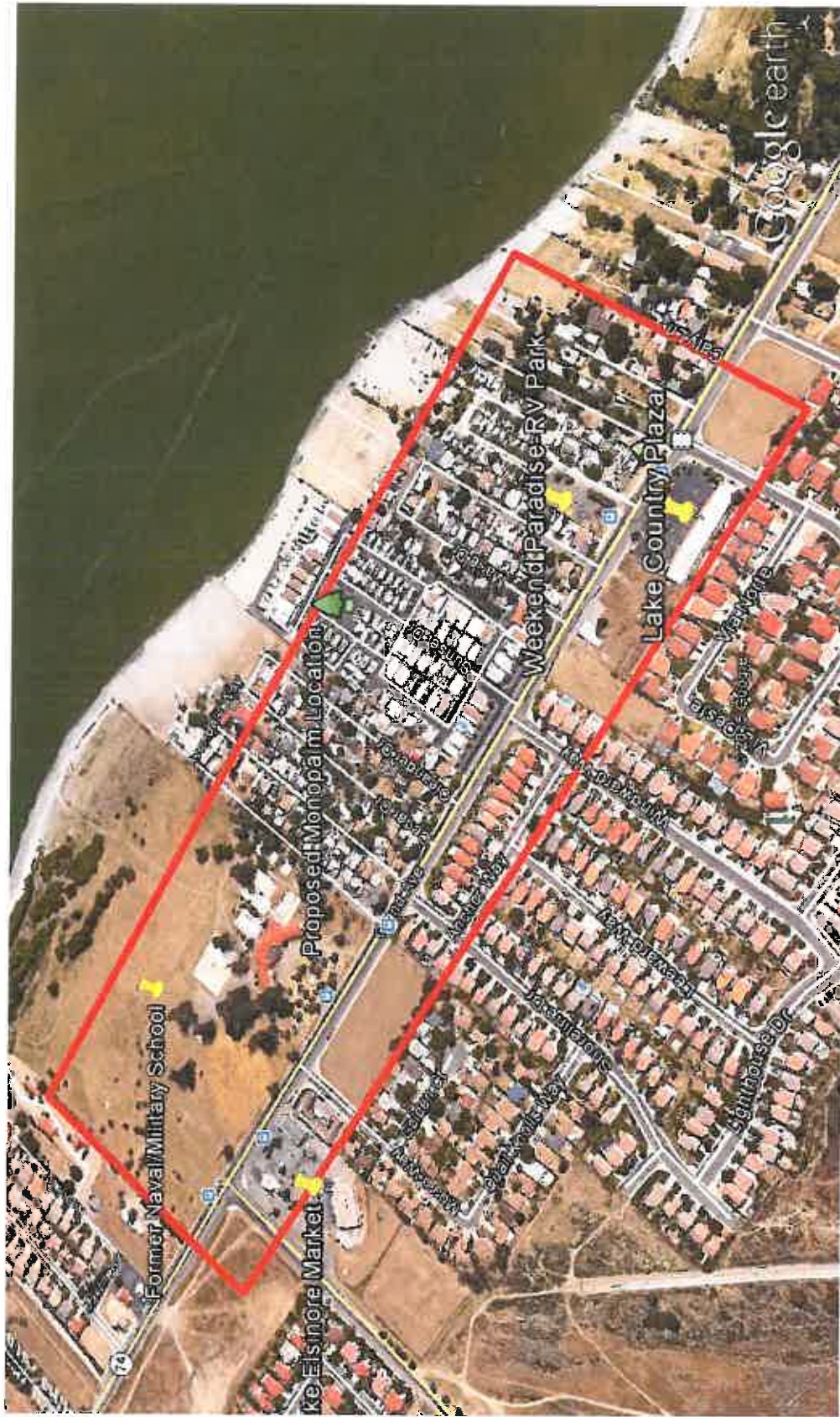


15980 Grand Ave
Lake Elsinore, CA 92530



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

RF Search Area-Manteca



ALTERNATIVE SITE ANALYSIS

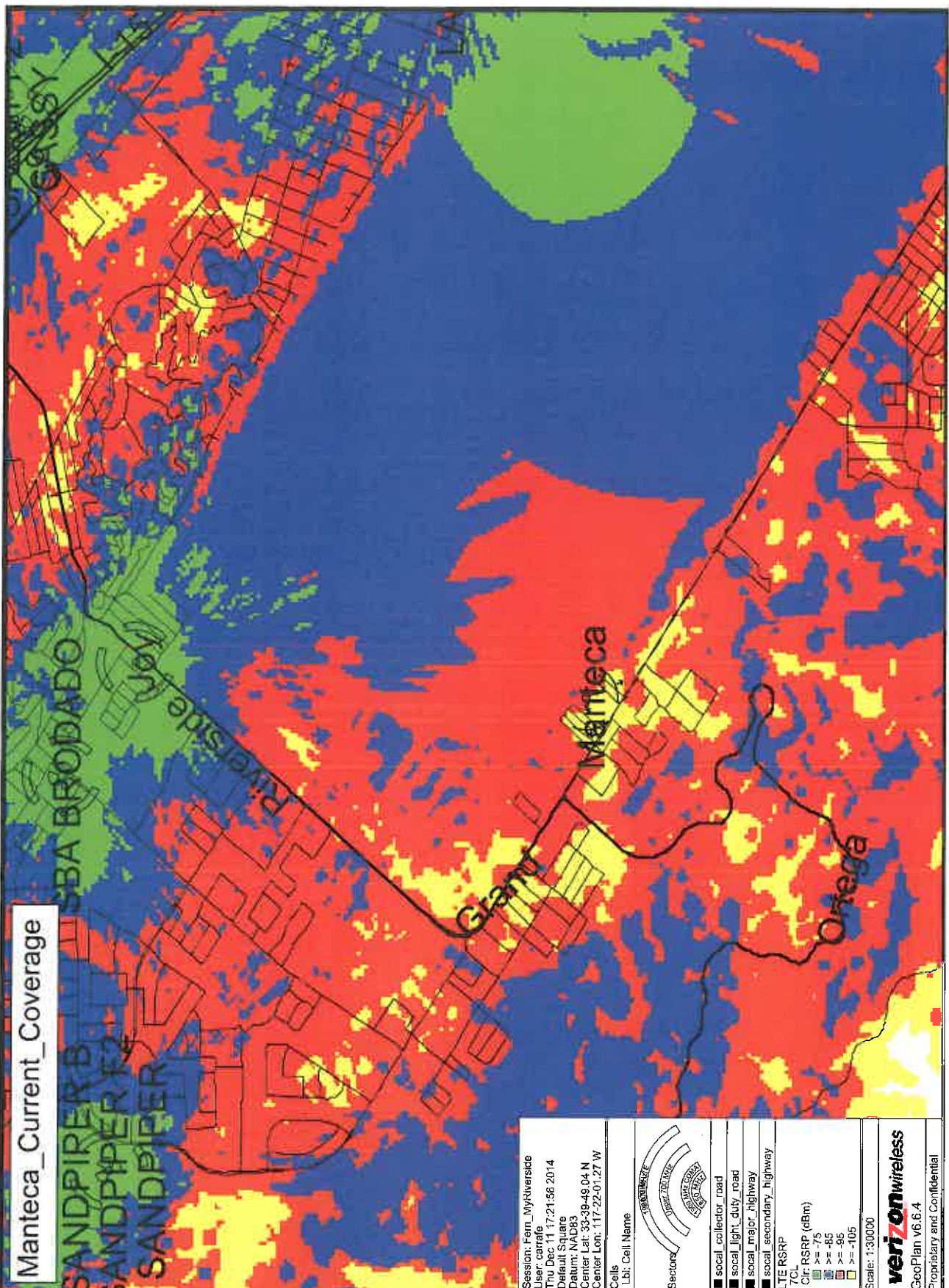
Site Name: Manteca



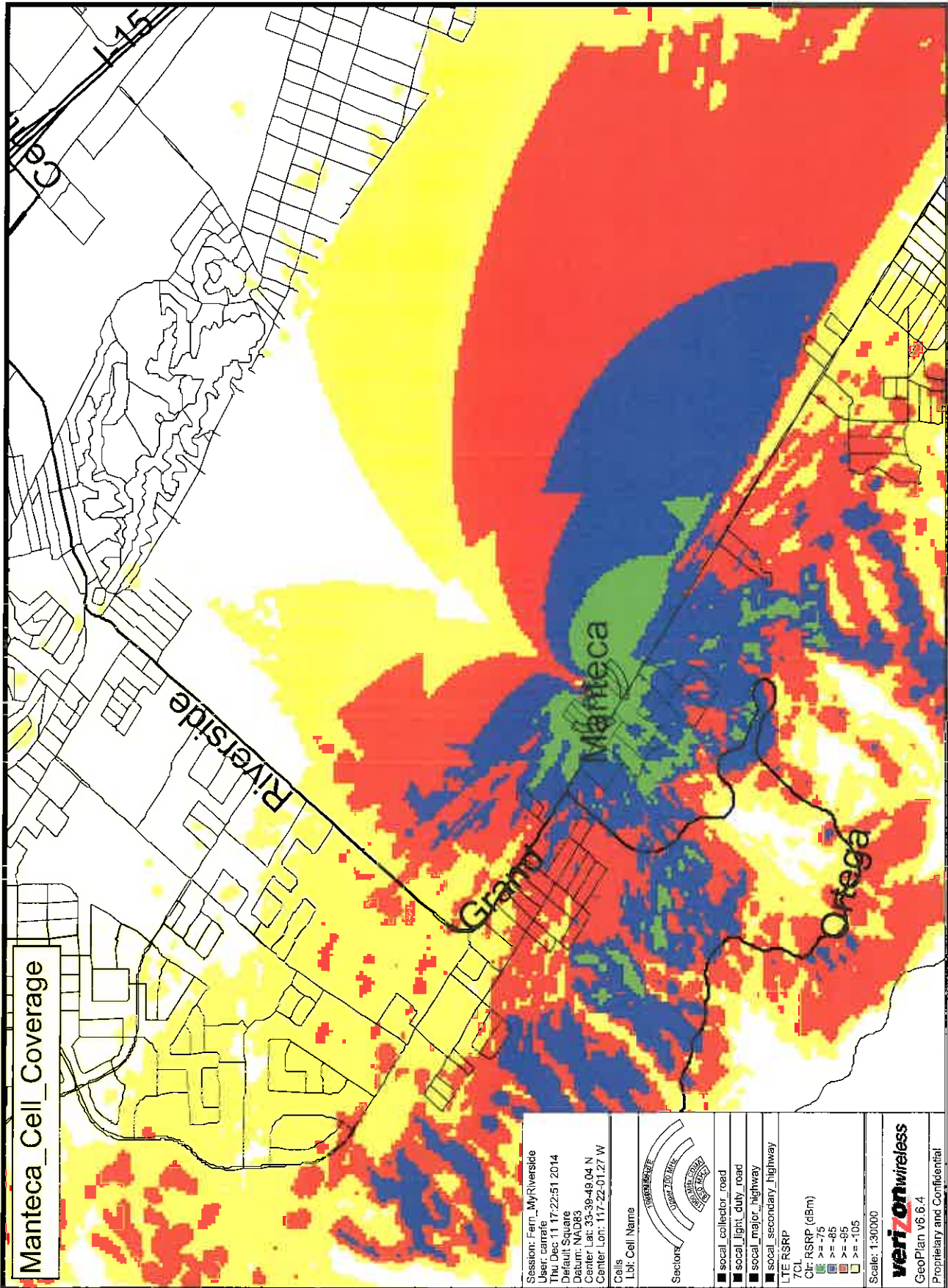
Candidate Name	Address	Lat/Long	Notes	Zoning Notes
Lake Elsinore Market	ELSINORE NAVAL & MILITARY SCHOOL 15890 GRAND AVE LAKE ELSINORE, CA 92530 APN: 381-320-025	33°39'25.47"N, 117°22'33.61"W	This is a large parcel, with half undeveloped.	The property owner would only allow Verizon to locate the facility on the undeveloped area on the south west area of the property which is just outside the search ring so the RF Engineer rejected this candidate. It is not a favorable candidate for the coverage objective.
Lake Country Plaza	16005 GRAND AVE LAKE ELSINORE, CA 92530 APN: 381-341-007 408-234-4203 (outside of Lake Elsinore boundaries, in Riverside County)	33°39'13.62"N, 117°22'10.20"W	Space will be an issue without taking parking.	Lake Country Plaza did not have enough space for a wireless facility. The only available space the property owner would allow Verizon to utilize was in the parking area. Utilizing parking spaces for lease area would have put the property out of compliance with zoning code requirements.
Historic Building	LAKE ELSINORE VILLAGE I 15900 GRAND AVE LAKE ELSINORE, CA 92530 APN: 381-050-002 Formerly Elsinore Naval and Military School	33°39'26.74"N, 117°22'22.70"W	Appears to be a historic structure	The property owner was not interested in leasing space to Verizon for a wireless facility at this property.
Weekend Paradise	GAP LAND HOLDINGS 16006 GRAND AVE LAKE ELSINORE, CA 92530 APN: 381-080-001 951-678-3715 (outside of Lake Elsinore boundaries, in Riverside County)	33°39'20.82"N, 117°22'4.59"W	This is a RV and mobile park.	This candidate was originally pursued by Verizon and a land use application was filed, but then it died due to a large amount of back taxes being owed on the property. Core withdrew the application. It is not a viable candidate due to the legal real estate issues related to the property.
Lakeside Park	CRANE LAKESIDE PARK & RESORT INC 15980 GRAND AVE LAKE ELSINORE, CA 92530 APN: 381-071-001 (outside of Lake Elsinore boundaries, in Riverside County)	33°39'24.96"N, 117°22'10.43"W	Mobile Home Park	Current Candidate

Manteca_Current_Coverage

SANDPIPER B
SANDPIPER E2
SANDPIPER



Session: Fern_MyRiverside User: cncade Thu Dec 11 17:21:56 2014 Default: Square Datum: NAD83 Center Lat: 33.394904 N Center Lon: 117.220127 W	Cells Lbr: Cell Name	Sectors 	<ul style="list-style-type: none"> ■ social_collector_road ■ social_light_duty_road ■ social_major_highway ■ social_secondary_highway 	LTE RSRP 7CL Cir: RSRP (dBm) <ul style="list-style-type: none"> ■ >= -75 ■ >= -85 ■ >= -95 ■ >= -105 	Scale: 1:300000 verizon wireless GeoPlan v6.6.4 Proprietary and Confidential
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Manteca_Cell_Coverage

Session: Fern_MyRiverside
 User: carrate
 Thu Dec 11 17:22:51 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-39-49.04 N
 Center Lon: 117-22-01.27 W

Cells
 Lbt Cell Name



- social_collector_road
- social_light_duty_road
- social_major_highway
- social_secondary_highway

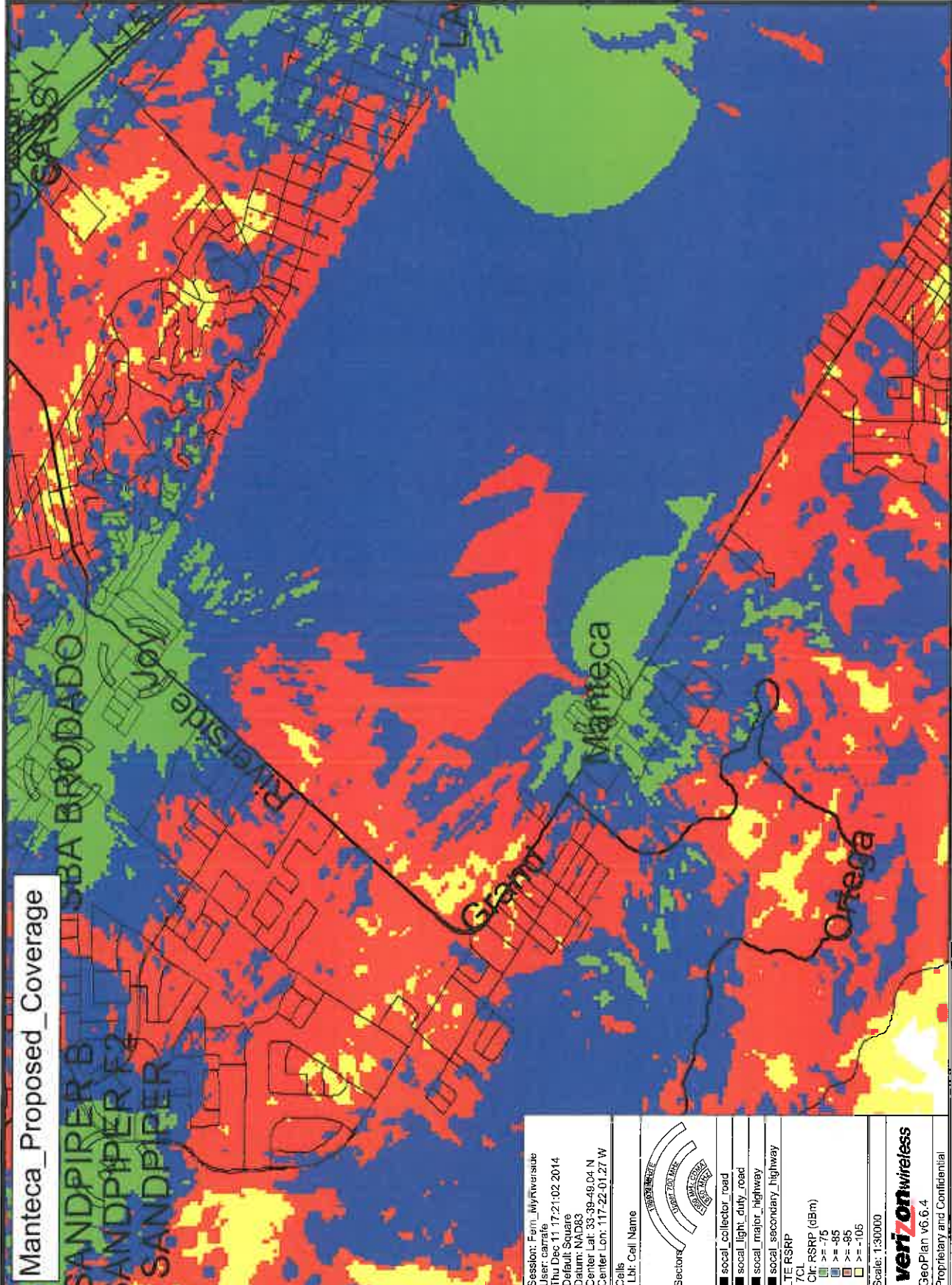
LTE RSRP
 70
 CR: RSRP (dBm)
 > -65
 > -75
 > -85
 > -95
 > -105

Scale: 1:300000

verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential

Manteca_Proposed_Coverage

SANDPIPER B
SANDPIPER F2
SANDPIPER



Session: Fern_MyRiverside User: carrate Thu Dec 11 17:21:02 2014 Default: Square Datum: NAD83 Center Lat: 33-39-49.04 N Center Lon: -117-22-01.27 W	
Cells	Lbr: Cell Name
Sectors: 	
■	social_collector_road
■	social_light_duty_road
■	social_major_highway
■	social_secondary_highway
LTE RSRP	
7CI	
Cl: RSRP (dBm)	
■	>> -75
■	>> -85
■	>> -95
■	>> -105
Scale: 1:300000	
GeoPlan v6.6.4	
Proprietary and Confidential	



WATERFORD

COMPLIANCE...FROM START TO SIGNAL

Noise Study

Manteca

**15980 Grand Avenue
Lake Elsinore, Riverside County,
California**

Project No. R1231



SUBMITTED TO:

**Core Development Services
2749 Saturn Street
Brea, CA 92821**

PREPARED BY:

**Waterford Consultants, LLC
201 Loudoun Street SE, Suite 300
Leesburg, VA 20175**



WATERFORD

COMPLIANCE...FROM START TO SIGNAL

October 7, 2015

Core Development Services
2749 Saturn Street
Brea, CA 92821

Attention: Mr. Henry Castro

Subject: **Noise Study**
Proposed Communications Facility
Manteca
15980 Grand Avenue
Lake Elsinore, Riverside County, California
Project No.: R1231

Dear Mr. Castro:

Waterford Consultants is pleased to provide this Noise Study for a proposed telecommunications facility.

Background and Project Description

Waterford Consultants understands that Verizon plans to construct a 55-foot tall (overall height) monopalm telecommunications structure at the subject site. Associated ground-level equipment, including a backup generator, would be installed within an approximate 18-foot by 15-foot lease area adjacent to the proposed telecommunications structure. A 6-foot tall concrete wall would surround the proposed lease area. The subject site location and site plans are shown on Figure 1 of Appendix A.

The proposed noise source from the facility would be the backup generator for the facility, which would be approximately 6 feet 10 inches in height. Waterford Consultants understands that the generator would run for 15 minutes on a weekly occurrence for testing and maintenance purposes, but would otherwise only be utilized in situations where power supply is not available, such as during a power outage. Based on manufacturer (Polar Power) specifications, the sound power level of the generator while running would be 64 decibels (dBA) at 23 feet.

Applicable Regulations

The proposed telecommunications facility is located in Lake Elsinore, an unincorporated area of Riverside County, California. The parent tract has a land use designation as Retail Commercial (CR) and High Density Residential (HDR). Riverside County has the following noise level limits (per Riverside County Ordinance 847, Section 4):

- Retail Commercial (7am – 10pm) – 65 dBA
- Retail Commercial (10pm – 7am) – 55 dBA
- High Density Residential (7am – 10pm) - 55 dBA
- High Density Residential (10pm – 7am) – 45 dBA

The parent tract has two designated land uses (CR and HDR) that have different noise level limits. Therefore, for the purposes of this report, Waterford is only considering the noise level limits for the HDR land use designation, which has the more stringent limitations of the two land use designations.

Sound Level Measurements

Noise Expert was contracted to record and evaluate the sound levels in the areas surrounding the proposed facility. Noise levels were recorded between August 28, 2015 and August 30, 2015. Weather conditions were clear and the average temperature ranged from 80°F to 86°F. Average humidity ranged from 32% to 52% and wind conditions were approximately 3 to 4 mph.

Noise Expert measured sound levels from four locations within the vicinity of the subject site, as shown in Figure 1 of Appendix A. The locations were from the nearest residences surrounding the proposed tower location and are described below:

Location 1: Approximately 50 feet northwest of the proposed lease area.

Location 2: Approximately 5 feet southeast of the proposed lease area. The sound level meter was left at this location for 24-hour measurements.

Location 3: Approximately 100 feet southeast of the proposed lease area.

Location 4: Approximately 150 feet northeast of the proposed lease area.

Noise levels were measured using a Larson Davis 820 sound level meter, which meets the American National Standard Institute (ANSI) requirements for Type 1 sound level meters. The detector of the meter was set for “slow” response. The microphone was located approximately five feet above ground level. The sound level meter was calibrated prior to and immediately after the noise measurements.

Background Sound Levels

Noise Expert measured the background noise levels in the areas surrounding the subject site. A chart describing common sound levels is also provided in Appendix B for reference. The equivalent background noise level findings provided by Noise Expert are presented in the table below:

Background Sound Levels

Location	Date	Time	Background Noise Levels (dBA)
1	August 28, 2015	10:30 AM	56
	August 30, 2015	11:30 AM	58
2	August 28, 2015	10:00 AM	52
	August 28, 2015	11:00 AM	55
	August 29, 2015	12:00 PM	56
	August 29, 2015	1:00 PM	54
	August 29, 2015	2:00 PM	54
	August 29, 2015	3:00 PM	61
	August 29, 2015	4:00 PM	58
	August 29, 2015	5:00 PM	57
	August 29, 2015	6:00 PM	56
	August 29, 2015	7:00 PM	53
	August 29, 2015	8:00 PM	53
	August 29, 2015	9:00 PM	50
	August 29, 2015	10:00 PM	47
	August 29, 2015	11:00 PM	45
	August 30, 2015	12:00 PM	48
	August 30, 2015	1:00 AM	44
	August 30, 2015	2:00 AM	48
	August 30, 2015	3:00 AM	44
	August 30, 2015	4:00 AM	45
	August 30, 2015	5:00 AM	47
	August 30, 2015	6:00 AM	48
	August 30, 2015	7:00 AM	53
	August 30, 2015	8:00 AM	62
	August 30, 2015	9:00 AM	61
August 30, 2015	10:00 AM	58	
August 30, 2015	11:00 AM	56	
August 30, 2015	12:00 PM	55	
August 30, 2015	1:00 PM	58	
3	August 28, 2015	10:45 AM	59
	August 30, 2015	11:45 AM	58
4	August 28, 2015	11:00 AM	63
	August 30, 2015	12:00 PM	61

Primary noise sources at Locations 1, 2, and 3 consisted of local traffic within Crane Lakeside Park & RV Resort, including vehicles loading boats and people talking. A moderate amount of foot traffic was in the area related to the park and residences. Primary noise sources at Location 4 included the same as above, but also noise from boat traffic on Lake Elsinore.

Noise Level Predictions

Noise Expert used established acoustical formulas for outdoor sound propagation, noise software, and manufacturer specifications provided by the client in order to predict the radiating noise from the proposed telecommunications facility. These predictions are provided in the table below:

Predicted Noise Levels

Location	Setting	Background Sound Level (dBA) Range	Predicted Noise Level from Proposed Facility (dBA)
1	Residential	56-58	50
2	Residential	45-62	69
3	Residential	58-59	46
4	Residential	61-63	42
	Riverside County Limits	High Density Residential (7am – 10pm) - 55 dBA High Density Residential (10pm – 7am) – 45 dBA	

Summary of Findings

Based on the data and calculations provided, Waterford Consultants has concluded the following:

- Existing noise levels near residential areas surrounding the subject site measured between 45 and 62 dBA.
- Predicted noise levels from the proposed telecommunications facility from Locations 1, 2, and 3 exceeded HDR noise limits (45/55 dBA) for Riverside County, California.
- Predicted noise levels from the proposed telecommunications facility from Location 4 was below HDR noise limits (45/55 dBA) for Riverside County, California.

Based on the findings above, Waterford Consultants believes that noise mitigation would be required in order to comply with the noise level limits of Riverside County. However, the predicted noise levels assume the proposed backup generator to be running, which outside of emergency situations when there is power failure, would be limited to 15 minute intervals on a weekly basis. Additionally, existing ambient noise levels in the area surrounding the subject site

were measured to be 45-63 dBA. Therefore, it is possible that the proposed telecommunications facility would not significantly add to the existing noise levels.

Closure

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,

Waterford Consultants



Eric Johnson
Senior Scientist



Marvin Webster
Principal Scientist

APPENDIX A
SITE LOCATION PLAN



Source: 2014 Google Earth



Manteca
15980 Grand Avenue
Lake Elsinore, Riverside County, California

Figure 1: Aerial Photograph



Proj. # R1231

APPENDIX B
COMMON SOUND LEVELS

Common Sounds

This decibel (dB) table compares some common sounds and shows how they rank in potential harm to hearing.

Sound	Noise Level (dB)	Effect
Boom Cars	145	Threshold of pain begins around 125 dB
Jet Engines (near)	140	
Shotgun Firing	130	
Jet Takeoff (100–200 ft.)	130	
Rock Concerts (varies)	110–140	
Oxygen Torch	121	Threshold of sensation begins around 120 dB
Discotheque/Boom Box	120	
Thunderclap (near)	120	
Stereos (over 100 watts)	110–125	
Symphony Orchestra	110	
Power Saw (chainsaw)	110	Regular exposure to sound over 100 dB of more than one minute risks permanent hearing loss
Pneumatic Drill/Jackhammer	110	
Snowmobile	105	
Jet Flyover (1000 ft.)	103	
Electric Furnace Area	100	
Garbage Truck/Cement Mixer	100	
Farm Tractor	98	
Newspaper Press	97	
Subway, Motorcycle (25 ft.)	88	
Lawnmower, Food Blender	85–90	85 dB is the level at which hearing damage (8 hrs.) begins
Recreational Vehicles, TV	70–90	
Diesel Truck (40 mph, 50 ft.)	84	
Average City Traffic	80	
Garbage Disposal	80	
Washing Machine	78	Annoying; interferes with conversation; constant exposure may cause damage
Dishwasher	75	
Vacuum Cleaner, Hair Dryer	70	
Normal Conversation	50–65	
Quiet Office	50–60	
Refrigerator Humming	40	Intrusive; interferes with telephone conversation
Whisper	30	
Broadcasting Studio	30	
Rustling Leaves	20	
Normal Breathing	10	
		The threshold of normal hearing starts at about 1000 to 4000kHz.



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 55-foot-tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) Global Positioning Satellite antennas, (2) outdoor equipment cabinets, and one (1) emergency generator within an 585 square foot lease area enclosed by a six-foot-high decorative block wall.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25753 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25753, Exhibit A, dated 10/24/16.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 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. 2 USE-NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. This location is currently has sewer service.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 4 USE - NOISE STUDY

RECOMMND

Noise Consultant: Waterford Consultants, LLC
201 Loudon Street SE, Suite 300
Leesburg, VA 20175

Noise Study: "Noise Study, Manteca, 15980 Grand Ave, Lake

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - NOISE STUDY (cont.)

RECOMMND

Elsinore, Riverside County, California," Project #R1231,
10/7/15.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25753 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 25, 2016 c/o Steve Uhlman.

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet 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. 2 USE* - NO HAZMAT

RECOMMND

The Riverside County Fire Department has not reviewed your application for the use, storage, or handling of hazardous materials or the installation of a generator. The use, storage, and handling of hazardous materials requires separate review. the installation of a generator and any fuel storage requires a separate review. Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan (PP) 25753 is a proposal to construct, operate and maintain an unmanned telecommunications facility in the Lake Elsinore area. The proposed project site is within a 9.73-acre parcel for Crane Lakeside RV Park and Resort development (Conditional Use Permit CUP00913) that is located at east side of Grand Avenue at Sunset Drive. Grand Avenue bounds the parcel to the west and Lake Elsinore bounds it to the east.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is subject to sheet flow type flooding from the hills to the south. The project site is located just outside (south) of the 100-year Zone A floodplain limits for Lake Elsinore as delineated on Panel Number 06065C-2036G and 06065C-2038G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The northern portion of the parcel is impacted by the floodplain for Lake Elsinore with the lake elevation of 1265.7 feet (NAVD 88) per Ordinance 458.

To account for the significant wave action that would accompany a storm event on the lake, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall be floodproofed by constructing the finished floor a minimum of three (3) feet above said water body's 100-year water surface elevation. For the purpose of this ordinance, the 100-year water surface elevation for Lake Elsinore shall be 1265.7 feet (NAVD 88).

10.FLOOD RI. 2

USE ELEVATE FINISH FLOOR

RECOMMND

All new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall be floodproofed by constructing the finished floor a minimum of three (3) feet above said water body's 100-year water surface elevation. For the purpose of this ordinance, the 100-year water surface elevation for Lake Elsinore shall be 1265.7 feet (NAVD 88).

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.

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10. GENERAL CONDITIONS

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 - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopalm located within the property shall not exceed a height of 55 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 381-071-001 (excluding the lease area and access easement), shall hereby 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.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 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

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348,
and for the life of the project, all noise produced by the
wireless communication facility shall in no case produce
noise which exceeds 45 dB inside the nearest dwelling and
60 dB at the project site's property line.

10.PLANNING. 18 USE - LOW PALEO RECOMMND

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

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

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

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

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

5.Paleontological monitoring of earthmoving activities will
continue thereafter on an as-needed basis by the
paleontologist during all earthmoving activities that may
expose sensitive strata. Earthmoving activities in areas
of the project area where previously undisturbed strata
will be buried but not otherwise disturbed will not be
monitored. The supervising paleontologist will have the

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LOW PALEO (cont.)

RECOMMND

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 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. 19 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

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

1)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.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

10/18/16
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 21 USE - GEO02481 APPROVED RECOMMND

County Geologic Report GEO No. 2481, submitted for the project PP25753, APN 381-071-001, was prepared by ASR Engineering, Inc. The report is titled; "Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated April 13, 2015. In addition, ASR Engineering, Inc. has prepared the following document:

"Additional Information, Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 3, 2016.

"Addendum No. 1, Geotechnical Engineering Investigation Report, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 7, 2016.

"County Letter Comments #2, County Geological Report GEO No. 2481, Manteca Tower, 15980 Grand Avenue, Lake Elsinore, California," dated June 8, 2016.

These documents are hereby incorporated into GEO02481. GEO02481 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02481 APPROVED (cont.)

RECOMMND

1.The subject property does not lie within a mapped State of California Earthquake Fault Zone, or within a Riverside County Mapped Fault Zone.

2.Based on a review of geologic reports, onsite geologic mapping, and an aerial photography review, the proposed project is not prone to the hazard of surface fault rupture; however, significant ground shaking will occur onsite as a result of an earthquake within the Elsinore Fault zone, or on the Chino or Whittier Faults.

3.Based on the site topography and areas located immediately offsite, the site does not appear to be susceptible to earthquake-induced landsliding or rockfalls due to the lack of slopes and nearly flat gradient in the area within or surrounding the project site.

4.The subsurface conditions encountered below the site pose a high risk of seismic liquefaction. A liquefiable layer was encountered at depths in the range of 15 to 35 feet. An estimated total settlement of 3.48 inches and a differential settlement of 1.74 to 2.30 inches were calculated due to liquefaction.

5.The site is located outside of the 0.2% annual chance floodplain.

GEO02481 recommended:

1.The proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 50 feet below existing surface.

2.It is anticipated to encounter groundwater during deep foundation construction. Accordingly, a cased caisson may be required due to caving, and concrete placement underwater must be performed using a closed, sealed tremie.

3.Subsequent to remedial earthwork, the equipment pad and CMU wall may be designed utilizing a conventional spread footing foundation.

4.The equipment pad should have a minimum thickness of 8 inches.

GEO No. 2481 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2481 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - LC 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.TRANS. 4 USE - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.TRANS. 5 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landsape/lan>

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE SPECIES (cont.)

RECOMMND

scape.html. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

PLOT PLAN: TRANSMITTED Case #: PP25753

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25753

Parcel: 381-071-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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

60.PLANNING. 2 USE - NPDES COMPLIANCE (2)

RECOMMND

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

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified

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Riverside County LMS
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PLOT PLAN:TRANSMITTED Case #: PP25753

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED (cont.) RECOMMND
archaeologist.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 10/24/16.

PLOT PLAN:TRANSMITTED Case #: PP25753

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

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

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5 USE - INDEMNIFICATION AGRMT RECOMMND

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

PLOT PLAN:TRANSMITTED Case #: PP25753

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 6

USE - LC LANDSCAPE INSPTN DPST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the

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Riverside County LMS
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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LC LANDSCAPE INSPTN DPST (cont.) RECOMMND

Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

90. PRIOR TO BLDG FINAL 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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-#27-EXTINGUISHERS (cont.) INEFFECT

center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 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. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated 10/24/16.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25753 has been calculated to be 0.01 acres.

In the event Riverside County Ordinance No. 659 is

PLOT PLAN:TRANSMITTED Case #: PP25753

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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

90.PLANNING. 5 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 Plot Plan No. 25753 is calculated to be 0.01 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. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25753 have been met; specifically that the palm fronds are consistent with the approved plans and that the branches extend at least three (3) feet from the edge of the panel antenna array in accordance with the APPROVED EXHIBIT A, dated 10/24/16.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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Riverside County LMS
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PLOT PLAN:TRANSMITTED Case #: PP25753

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE - LNDSCP E INSPCTN RQRMTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: June 23, 2016

TO

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

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

Riv. Co. Information Technology
1st District Supervisor
1st District Planning Commissioner

PLOT PLAN NO. 25753, AMENDED No. 1 – EA 42769 – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST: Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall – APN: 381-071-001 – Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org. **BBID:996-834-306 UPROJ CASE: PP25753 (AMD#1)****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **if your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on June 30, 2016.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

Should you have any questions regarding this project, please do not hesitate to contact, , at or email at / **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.



Steven Weiss
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

June 7, 2016

Pages 2 (including this cover)

ASR Engineering, Inc.
Attn: A. Saboor Rahim, Ph.D., CE, GE
asrengineering@sbcglobal.net

RE: Review Comments #2
County Geologic Report No. 2481
"Geotechnical Engineering Investigation, Manteca Tower, 15980 Grand Avenue,
Lake Elsinore, California" dated April 13, 2015.

Please see the attached review comments pertaining to the subject report. Prior to approval of this report, all comments must be adequately addressed.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Review Comments #2

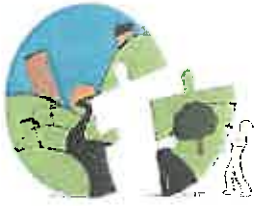
cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Eng./Rep.: Core Development Services, Attn: Maree Hoeger
(mhoeger@core.us.com)

File: GEO02481, PP25753 APN 381-071-001

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 05, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25753, AMENDED No. 1 – EA 42769 – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1), -

REQUEST: proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 square foot lease area enclosed by a six foot high decorative CMU wall. – APN: 381-071-001 – Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

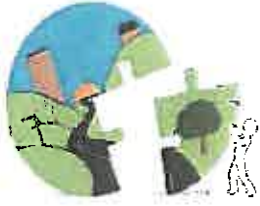
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 05, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25753, AMENDED No. 1 - EA 42769 - Applicant: Verizon Wireless - Engineer/Representative: Maree Hoeger, CORE Development - Owner: Crane Lakeside Park & Resort - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 - 14 du/ac) and Open Space: Conservation (OS: C) - Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive - 9.73 Gross Acres - Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1), -

REQUEST: proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 square foot lease area enclosed by a six foot high decorative CMU wall. - APN: 381-071-001 - Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

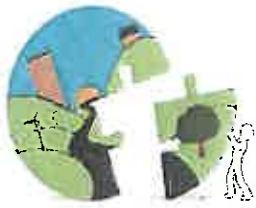
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 05, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25753, AMENDED No. 1 - EA 42769 - Applicant: Verizon Wireless - Engineer/Representative: Maree Hoeger, CORE Development - Owner: Crane Lakeside Park & Resort - First Supervisorial District - Lakeland Village Zoning District - Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 - 14 du/ac) and Open Space: Conservation (OS: C) - Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive - 9.73 Gross Acres - Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1), -

REQUEST: proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 square foot lease area enclosed by a six foot high decorative CMU wall. - APN: 381-071-001 - Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 05, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25753, EA42769)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 08, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25753, AMENDED No. 1 – EA 42769 – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1), -

REQUEST: proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 square foot lease area enclosed by a six foot high decorative CMU wall. – APN: 381-071-001 – Related Cases: N/A Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 05, 2016

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

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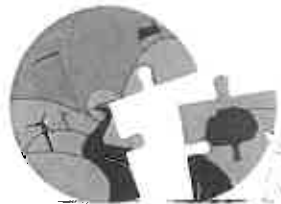
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: PP25753, EA42769 DATE SUBMITTED: 2/13/15

CFG06153
APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Ave.
Irvine, CA 92618 Street City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () _____

Engineer/Representative's Name: Daniel Rojas E-Mail: drojas@core.us.com

Mailing Address: 2749 Saturn St.
Brea, CA 92821 Street City State ZIP

Daytime Phone No: (714) 292-5759 Fax No: () _____

Property Owner's Name: Crane Lakeside Park & Resort Inc. E-Mail: _____

Mailing Address: 15980 Grand Ave.
Lake Elsinore, CA 92530 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 LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

(Please refer to attached LOA)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 381-071-001

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 9.7 acres

General location (nearby or cross streets): North of Grand Ave, South of Lake Elsinore, East of Grand Ave, West of Lake Elsinore.

Thomas Brothers map, edition year, page number, and coordinates: 865, J7 and 866 A7

Project Description: (describe the proposed project in detail)

The proposed project is an unmanned wireless facility disguised as a 55' high monopalm, with 8 panel antennas, 2 outdoor equipment cabinets, 3 GPS antennas, 8 RRU's, 2 Raycap boxes on tower, and one emergency generator, enclosed within a 6' CMU block wall.

Related cases filed in conjunction with this application:

N/A

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

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

E.A. No. (if known) N/A E.I.R. 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 a copy: _____

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

2/13/15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

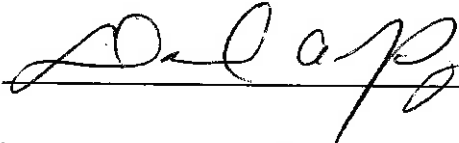
Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

Owner/Authorized Agent (1)  Date 2/13/15

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	"MANTECA"	
Project Location:	15980 GRAND AVE. LAKE ELSDORE, CA	
Project Description:	WIRELESS FACILITY	
Applicant Contact Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Applicant Contact Information:		
Proposed Project Consists of, or includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
<p>DETERMINATION: Circle appropriate determination.</p>		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	Manteca
Project Location:	
Project Description:	Wireless Telecommunications Facility
Applicant Contact Information:	Daniel Rojas - 714-292-5759, drojas@core.us.com

Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

Project Name: VZW Site: Manteca

RIGHT OF ENTRY

The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows:

15980 Grand Ave., in the City of Lake Elsinore, County of Riverside, State of California, which is legally described in the Exhibit "A," which is attached hereto and made a part hereof.

Consent. The Owner does hereby grant permission to Los Angeles SMSA Limited Partnership d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eight (180) day from the date of this consent, to enter onto the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, and any other activities as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. The Owner shall not be responsible for the actions of Verizon Wireless' employees or contractors while they are on the property.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER:

CRANE LAKESIDE PARK & RESORT INC

By: Phillip Stang

Its: Corporation Agent

Date: 9-24-14

EXHIBIT "A"

Legal Description of the Property

**Lot: 11,13 Block: C Abbreviated Description: LOT:11,13 BLK:C 9.73
ACRES M/L IN LOTS 11 & 13 BLK C MB 008/377 SD MAP SUBS IN
ELSINORE**

Assessor's Parcel Number: **APN: 381-071-001**

PERMIT APPLICATION AND ENTRY AND TESTING AUTHORIZATION

At no expense to owner, owner or authorized agent of owner, ("Owner") authorizes Los Angeles SMSA, dba Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Applicant to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

Applicant: Core Communications Group
Representing Los Angeles SMSA, dba Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618
Representative: Daniel Rojas

Owner: Crane Lakeside Park & Resort Inc
15980 Grand Ave,
Lake Elsinore, CA 92530

Assessor's Parcel No.: APN: 381-071-001
Project Name: VZW Site: Manteca
Property Location: 15980 Grand Ave,
Lake Elsinore, CA 92530

Date: 9-24-14 Phillip Ybarra
Owner or Authorized Agent Signature
Owner
Title

[Signatures must be notarized]

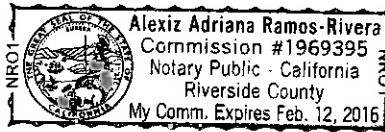
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

On September 24, 2014, before me, Alexis Adriana Ramos-Rivera, Notary Public,
personally appeared Phillip Gabriel Berg,
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.

Alexis
(Signature of Notary Public)



STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____, before me, _____, Notary Public,

personally appeared _____,
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 of Notary Public)

2826260

State of California
Secretary of State



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JAN 13 2006

BRUCE McPHERSON
Secretary of State

2826260

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

ARTICLES OF INCORPORATION

JAN 13 2006

I

The name of this corporation is CRANE LAKESIDE PARK & RESORT INC.

II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the GENERAL CORPORATION LAW of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Name: PHILLIP G. BERG
Address: 15980 GRAND AVE.
City: LAKE ELSINORE, CA 92530

IV

This corporation is authorized to issue only one class of shares of stock; and the total number of shares which this corporation is authorized to issue is 2000.



Phillip G. Berg
PHILLIP G. BERG
Incorporator

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 25753 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, CORE Development – Owner: Crane Lakeside Park & Resort – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 du/ac) and Open Space: Conservation (OS: C) – Location: Westerly of Lake Elsinore Lake, northeasterly of Grand Avenue, and southerly of Oleander Drive – 9.73 Gross Acres – Zoning: General Commercial (C-1/C-P), Controlled Development Area (W-2), and Watercourse, Watershed, and Conservation Area (W-1) – **REQUEST:** Proposing to construct a wireless communication facility disguised as a 55 foot tall monopalm; with eight (8) panel antennas, eight (8) RRUs, two (2) raycap boxes, two (2) GPS antennas, outdoor equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative CMU wall. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **October 24, 2016**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/24/2016,

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

APN (s) or case numbers PP 25753 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

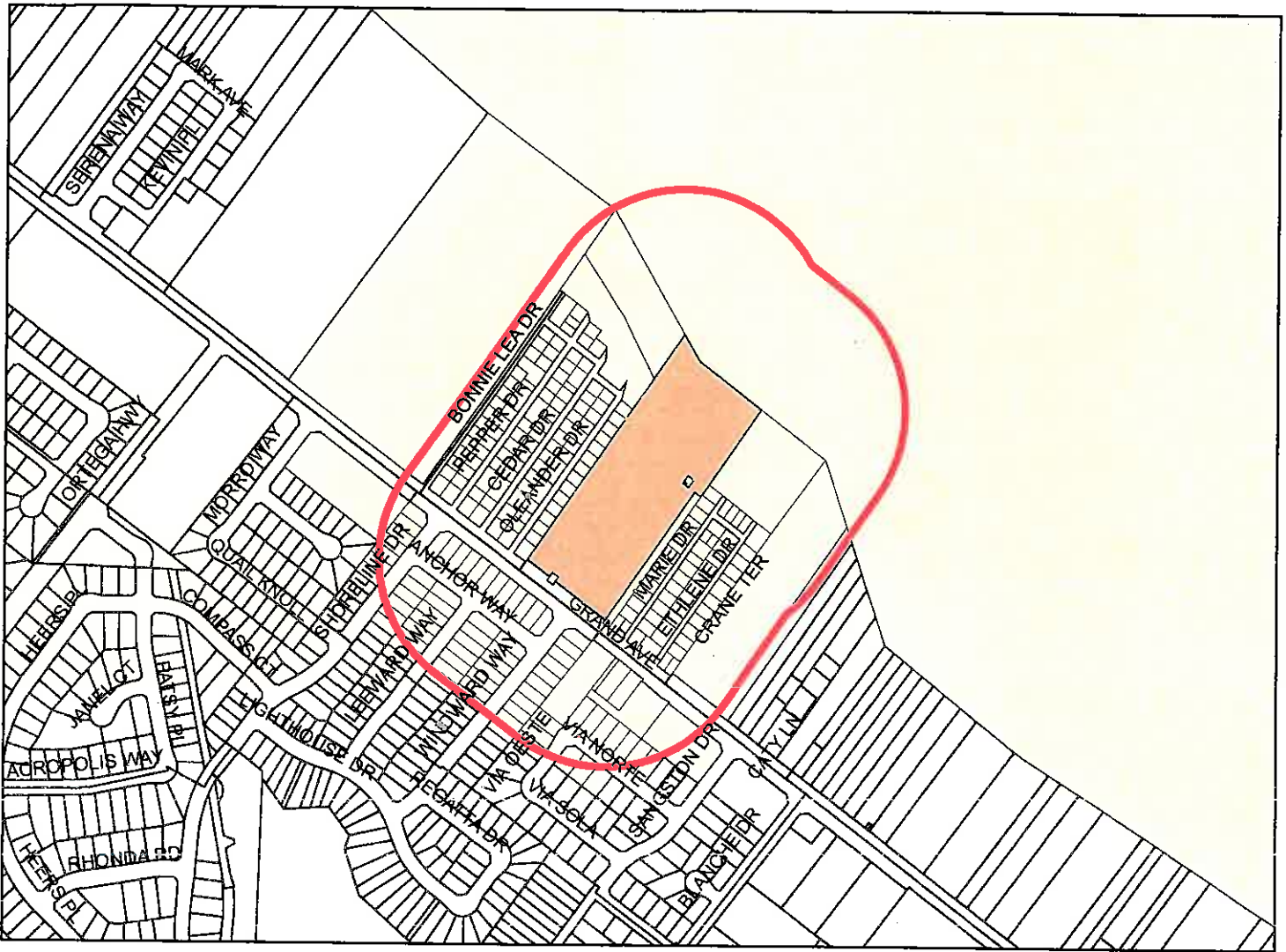
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25753 (600 feet buffer)



Selected Parcels

381-341-007	381-072-018	381-354-002	381-354-013	381-071-035	381-354-015	381-355-006	381-064-031	381-072-017	381-072-008
381-072-013	381-064-015	381-332-018	381-071-040	381-351-003	381-062-003	381-064-008	381-062-004	381-062-005	381-064-009
381-061-021	381-342-009	381-062-006	381-062-024	381-062-025	381-071-033	381-355-009	381-351-011	381-341-024	381-061-004
381-072-009	381-355-004	381-355-002	381-353-013	381-020-003	381-341-026	381-064-021	381-063-022	381-071-003	381-071-001
381-071-002	381-071-004	381-355-003	381-071-023	381-062-031	381-352-005	381-071-036	381-353-009	381-351-008	381-064-013
381-352-003	381-080-002	381-071-008	381-071-009	381-061-014	381-071-015	381-061-001	381-064-019	381-341-018	381-063-021
381-063-020	381-352-001	381-061-013	381-063-013	381-062-012	381-071-006	381-071-005	381-071-007	381-355-011	381-353-015
381-063-015	381-064-017	381-064-025	381-064-027	381-064-026	381-354-011	381-354-009	381-071-012	381-080-001	381-351-005
381-355-008	381-352-004	381-061-009	381-072-005	381-063-016	381-071-030	381-072-014	381-061-003	381-071-028	381-061-017
381-072-010	381-061-027	381-341-021	381-063-027	381-351-007	381-072-012	381-341-025	381-072-011	381-063-025	381-061-010
381-061-011	381-064-011	381-064-010	381-071-017	381-063-011	381-341-020	381-353-004	381-071-025	381-062-021	381-352-007
381-353-014	381-354-008	381-354-004	381-062-009	381-071-013	381-071-014	381-071-041	381-072-023	381-072-002	381-072-003

First 120 parcels shown



770 385 0 770 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.

Verizon Wireless
15505 Sand Canyon Ave.
1st Floor
Irvine, CA 92618

Core Development
3350 East Birch St. Suite 250
Brea, CA 92821
Attn: Maree Hoeger

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CITY OF LAKE ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

ASMT: 381061007, APN: 381061007
SUZZETTE WILSON
38253 VIA DEL LARGO
MURRIETA CA 92563

ASMT: 381050002, APN: 381050002
LAKE ELSINORE VILLAGE I
LAKE ELSINORE VILLAGE I
2 BETTEERWORLD CIR NO 200
TEMECULA CA 92590

ASMT: 381061008, APN: 381061008
MARGARETA NICULAE
32920 BONNIE LEA DR
LAKE ELSINORE, CA. 92530

ASMT: 381061001, APN: 381061001
DEWAYNE KROEGER
119 W SULPHUR
LAKE ELSINORE CA 92530

ASMT: 381061009, APN: 381061009
GLADYS STINNETT
32912 BONNIE LEA DR
LAKE ELSINORE, CA. 92530

ASMT: 381061002, APN: 381061002
WANDA COLWELL
32976 BONNIE LEA DR
LAKE ELSINORE, CA. 92530

ASMT: 381061010, APN: 381061010
SANDRA STINNETT, ETAL
32892 BONNIE LEA DR
LAKE ELSINORE, CA. 92530

ASMT: 381061003, APN: 381061003
HECTOR LOPEZ
32984 PERRET BLV
LAKE ELSINORE CA 92530

ASMT: 381061013, APN: 381061013
HELEN KALPAKOFF, ETAL
627 N 20TH ST
MONTEBELLO CA 90640

ASMT: 381061004, APN: 381061004
CHARLES POPE
4325 KENDRICK NO 10
BURLINGTON WI 53105

ASMT: 381061014, APN: 381061014
DENNIS MAHANEY
15342 BADAJOZ DR
LA MIRADA CA 90638

ASMT: 381061006, APN: 381061006
MORRIS TOLMASOV, ETAL
5648 BEN ALDER AVE
WHITTIER CA 90601

ASMT: 381061015, APN: 381061015
SANDRA WOLD
32838 BONNIE LEA DR
LAKE ELSINORE, CA. 92530



ASMT: 381061016, APN: 381061016
ROBERT DELANO
15941 AVONDALE WAY
LAKE ELSINORE, CA. 92530

ASMT: 381061026, APN: 381061026
LUIS PEREYRA
32963 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061017, APN: 381061017
HEMGMAO INV
3615 WALNUT AVE
CHINO CA 91710

ASMT: 381061027, APN: 381061027
GLENDA ZELAYA, ETAL
32983 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061018, APN: 381061018
ROSALINE WARFIELD, ETAL
32865 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061028, APN: 381061028
STEPHEN FRAZIER
32989 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061021, APN: 381061021
BYRON DEXTER
32905 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061029, APN: 381061029
MARY FELCH, ETAL
32993 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061022, APN: 381061022
HOLLY MAXWELL, ETAL
17092 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381061030, APN: 381061030
MARISELA GRAY, ETAL
681 N BRIERWOOD AVE
RIALTO CA 92376

ASMT: 381061023, APN: 381061023
MARK WICKLIFFE
32933 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061031, APN: 381061031
STEVEN FISHER, ETAL
4551 ADENMORE AVE
LAKEWOOD CA 90713

ASMT: 381061025, APN: 381061025
MARLYNN SAILOR, ETAL
30333 SPRAY DR
CANYON LAKE CA 92587

ASMT: 381061033, APN: 381061033
RANDY COWLES
32895 PEPPER DR
LAKE ELSINORE CA 92530



ASMT: 381062001, APN: 381062001
LEE COLLINS
4334 CANTERRA ARC
LAS CRUCES NM 88011

ASMT: 381062010, APN: 381062010
WILLIAM REED
32882 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381062002, APN: 381062002
DANA CAMPISI, ETAL
10043 ARTESIA PL
BELLFLOWER CA 90706

ASMT: 381062011, APN: 381062011
MICHAEL FLICK
32860 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381062003, APN: 381062003
GENA SHAY, ETAL
P O BOX 203
WILDOMAR CA 92595

ASMT: 381062012, APN: 381062012
ELISA VELASCO
819 BUENA VISTA ST
DUARTE CA 91010

ASMT: 381062005, APN: 381062005
MARGARITA DAHL, ETAL
33204 SHERWOOD DR
LAKE ELSINORE CA 92530

ASMT: 381062019, APN: 381062019
ZOE HADLEY, ETAL
2845 CAROB ST
NEWPORT BEACH CA 92880

ASMT: 381062007, APN: 381062007
PHILIP KILBURN
32922 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381062020, APN: 381062020
LUIS OSUNA
32881 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381062008, APN: 381062008
NATHAN OLSON
32898 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381062021, APN: 381062021
JESSE HAWKINS
P O BOX 497
EAST SANDWICH MA 2537

ASMT: 381062009, APN: 381062009
VALERIE BELTRAMO, ETAL
32890 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 381062022, APN: 381062022
PAIGE ROCK
39564 HIGHBURY DR
MURRIETA CA 92563



ASMT: 381062025, APN: 381062025
CHAD QUINN, ETAL
32933 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381063008, APN: 381063008
SHARLENE ROBBINS
15139 IRONWOOD ST
LAKE ELSINORE CA 92530

ASMT: 381062027, APN: 381062027
SHELL DOMINAS
297 N STATE COLLEGE BLVD A
ORANGE CA 92868

ASMT: 381063009, APN: 381063009
KAMAL DOAD
456 DEL VINA AVE APT F4
MONTEREY CA 93940

ASMT: 381062031, APN: 381062031
DANIEL OHALLORAN
32995 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381063010, APN: 381063010
MARTIN PARROTT
32902 CEDAR DR
LAKE ELSINORE CA 92530

ASMT: 381062032, APN: 381062032
NIPA SPROAT
11526 216TH ST
LAKEWOOD CA 90715

ASMT: 381063011, APN: 381063011
MARTIN PARROTT, ETAL
C/O MARTIN PARROT
32896 CEDAR DR
LAKE ELSINORE CA 92530

ASMT: 381063001, APN: 381063001
RICHARD STEPHENS
1 LAS BRISAS
ALPINE TX 79830

ASMT: 381063012, APN: 381063012
ROBERTO ARIAS
32880 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381063005, APN: 381063005
BLANCA SANDOVAL, ETAL
19612 GRIDLEY RD
CERRITOS CA 92703

ASMT: 381063013, APN: 381063013
GABY HOUSTON, ETAL
30858 VIA LAKISTAS
LAKE ELSINORE CA 92530

ASMT: 381063007, APN: 381063007
KENNETH SEITZ
5144 MEADOWWOOD AVE
LAKEWOOD CA 90712

ASMT: 381063015, APN: 381063015
EVA KOLBOW
2318 W 179TH ST
TORRANCE CA 90504



ASMT: 381063016, APN: 381063016
MARCIA CASTENS, ETAL
2381 JEFFERSON ST NO A
CARLSBAD CA 92008

ASMT: 381063024, APN: 381063024
LEE BIRCHARD, ETAL
32961 OLEANDER DR
LAKE ELSINORE, CA. 92530

ASMT: 381063017, APN: 381063017
TERESA PETERSEN, ETAL
100 CARDINAL LN
REDLANDS CA 92374

ASMT: 381063025, APN: 381063025
CINDY KROON, ETAL
535 LA PRADERA LANO
ESCONDIDO CA 92026

ASMT: 381063018, APN: 381063018
STEPHEN GIBBS
PO BOX 4553
CRESTLINE CA 92325

ASMT: 381063026, APN: 381063026
RONALD WIKE
1920 RUHLAND
REDONDO BEACH CA 90278

ASMT: 381063019, APN: 381063019
SALLY CASTNER, ETAL
32881 OLEANDER DR
LAKE ELSINORE, CA. 92530

ASMT: 381063027, APN: 381063027
INGLIS THOMAS T ESTATE OF
C/O DAVID B INGLISI
5355 S SWENSON RD
DEER PARK WA 99006

ASMT: 381063021, APN: 381063021
CATHY BROWN, ETAL
481 N BLANCO CT
CAMARILLO CA 93012

ASMT: 381063028, APN: 381063028
LANCE LEBER
32984 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381063022, APN: 381063022
CRAIG BIRCHARD
32921 OLEANDER DR
LAKE ELSINORE, CA. 92530

ASMT: 381064007, APN: 381064007
NANCY BURNS, ETAL
4551 ADENMOOR AVE
LAKEWOOD CA 90713

ASMT: 381063023, APN: 381063023
MICHAEL GRITZKE
32955 OLEANDER DR
LAKE ELSINORE CA 92531

ASMT: 381064008, APN: 381064008
BRECKENRIDGE PROPERTY FUND 2015
2015 MANHATTAN BEACH 100
REDONDO BEACH CA 90278



ASMT: 381064009, APN: 381064009
TENILLE MUITER, ETAL
32892 OLEANDER DR
LAKE ELSINORE CA 92530

ASMT: 381064017, APN: 381064017
DAVID KAZAN, ETAL
PO BOX 529
HUNTINGTON BEACH CA 92648

ASMT: 381064011, APN: 381064011
MARY WARRICK, ETAL
2008 BATAAN RD
REDONDO BEACH CA 90278

ASMT: 381064018, APN: 381064018
JOHN PROKOPIJ
15414 BRANT DR
FONTANA CA 92336

ASMT: 381064012, APN: 381064012
DESIREE STEWART JORDAN, ETAL
32960 OLEANDER DR
LAKE ELSINORE, CA. 92530

ASMT: 381064019, APN: 381064019
DIANE HAATAJA
32880 OLEANDER RD
LAKE ELSINORE, CA. 92530

ASMT: 381064013, APN: 381064013
DAVID JARRETT
27767 WATERMAN ST
BARSTOW CA 92311

ASMT: 381064021, APN: 381064021
COMMON LOT
ADDRESS UNKNOWN
05/02/2011

ASMT: 381064014, APN: 381064014
SUSAN LOVE
32942 OLEANDER DR
LAKE ELSINORE, CA. 92530

ASMT: 381064022, APN: 381064022
KILMENY ORCHARD PROPERTY OWNERS ASS
15955 1/2 AVONDALE
LAKE ELSINORE CA 92530

ASMT: 381064015, APN: 381064015
ROSA SEYSTER, ETAL
C/O ST JOHN CAMARA TRUST
31686 SCENIC DR
LAGUNA BEACH CA 92651

ASMT: 381064024, APN: 381064024
AVNER GILBOA, ETAL
1920 S ORANGE DR
LOS ANGELES CA 90016

ASMT: 381064016, APN: 381064016
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381064027, APN: 381064027
FRANCES STUPIN
12024 RIDEOUT WAY
WHITTIER CA 90601

ASMT: 381064031, APN: 381064031
DOROTHY HELLER PAULSEN, ETAL
15937 AVONDALE WAY
LAKE ELSINORE, CA. 92530

ASMT: 381071012, APN: 381071012
FRED DEUTSCH
P O BOX 598
LAKE ELSINORE CA 92531

ASMT: 381071001, APN: 381071001
RESORT INC, ETAL
15980 S GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381071014, APN: 381071014
JOANNE SCHREIBER
3711 MARI DR
LAKE ELSINORE CA 92530

ASMT: 381071004, APN: 381071004
RESORT INC, ETAL
15980 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381071015, APN: 381071015
DEVON BOLLA
7172 REGIONAL ST NO 362
DUBLIN CA 94568

ASMT: 381071007, APN: 381071007
ENRIQUE ESCOBEDO
6024 AZURITE ST
RIVERSIDE CA 92509

ASMT: 381071016, APN: 381071016
SADOTT BARRERA
19812 CHESAPEAKE LN
HUNTINGTON BEACH CA 97646

ASMT: 381071008, APN: 381071008
KATHY GOBBLE, ETAL
32971 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071017, APN: 381071017
JANET FIFE
32887 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071010, APN: 381071010
MARY MCCLUSKEY, ETAL
P O BOX 11491
SAN RAFAEL CA 94901

ASMT: 381071019, APN: 381071019
SUSAN ROGERS, ETAL
32877 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071011, APN: 381071011
TOBIN PROFFER
32941 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071020, APN: 381071020
LANDOWNERS MUTUAL WATER CO
P O BOX 632
LAKE ELSINORE CA 92531



ASMT: 381071021, APN: 381071021
THOMAS RITCHIE
32876 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071028, APN: 381071028
HEIDI ROHDE
32896 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071022, APN: 381071022
CHARLENE CLEARY, ETAL
15990 ANNETTE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071029, APN: 381071029
PATRICIA WOODARD
32910 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071023, APN: 381071023
JOAN HOOVER, ETAL
4241 BROOKSIDE
IRVINE CA 92604

ASMT: 381071030, APN: 381071030
JOAN HIGGINS, ETAL
32932 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071024, APN: 381071024
BEVERLY TRUE, ETAL
40445 W 17TH ST
PALMDALE CA 93551

ASMT: 381071033, APN: 381071033
CARL FRISCH
32956 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071025, APN: 381071025
JUDITH ZEIGLER, ETAL
6019 LUXOR ST
SOUTH GATE CA 90280

ASMT: 381071034, APN: 381071034
JODY FISCHER, ETAL
1029 DALTON SPRINGS LN
GLENORA CA 91741

ASMT: 381071026, APN: 381071026
JOHN ZEIGLER
32888 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071035, APN: 381071035
MICHAEL MILLER, ETAL
32341 WILDOMAR RD
LAKE ELSINORE CA 92530

ASMT: 381071027, APN: 381071027
NORMA NICKOL
P O BOX 1015
WILDOMAR CA 92595

ASMT: 381071036, APN: 381071036
TRUDEE STEVENS, ETAL
28601 N FRONTAGE RD
LAKE ELSINORE CA 92532

ASMT: 381071037, APN: 381071037
MARTHA VALENCIA
15996 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072006, APN: 381072006
MARILOU ISREAL, ETAL
P O BOX 1355
MURRIETA CA 92564

ASMT: 381071038, APN: 381071038
JOHN LIVINGSTONE
16002 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072007, APN: 381072007
SUSAN ADAMS
32930 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381071040, APN: 381071040
BETTY BERRY
32942 ETHLENE DR
LAKE ELSINORE CA 92530

ASMT: 381072008, APN: 381072008
BARBARA DAHL
2028 E OCEAN BLV
NEWPORT BEACH CA 92661

ASMT: 381071041, APN: 381071041
JOCELYN SWANSON
32912 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072009, APN: 381072009
CHRIS MCKOY
P O BOX 1331
WILDOMAR CA 92595

ASMT: 381072001, APN: 381072001
DONNA ENGLEHART, ETAL
15987 ANNETTE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072010, APN: 381072010
HILARIO ARTOLA
33097 WASHINGTON ST
LAKE ELSINORE CA 92530

ASMT: 381072004, APN: 381072004
WILLIAM HERRING
32900 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072011, APN: 381072011
JAMES HERRING
32972 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072005, APN: 381072005
GLEN FRETER
PO BOX 9585
RANCHO SANTA FE CA 92067

ASMT: 381072012, APN: 381072012
SANDRA WOODARD, ETAL
32980 MARIE DR
LAKE ELSINORE, CA. 92530



ASMT: 381072013, APN: 381072013
BARBARA JORDAN
15986 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072021, APN: 381072021
ANTHONY EDWARDS, ETAL
881 W ONTARIO AVE
CORONA CA 92882

ASMT: 381072014, APN: 381072014
HECTOR BALDERAS
15992 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072022, APN: 381072022
MELODY DANLEY
32895 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072015, APN: 381072015
MELENY RIGBY
32981 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072023, APN: 381072023
JOHN ABARE
531 J ST
CHULA VISTA CA 91910

ASMT: 381072016, APN: 381072016
BRYON MARLETT, ETAL
32961 ETHELENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072024, APN: 381072024
JULIE MOSBACHER
32887 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072018, APN: 381072018
ALAN LULAK
15814 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381080001, APN: 381080001
GAP LAND HOLDINGS
40101 AVENIDA LA CRESTA
MURRIETA CA 92562

ASMT: 381072019, APN: 381072019
RAYMOND BUHR
17280 GRAND AVE NO C
LAKE ELSINORE CA 92530

ASMT: 381080002, APN: 381080002
DEIDRE CURTIS
16038 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072020, APN: 381072020
CHARON AYER, ETAL
29730 PEBBLE BEACH DR
MENIFEE CA 92586

ASMT: 381332018, APN: 381332018
BDA DEV
C/O TOULA ARVANITIS DALPE
7126 PAL WAY
WESTMINSTER CA 92683



ASMT: 381341005, APN: 381341005
WILLIAM SAUTER
16052 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381341023, APN: 381341023
YADIRA VELAZQUEZ, ETAL
16026 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381341007, APN: 381341007
AARAV INV
16005 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381341024, APN: 381341024
KATHLEEN DICKEY, ETAL
16032 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381341018, APN: 381341018
DINORA RAMIREZ
33105 VIA OESTE
LAKE ELSINORE, CA. 92530

ASMT: 381341025, APN: 381341025
MARIA MARTINEZ, ETAL
16040 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381341019, APN: 381341019
MAGDA RODRIGUEZ
33095 VIA OESTE
LAKE ELSINORE, CA. 92530

ASMT: 381341026, APN: 381341026
PAMELA AYRES, ETAL
16360 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381341020, APN: 381341020
SONIA WELSH, ETAL
33085 VIA OESTE
LAKE ELSINORE, CA. 92530

ASMT: 381341027, APN: 381341027
JUAN PROKOPIJ
16422 PASEO DE ROCHA DR
HACIENDA HEIGHTS CA 91745

ASMT: 381341021, APN: 381341021
SHERRY BECH, ETAL
16010 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381341030, APN: 381341030
MEI NENG WANG, ETAL
53216 SAVANNAH CT
LAKE ELSINORE CA 92530

ASMT: 381341022, APN: 381341022
NATHAN MOREHEAD
16018 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381342009, APN: 381342009
CAH 2015 1 BORROWER
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255



ASMT: 381342010, APN: 381342010
MOURLYN HENDRIX
16025 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381351006, APN: 381351006
SALIMA RAHMANI, ETAL
15140 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381342011, APN: 381342011
LORI ESPINOZA, ETAL
16015 VIA NORTE
LAKE ELSINORE, CA. 92530

ASMT: 381351007, APN: 381351007
JANNA VICARIO, ETAL
15022 VISTA VIEW
LAKE ELSINORE CA 92530

ASMT: 381351001, APN: 381351001
BEVERLY MADINYA, ETAL
15100 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351009, APN: 381351009
HARVEY BROWN, ETAL
22981 NAN ST
WILDOMAR CA 92595

ASMT: 381351002, APN: 381351002
OSCAR HERNANDEZ
15108 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351010, APN: 381351010
OFELIA ALONSO, ETAL
10634 SPY GLASS HILL RD
WHITTIER CA 90601

ASMT: 381351003, APN: 381351003
LILLIE WILLIAMS, ETAL
15116 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351011, APN: 381351011
CHANTHA TE
15180 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351004, APN: 381351004
MARIA PEREZ, ETAL
15124 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351012, APN: 381351012
PATRICIA RIBEIRO
15188 ANCHOR WAY
LAKE ELSINORE, CA. 92530

ASMT: 381351005, APN: 381351005
KATHY THEOFANOUS, ETAL
23361 VIA AREVALO
MISSION VIEJO CA 92691

ASMT: 381352001, APN: 381352001
ZORAIDA PANGILINAN, ETAL
33101 SHORELINE DR
LAKE ELSINORE, CA. 92530



ASMT: 381352002, APN: 381352002
SHEILAH NGO
33105 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353004, APN: 381353004
ELIZABETH DENLER, ETAL
33130 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381352003, APN: 381352003
JOY YIM, ETAL
33109 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353005, APN: 381353005
SHERRY CAFARO, ETAL
33126 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381352004, APN: 381352004
LAURA MUNOZ, ETAL
33113 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353006, APN: 381353006
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2256 E VERMONT AVE
ANAHEIM CA 92806

ASMT: 381352005, APN: 381352005
CHARISSA PAPANIC, ETAL
33117 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353007, APN: 381353007
GLORIA GONZALEZ, ETAL
33118 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381352006, APN: 381352006
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410 S MAPLE AVE APT 508
FALLS CHURCH VA 22046

ASMT: 381353008, APN: 381353008
LUMINA VISTA MANAGEMENT
C/O PINNACLE VISTA
1826 PINNACLE WAY
UPLAND CA 91784

ASMT: 381352007, APN: 381352007
MARTHA PATRON, ETAL
33125 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353009, APN: 381353009
BRENDA LIVINGSTON, ETAL
33113 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381353003, APN: 381353003
MALIKA SINHBANDITH, ETAL
33134 SHORELINE DR
LAKE ELSINORE, CA. 92530

ASMT: 381353010, APN: 381353010
THU PHAM, ETAL
33117 LEEWARD WAY
LAKE ELSINORE, CA. 92530



ASMT: 381353011, APN: 381353011
SAWAKO NISHIKAWA, ETAL
11 BAYVIEW DR
BUENA PARK CA 90621

ASMT: 381354004, APN: 381354004
DEBORAH GIST, ETAL
33130 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381353012, APN: 381353012
QIONGYI LIAO
416 WELDRICK RD
RICHMOND HILL ON
CANADA L4B2M7

ASMT: 381354005, APN: 381354005
GLADYS BENNETT, ETAL
C/O GLADYS M BENNETT
33126 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381353013, APN: 381353013
TERRI HESKETT, ETAL
33129 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354006, APN: 381354006
SA LI
33122 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381353014, APN: 381353014
JIANZHANG WANG
7550 YELLOW IRIS CT
FONTANA CA 92336

ASMT: 381354007, APN: 381354007
JOSE BALLESTEROS
33118 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381353015, APN: 381353015
NOEL PENA, ETAL
33137 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354008, APN: 381354008
JILL DURHAM
33114 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354002, APN: 381354002
MELODY BEALE GARCIA, ETAL
33138 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354009, APN: 381354009
MARIA MENDEZ, ETAL
33113 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354003, APN: 381354003
CARRIE SERVANTES, ETAL
33134 LEEWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354010, APN: 381354010
LILIA MARTI
33117 WINDWARD WAY
LAKE ELSINORE, CA. 92530



ASMT: 381354011, APN: 381354011
REYNA CUBIAS, ETAL
33121 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355003, APN: 381355003
CRYSTAL CASLIN
33108 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354012, APN: 381354012
VICKI BURNSIDE, ETAL
33125 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355004, APN: 381355004
CHRISTIAN BARRERA
33112 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354013, APN: 381354013
ALEX LI
4115 LIVE OAK LN
YORBA LINDA CA 92886

ASMT: 381355005, APN: 381355005
DEBRA SHERMAN, ETAL
12448 CANAL DR NO 3
RANCHO CUCAMONGA CA 91739

ASMT: 381354014, APN: 381354014
JOSE SERNA, ETAL
33133 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355006, APN: 381355006
ANGELA ALANIZ
33120 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381354015, APN: 381354015
MARIA CAPILLA, ETAL
33137 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355007, APN: 381355007
MICHELLE WESLEY, ETAL
33124 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355001, APN: 381355001
IRENE GUILLEN, ETAL
33100 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355008, APN: 381355008
GERARDO HIDALGO
33130 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355002, APN: 381355002
EVELYN NAJARRO, ETAL
33104 WINDWARD WAY
LAKE ELSINORE CA 92532

ASMT: 381355009, APN: 381355009
R HERNANDEZ, ETAL
33134 WINDWARD WAY
LAKE ELSINORE, CA. 92530



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JENNIFER DENSON, ETAL
33138 WINDWARD WAY
LAKE ELSINORE, CA. 92530

ASMT: 381355011, APN: 381355011
SANDRA ARANA, ETAL
33142 WINDWARD WAY
LAKE ELSINORE, CA. 92530

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: PP25753/EA42769

Project Location: In the unincorporated area of Riverside County, more specifically located 15980 Grand Ave., Lake Elsinore

Project Description: Verizon Wireless proposes a disguised wireless communication facility comprised of the following: a 55 foot tall mono-palm; with eight (8) panel antennas, eight (8) Remote Radio Units, two (2) raycap boxes, two (2) GPS antennas, (2) equipment cabinets, and one (1) emergency generator within an 270 sq. ft. lease area enclosed by a six foot high decorative block wall.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Verizon Wireless 15505 Sand Canyon Ave., Irvine, CA 92818

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15303)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The project is exempt from the requirements of CEQA because the project site is covered under reference Sec. 15303 of CEQA Guidelines (New Construction or Conversation of Small Structures). This determination is adequate under Section 15303 because lease area with 2 equipment cabinets, 1 back-up generator, and monopalm is 585 sq. ft. which is equivalent to a small garage or storage shed. The existing mobile home park doesn't have many accessory structures outside of the office/clubhouse. This will provide additional utility extensions and services for the residents of the mobile home park as well as the surrounding neighborhood(s).

Tim Wheeler 951-955-6060
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 10/14/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42769 ZCFG No. 6153 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1501487

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: VERIZON WIRELESS \$50.00
paid by: CK 11039
paid towards: CFG06153 CALIF FISH & GAME: DOC FEE
GEOLOGIC REVIEW FOR PP25753/EA42769
at parcel #: 15980 GRAND AVE LELS
appl type: CFG3

By _____ Feb 13, 2015 15:02
MGARDNER posting date Feb 13, 2015


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

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

Additional info at www.rctlma.org

1.16
Agenda Item No.
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE PARCEL MAP NO. 36134
FIRST EXTENSION OF TIME
Applicant: Grant Becklund


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 'H' land-division of 3.7 gross acres into three, one acre parcels.

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 PARCEL MAP NO. 36134

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. The Map proceeded to the Board of Supervisors in conjunction with the Change of Zone No. 7680 which was approved on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 November 8, 2016) indicating the acceptance of the four (4) 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 Director, 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 June 7, 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 PARCEL MAP NO. 36134**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07680 PM36134
VICINITY/POLICY AREAS

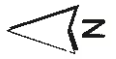
Supervisor Ashley
 District 5

Date Drawn: 07/26/10
 Vicinity Map



Zoning Area: Cherry Valley
 Township/Range: T2SR1W
 Section: 21

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) 955-5200 (Western County), or in Indio at (760) 953-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>



Assessors Bk. Pg. 407-25
 Thomas Bros. Pg. 690 G3
 Edition 2009



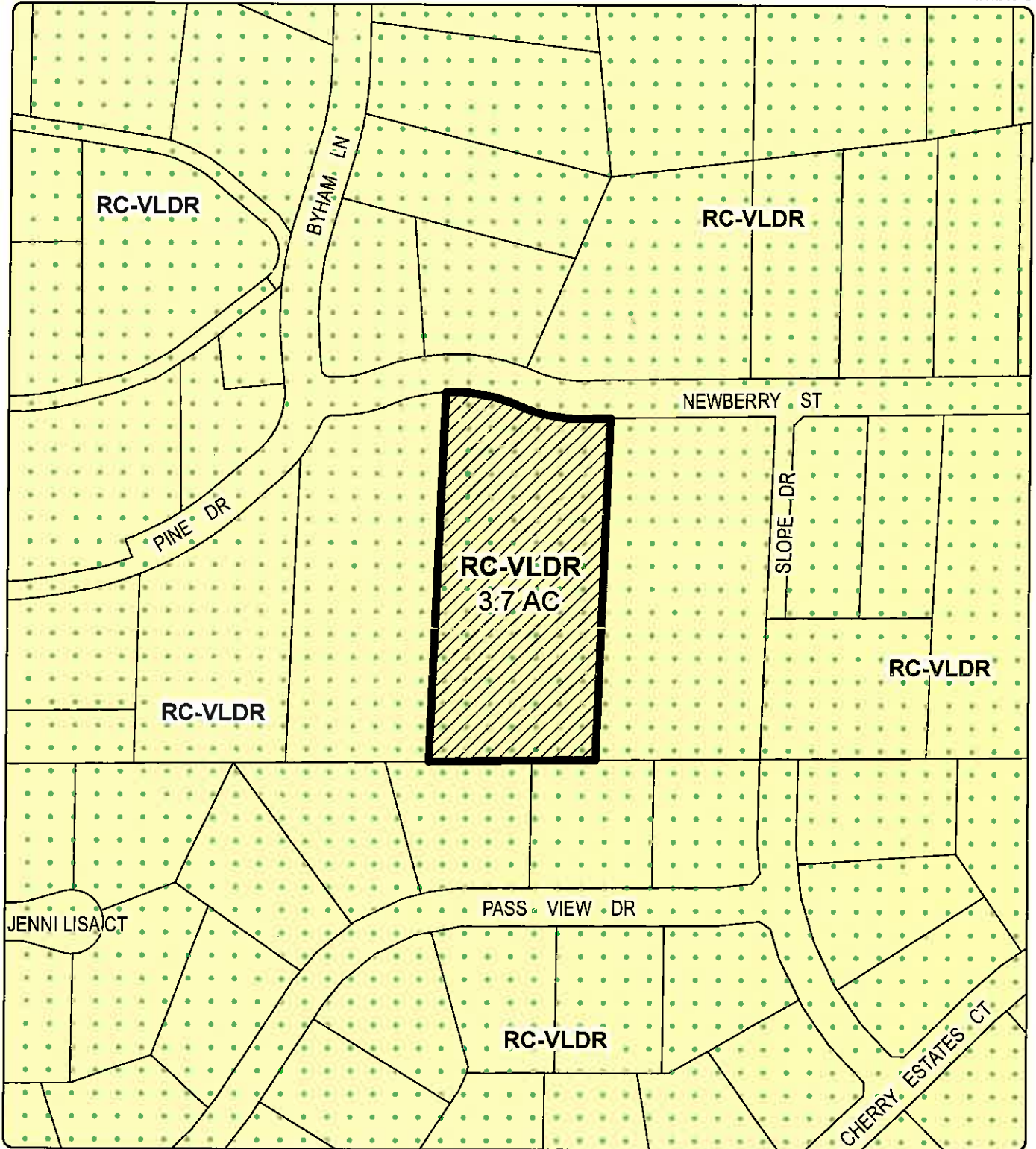
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 7/26/10
Exhibit 5



Zoning Area: Cherry Valley
Township/Range: T2SR1W
Section: 21

Assessors Bk. Pg. 407-25
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Edition 2009



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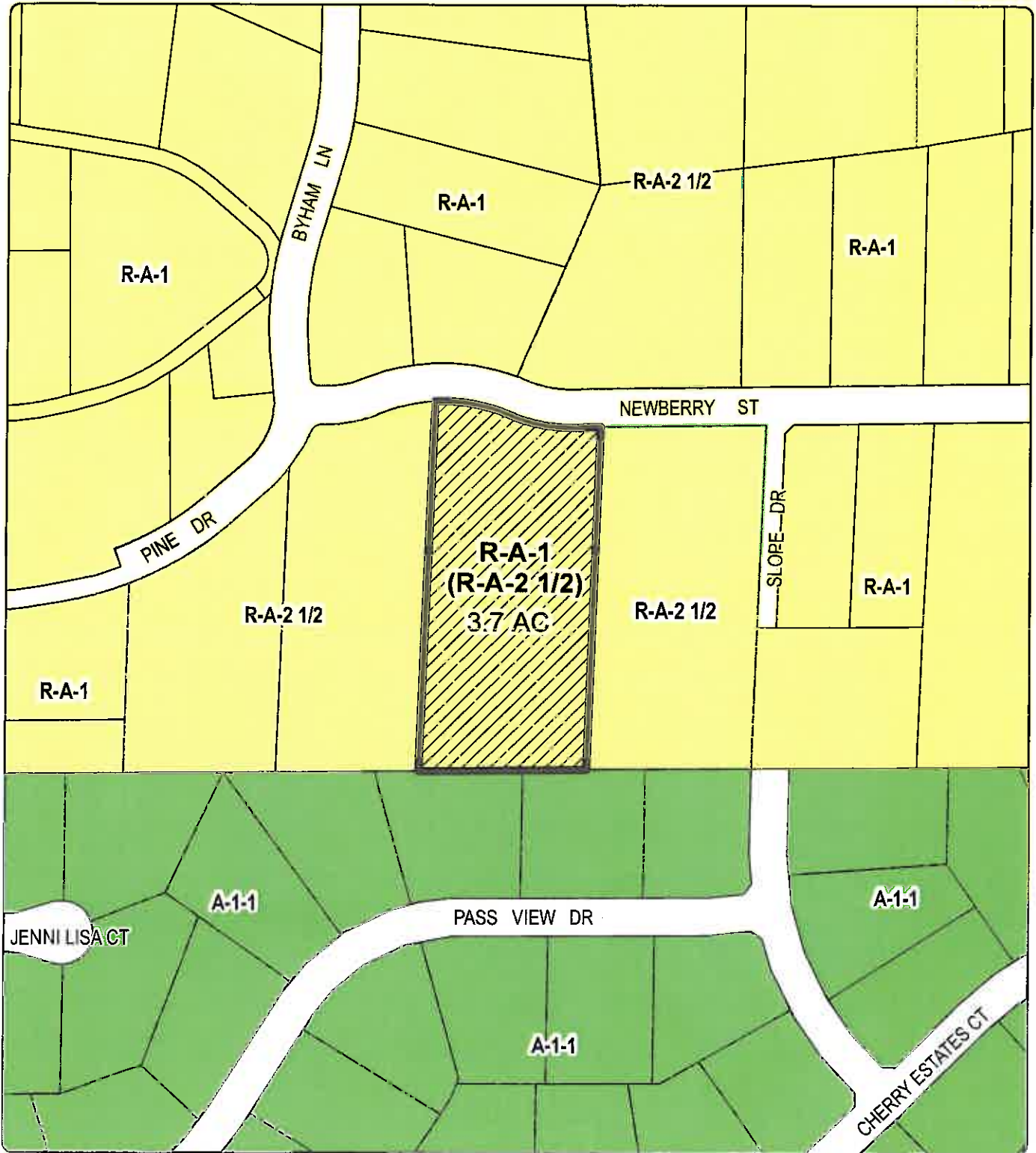
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134

PROPOSED ZONING

Supervisor Ashley
District 5

Date Drawn: 7/26/10
Exhibit 3



Zoning Area: Cherry Valley
Township/Range: T2SR1W
Section: 21

Assessors Bk. Pg. 407-25
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Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134

LAND USE

Supervisor Ashley
District 5

Date Drawn: 7/26/10
Exhibit 1

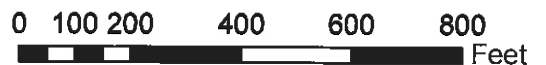


Zoning Area: Cherry Valley
Township/Range: T2SR1W
Section: 21



Assessors Bk. Pg. 407-25
Thomas Bros. Pg. 690 G3
Edition 2009

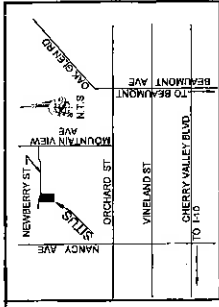
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co/riverside.ca.us/index.html>



TENTATIVE PARCEL MAP 36134

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

PREPARED: APRIL 2009



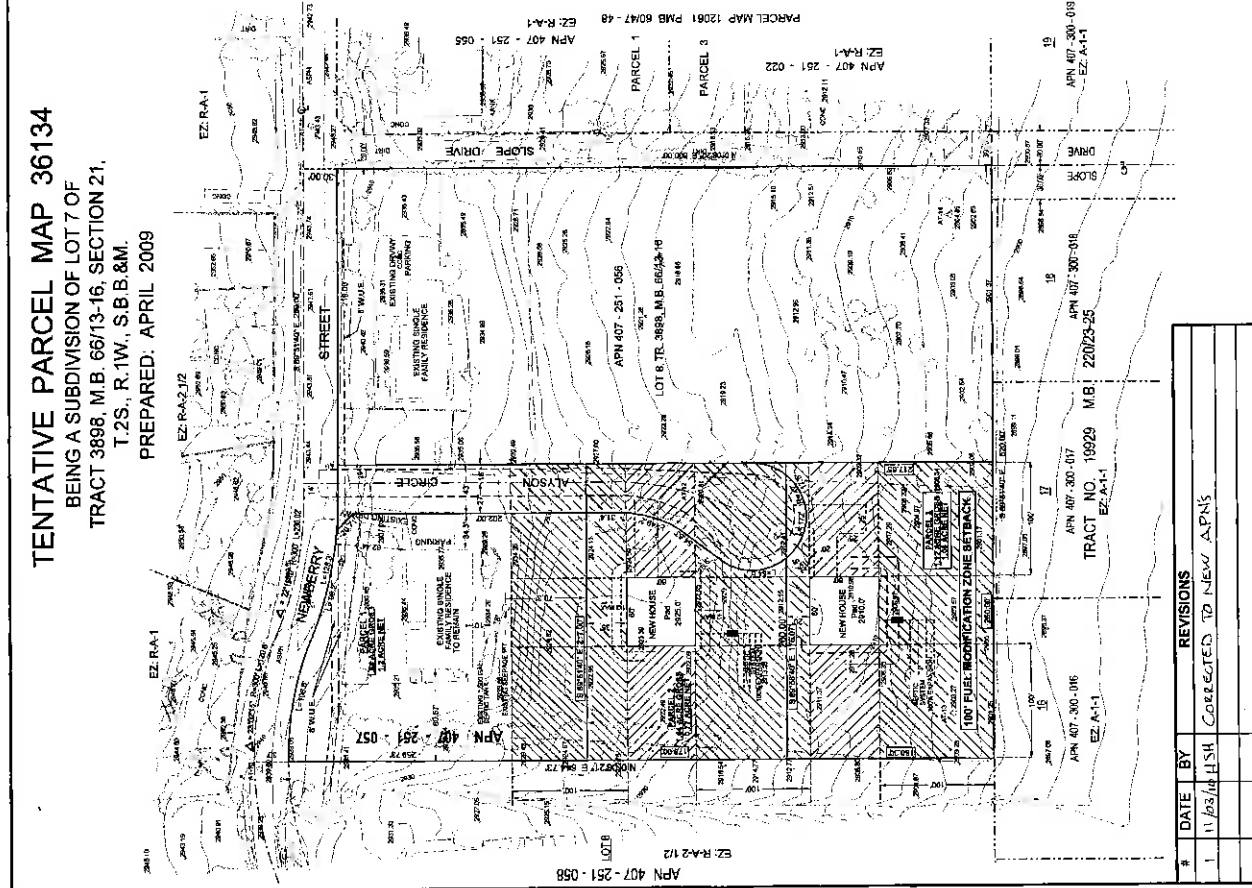
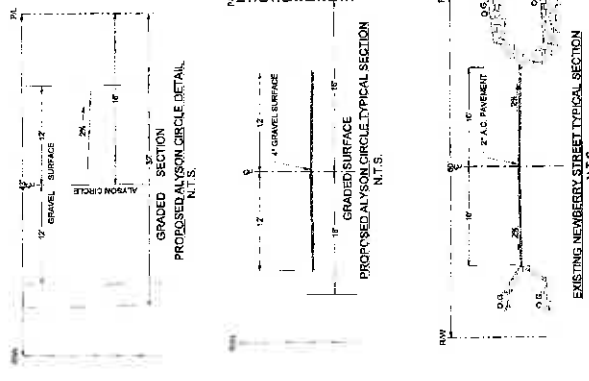
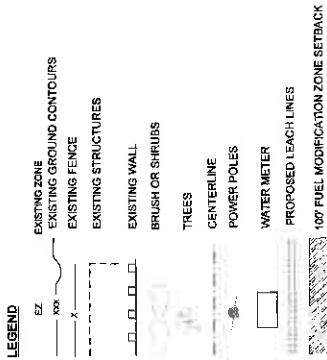
LEGAL DESCRIPTION
LOT 7 OF TRACT 3898, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE(S) 13 THRU 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APPLICANT / LAND OWNER
ANGELO M. MIGLIACCIO
TRACY S. MIGLIACCIO
38731 NEWBERRY ST
CHERRY VALLEY, CA 92223
951-546-1106

PROPERTY ADDRESS
APN 407-251-057
1007 FUEL MODIFICATION ZONE SETBACK
38731 NEWBERRY STREET
CHERRY VALLEY, CA 92223

ENGINEER / SURVEYOR / EXHIBIT PREPARER
D.M. RICHMAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.
16333 ROADRUNNER TRAIL
BANNING, CA 92220
951-949-3600
ASSESSOR'S PARCEL NO. 407-251-057
AREA: 3.7 ACRE GROSS, 3.3 ACRE NET.

CONTIGUOUS OWNERSHIP:
THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY EXISTING & PROPOSED ZONING: RA-2 1/2 R. A. - 1
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS
EXISTING LAND USE OF SURROUNDING PROPERTIES
NORTH - SINGLE FAMILY RESIDENCE
EAST - SINGLE FAMILY RESIDENCE
WEST - SINGLE FAMILY RESIDENCE
SOUTH - VACANT LOTS
UTILITY PURVEYORS
TELEPHONE - SOUTHWEST EDISON
CABLE TV - SOUTHWEST EDISON
WATER - ON SITE DISPOSAL
SEWER - BEAUMONT-CHERRY VALLEY WATER DIST.
GAS - S.D. CALIF GAS CO.
SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.
CABLE TV - ADELPHI
EXISTING STRUCTURES
ALL EXISTING STRUCTURES ON EXISTING PARCELS WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED BY THIS SUBDIVISION.
CONTIGUOUS TO DO PREPARED BY DM AND HAL HACKER ON 5/20/09
FLOOD CONTROL ZONE "C"
PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT.
PROJECT IS WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT FOR DEDICATION TO PUBLIC OR OTHER USES.
NO KNOWN EXISTING WATER WELLS ON PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.
NO PRELIMINARY GRADING PROPOSED.
LAND NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARD OR WITHIN A SPECIFIC STUDIES ZONE.
LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
FEMA FLOOD PLAN MAP 062545085 A ZONE "C".
NO OPEN CHANNELS ON PROPERTY.
NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
ALL NEW STRUCTURES WILL BE LESS THAN 26' IN HEIGHT.



#	DATE	BY	REVISIONS
1	11/23/08	HSH	Corrected to New APNs

Extension of Time Environmental Determination

Project Case Number: PM36132

Original E.A. Number: 42041

Extension of Time No.: First

Original Approval Date: April 6, 2011

Project Location: North of Pass View Drive, east of Nancy Avenue, south of Newberry Street, and west of Slope Drive.

Project Description: Schedule 'H' land-division of 3.7 gross acres into three one acre parcels.

On April 6, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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: 11/9/16
For Steve Weiss, Planning Director

November 8, 2016

Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

Attn: **Dionne Harris**
Urban Regional Planner I
email: dharris@rctlma.org

RE: 1st EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36134

As the applicant for this Time Extension Request, I consent to the addition of the following four new Conditions of Approval for Tentative Parcel Map No. 36134 as stated on the attached sheet dated 10/27/2016.

- 60 . Flood RI . 2 - Map WQMP Conditions for EOT1
- 60 . Planning . 3 - EOT1 – Building Pad Grading
- 80 . BS Grade . 2 – EOT1 – Rough Grading Approval
- 90 . BS Grade . 1 – EOT1 – If WQMP Required

If you have any questions or need additional information please give me a call.

Thank you,



Grant Becklund
30811 Garbani Road,
Winchester CA, 92596
Email: grantbecklund@gmail.com
(951) 288-0601

cc: Angelo Migliaccio
38731 Newberry Street
Cherry Valley CA, 92223

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 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.

PLANNING DEPARTMENT

60.PLANNING. 3 EOT1- BUILDING PAD GRADING

RECOMMND

Grading pads sites may be relocated and the size maybe adjusted, as long as the pads meet the front, side, and rear yards set backs code requirements. Accessory and/or ancillary buildings/structures shall only be permitted through a subsequent review process, and approvals issued by the Departments of Building and Safety, and Planning.

(Amendment to the Condition of Approval 60.PLANNING 003)

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT1- 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.

10/27/16
09:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 EOT1- ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 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.

10/27/16
09:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1


EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

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

Agenda Item No. 1.17
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 31632
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, 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 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft.

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. 31632

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31632 was originally approved at Planning Commission on November 3, 2004.

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.

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 November 4, 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.

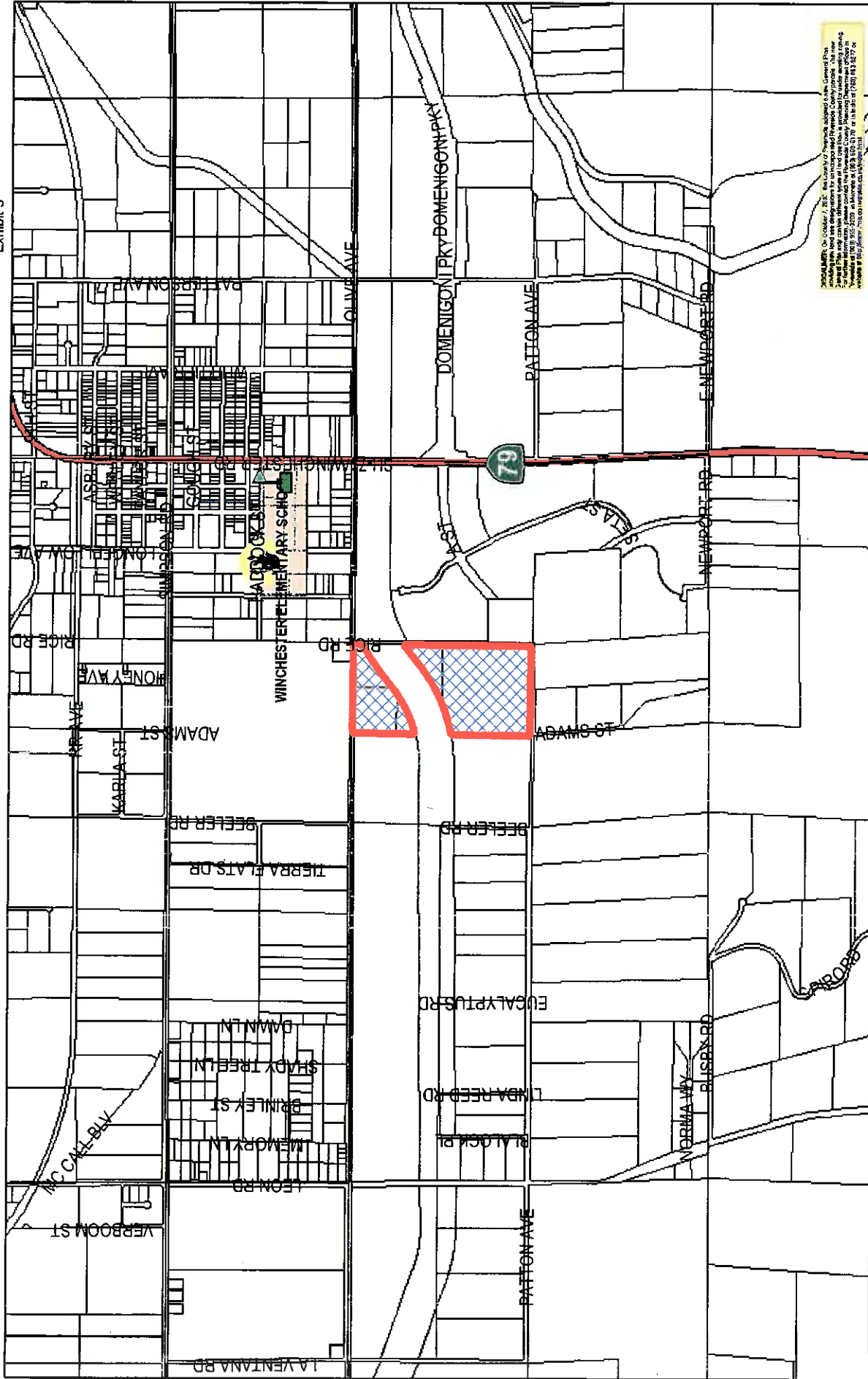
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 November 3, 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.

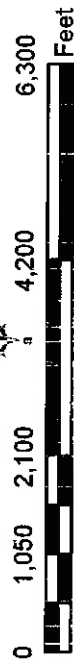
RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 3, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

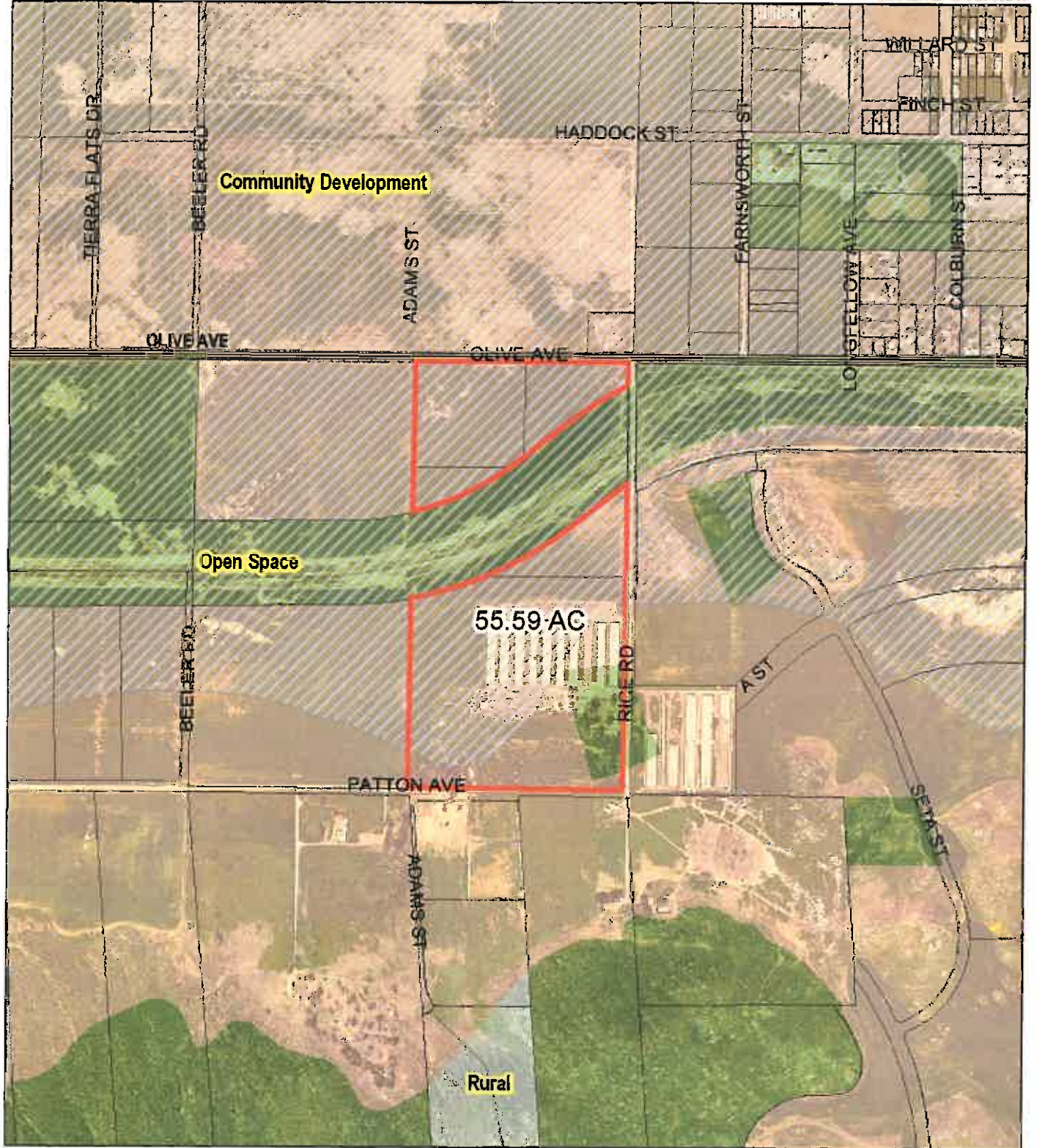


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Winchester**
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section : 33



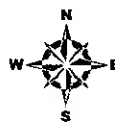
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RIVERSIDE COUNTY PLANNING DEPARTMENT

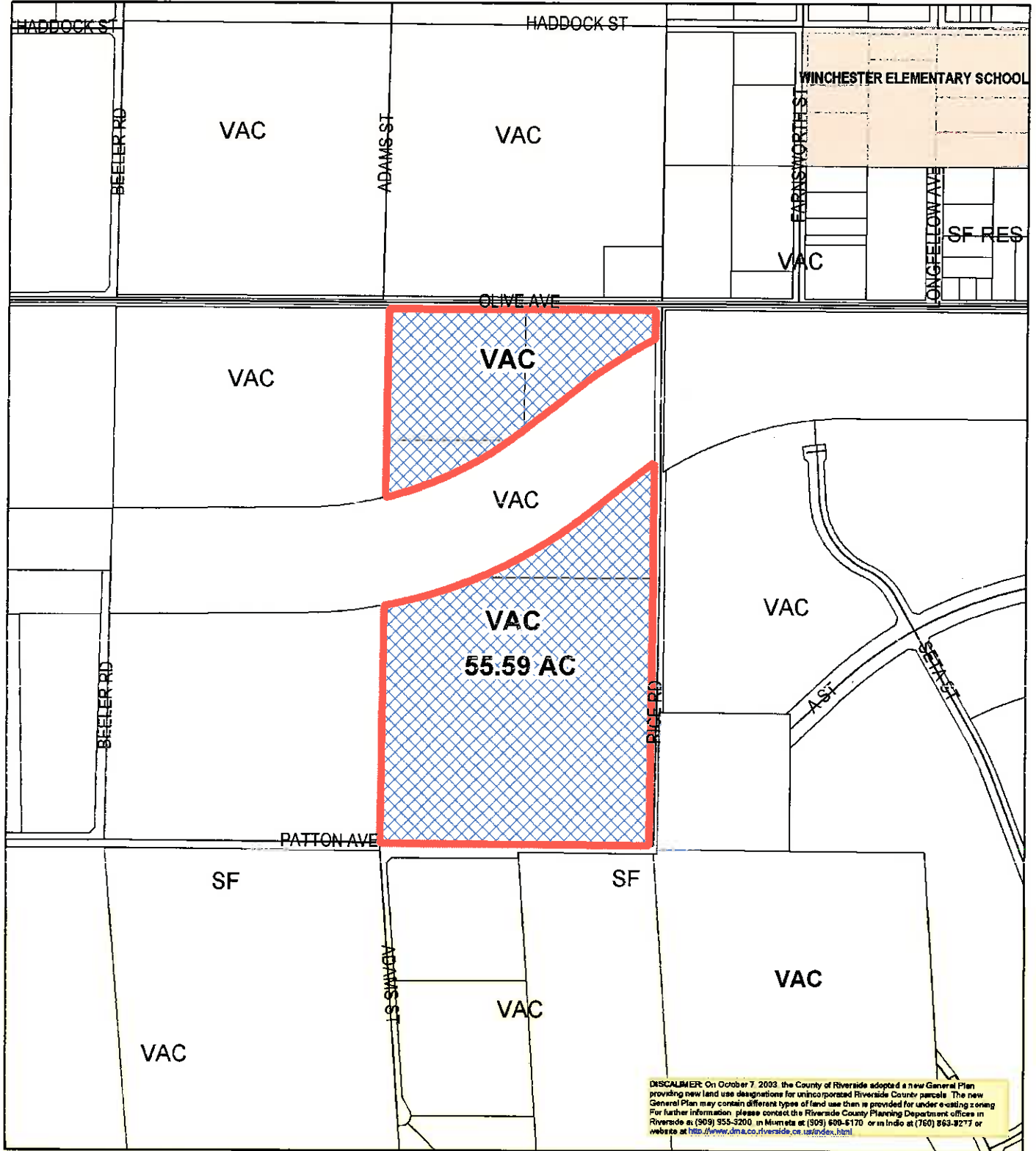
Area
Plan: **Winchester**

Township/Range: **T5SR2W**
SECTION: 33



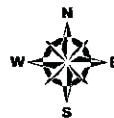
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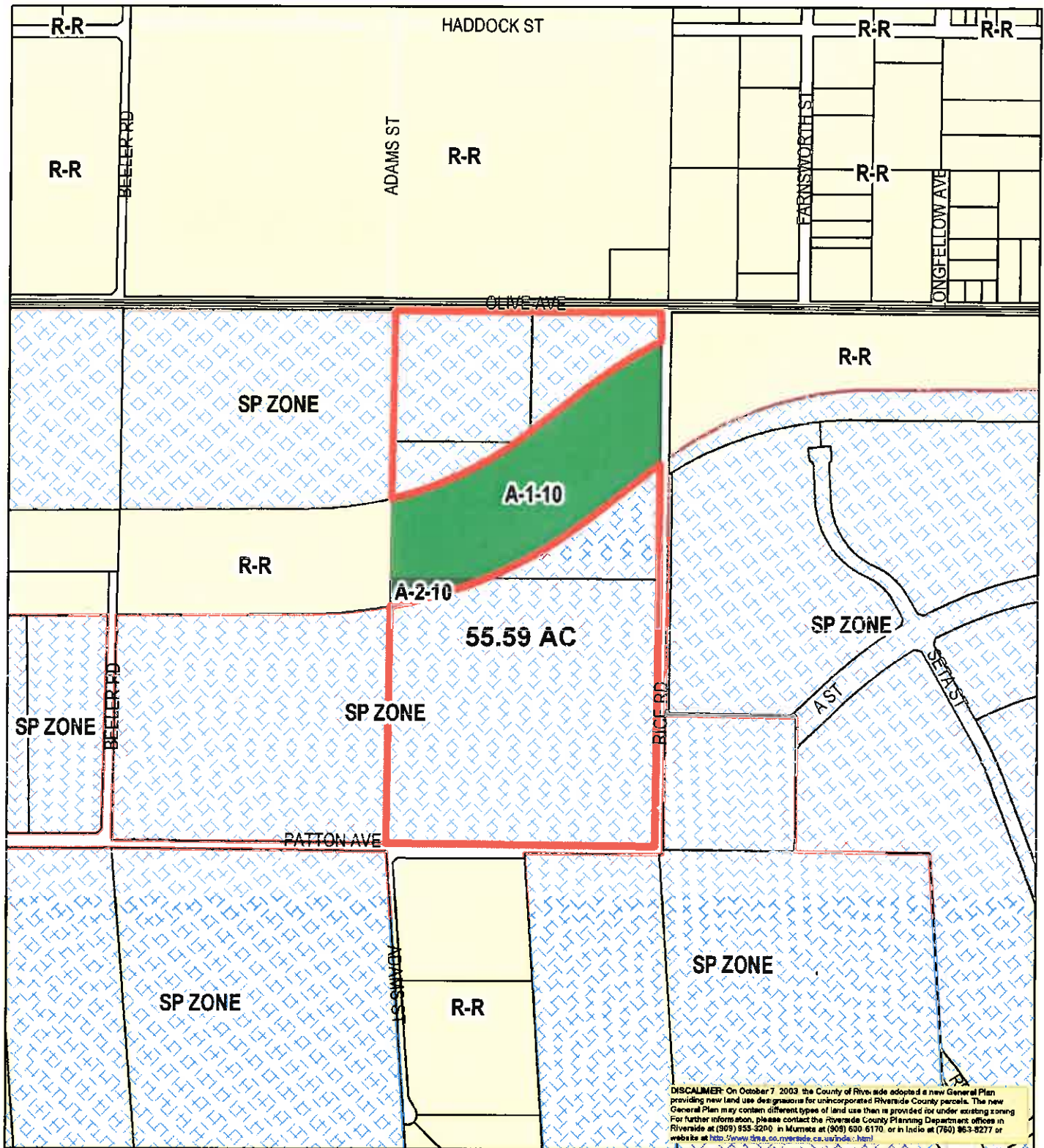


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **33**



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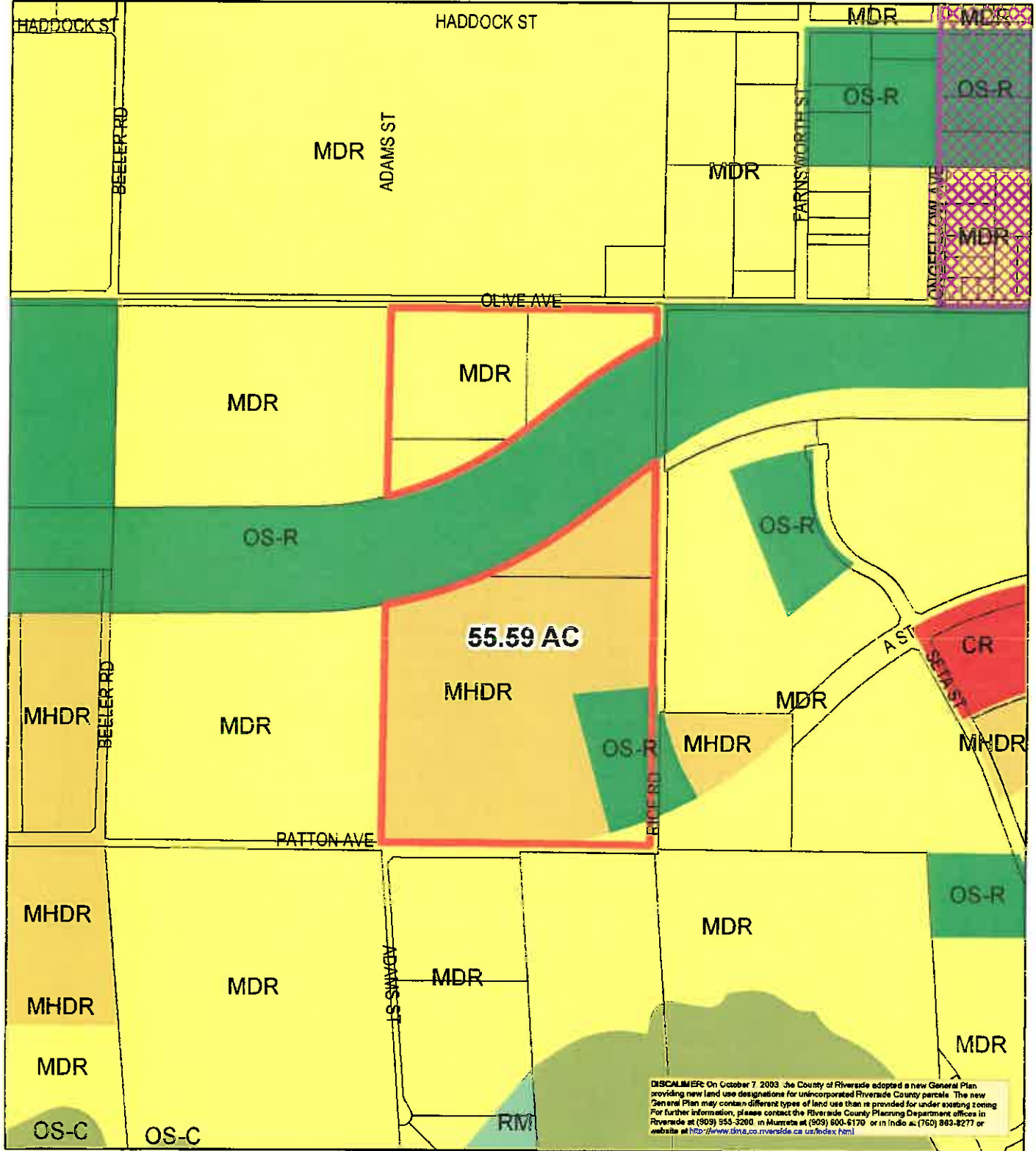


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: T5SR2W
 Section : 33



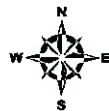
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section: **33**



ASSESSORS
 BK. PG. **461-20**
 THOMAS
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OWNER APPLICANT

OF THE CITY OF SAN ANTONIO, TEXAS
COUNTY OF BEXAR, TEXAS
CITY OF SAN ANTONIO, TEXAS
COUNTY OF BEXAR, TEXAS

ASSESSOR'S PARCEL NO. 2

ASSESSOR'S PARCEL NO. 2
ASSESSOR'S PARCEL NO. 2
ASSESSOR'S PARCEL NO. 2

ACREAGE

ACREAGE
ACREAGE
ACREAGE

LAND USE

LAND USE
LAND USE
LAND USE

UTILITIES

UTILITIES
UTILITIES
UTILITIES

SCHOOL DISTRICT

SCHOOL DISTRICT
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SCHOOL DISTRICT

AREAL DESCRIPTION

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EXHIBIT

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SCHEME 'A' SUBDIVISION

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TENTATIVE MAP

TENTATIVE MAP
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TRACT NO. 31692

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AMENDED MAP NO. 2

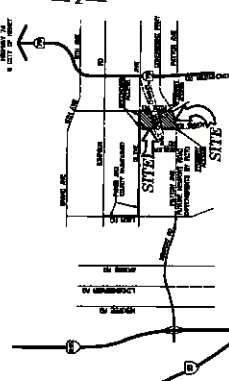
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SCHEME 'A' SUBDIVISION

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TENTATIVE MAP

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TENTATIVE MAP



SITE PLAN

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ASSEMBLY NOTES

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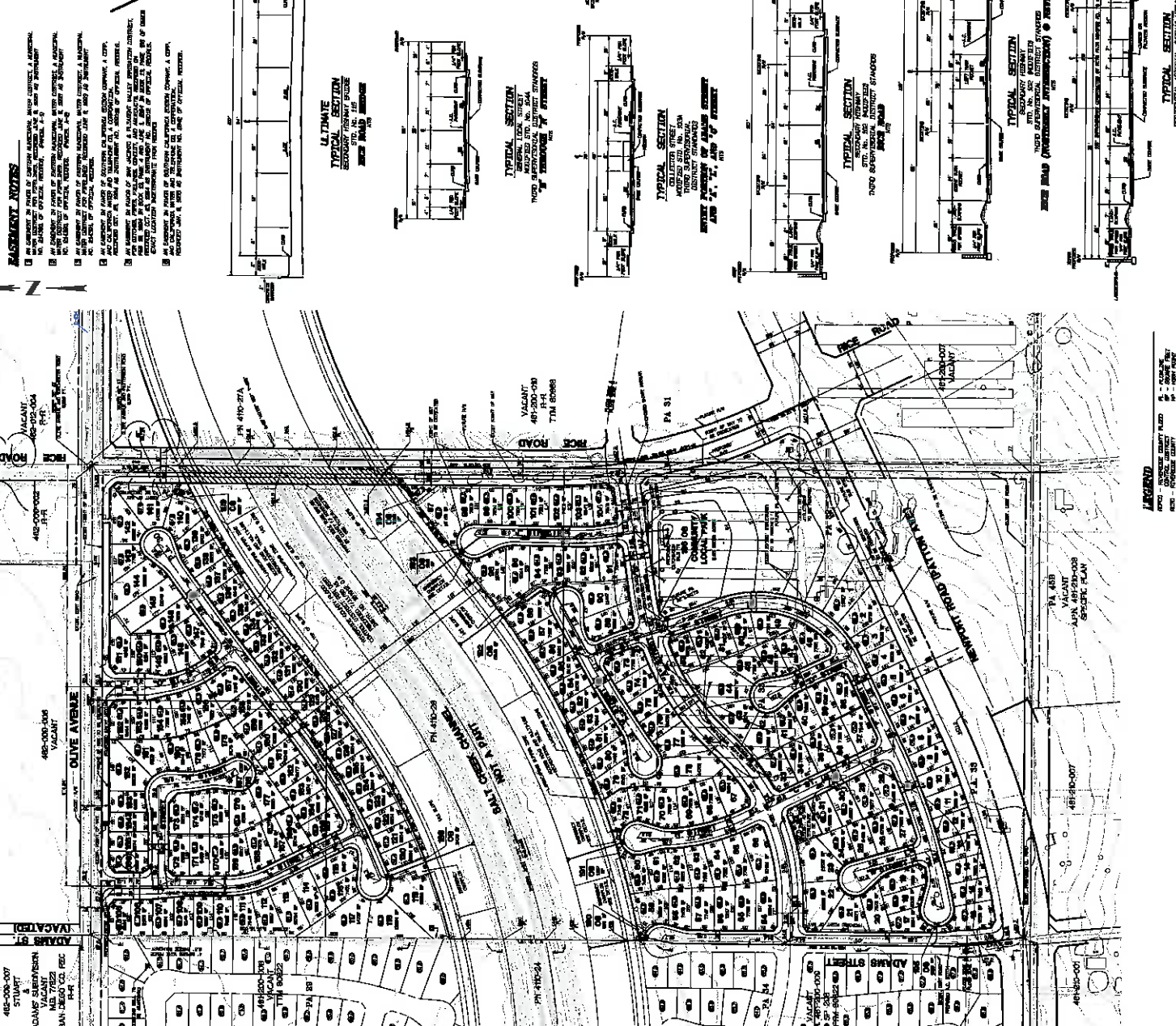
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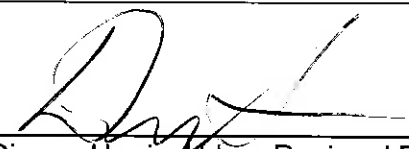
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Extension of Time Environmental Determination

Project Case Number: TR31632
Original E.A. Number: 39236
Extension of Time No.: Third
Original Approval Date: November 3, 2004
Project Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road
Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft.

On November 3, 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 I

Date: 11/9/16
For Steve Weiss, Planning Director

WFP Partners 2, LLC

November 4, 2016

Dionne Harris
Urban Regional Planner I
Riverside, CA 92501

RE: Acceptance of Conditions for Third Extension of Time for TR31632-1

Dear Ms. Harris:

I am the applicant for the Extension of Time Case TR31632. I accept the following conditions of approval associated with this Extension of time request:

PRIOR TO MAP RECORDATION
50. E Health #6

PRIOR TO GRADING PRMT ISSUANCE
60. BS Grade #14
60. E Health #1
60. EPD #2

PRIOR TO BUILDING PRMT ISSUANCE
80. EPD #1

PRIOR TO BLDG FINAL INSPECTION
90. BS Grade #8

Thank you,

WFP Partners 2, LLC

By: 
Kevin Wick/Managing Member

10/26/16
13:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3- APPROVED WQMP

RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 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.

EPD DEPARTMENT

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and 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 August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed,

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT


90.BS GRADE. 8 EOT3- 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. 1.8
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 32282
FIRST EXTENSION OF TIME
Applicant: Grant Becklund


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 19.54 gross acres into 62 single family residential lots with a minimum of 7,200 square feet, and one detention basin.

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. 32282

BACKGROUND:

The Tentative Tract Map No. 32282 was originally approved at Planning Commission on May 17, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7015 which was approved on September 12, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of four (4) 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 November 8, 2016) indicating the acceptance of the four (4) 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.

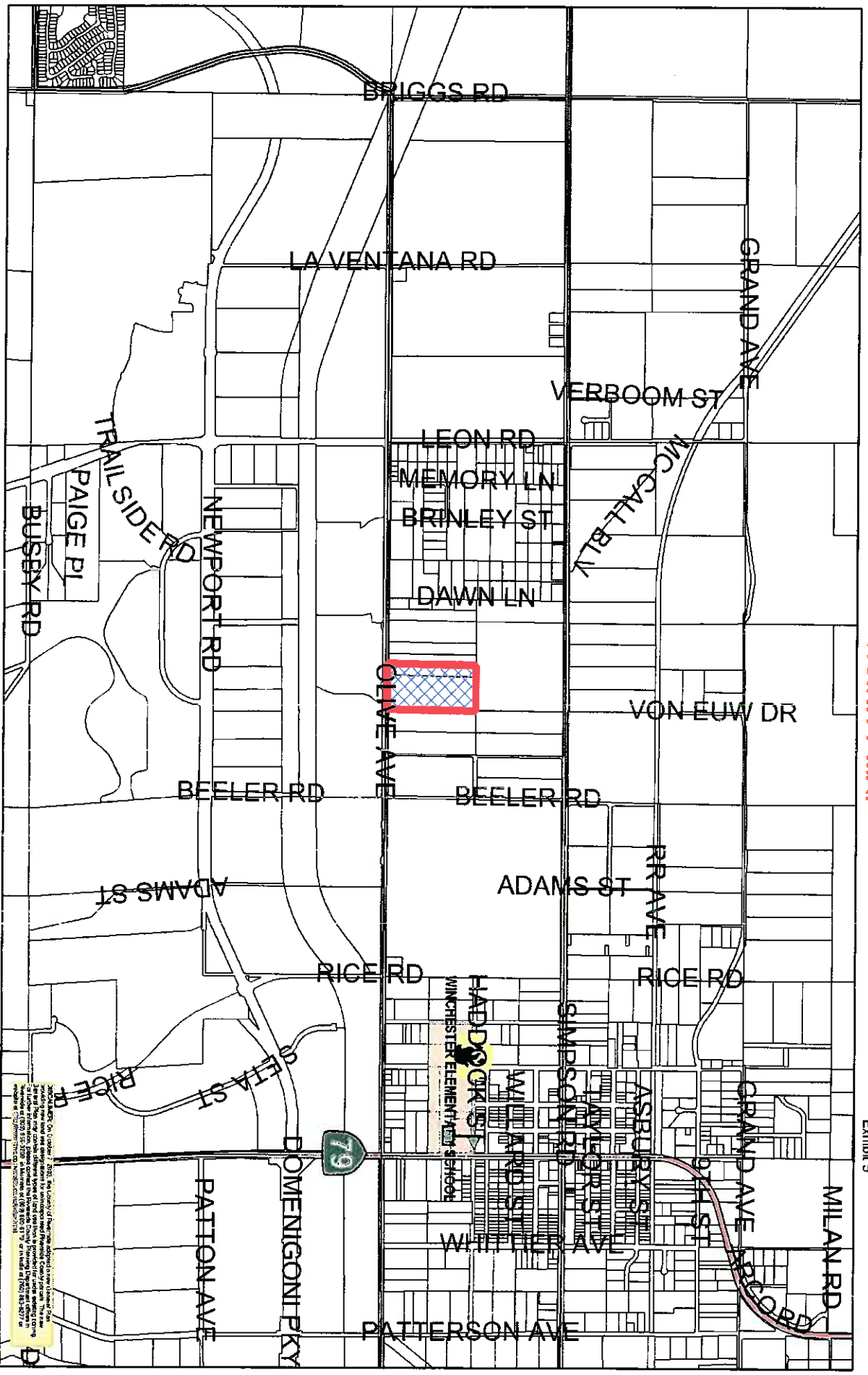
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

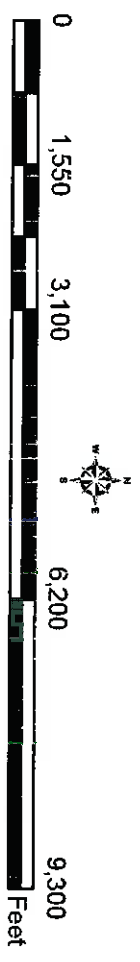
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32282, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 12, 2017, subject to all the previously approved and amended Conditions of Approval.

CZ07015 TR32282
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

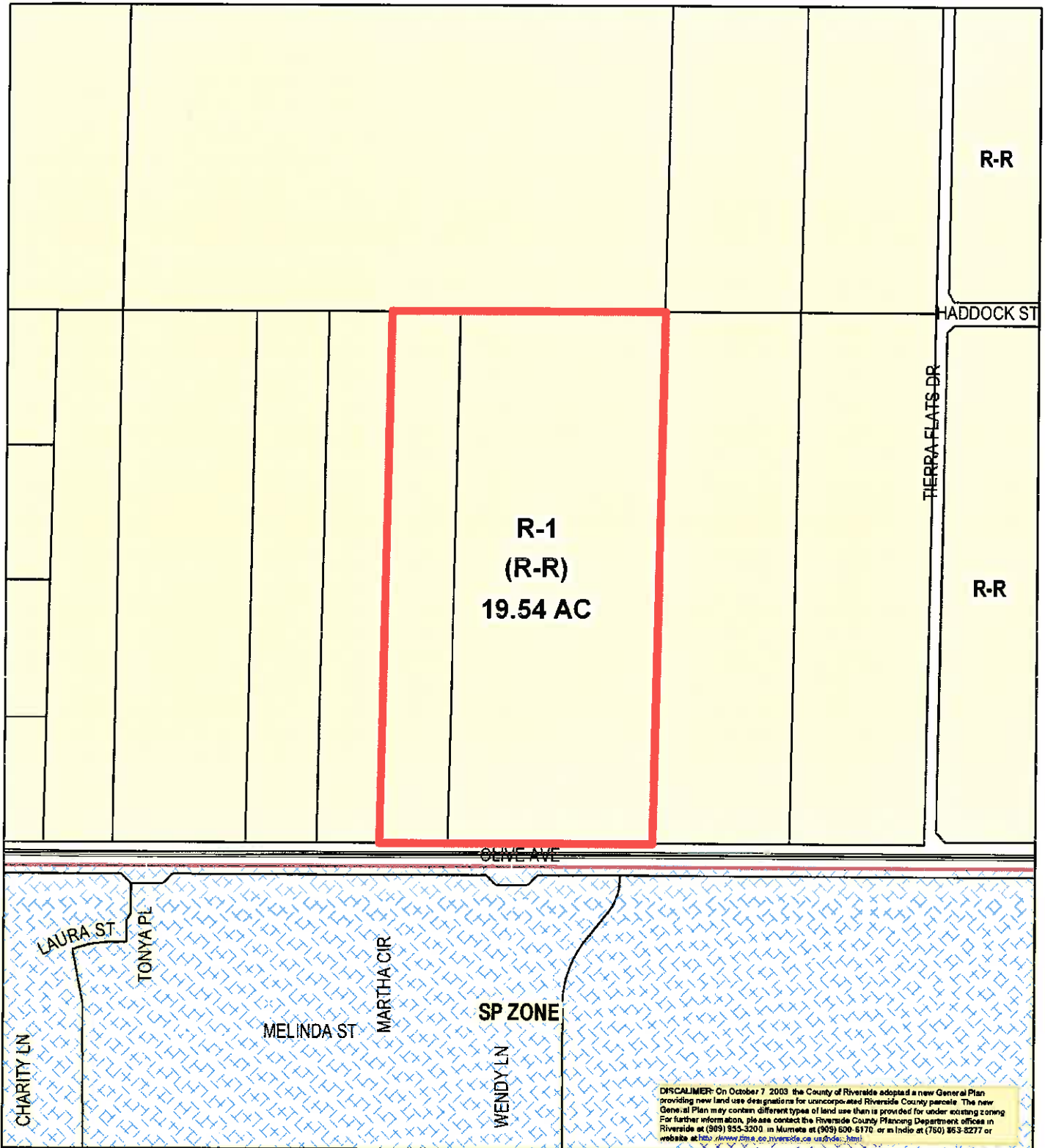
Zone: **Winchester**
 Area: **Winchester**
 Township/Range: **T55SR2W**
 Section: **29**



ASSESSORS **462-05**
 BK. PG. **THOMAS**
BROS PG 839 C7

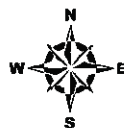
NOTES: 1. This map is a vicinity map and does not show the exact location of the parcel. The map is for informational purposes only and should not be used for legal purposes. The map is based on the latest available data and is subject to change without notice. The map is not a warranty of any kind and is provided as is. The map is not a guarantee of any kind and is provided as is. The map is not a warranty of any kind and is provided as is. The map is not a guarantee of any kind and is provided as is.

CZ07015 TR32282
PROPOSED ZONING

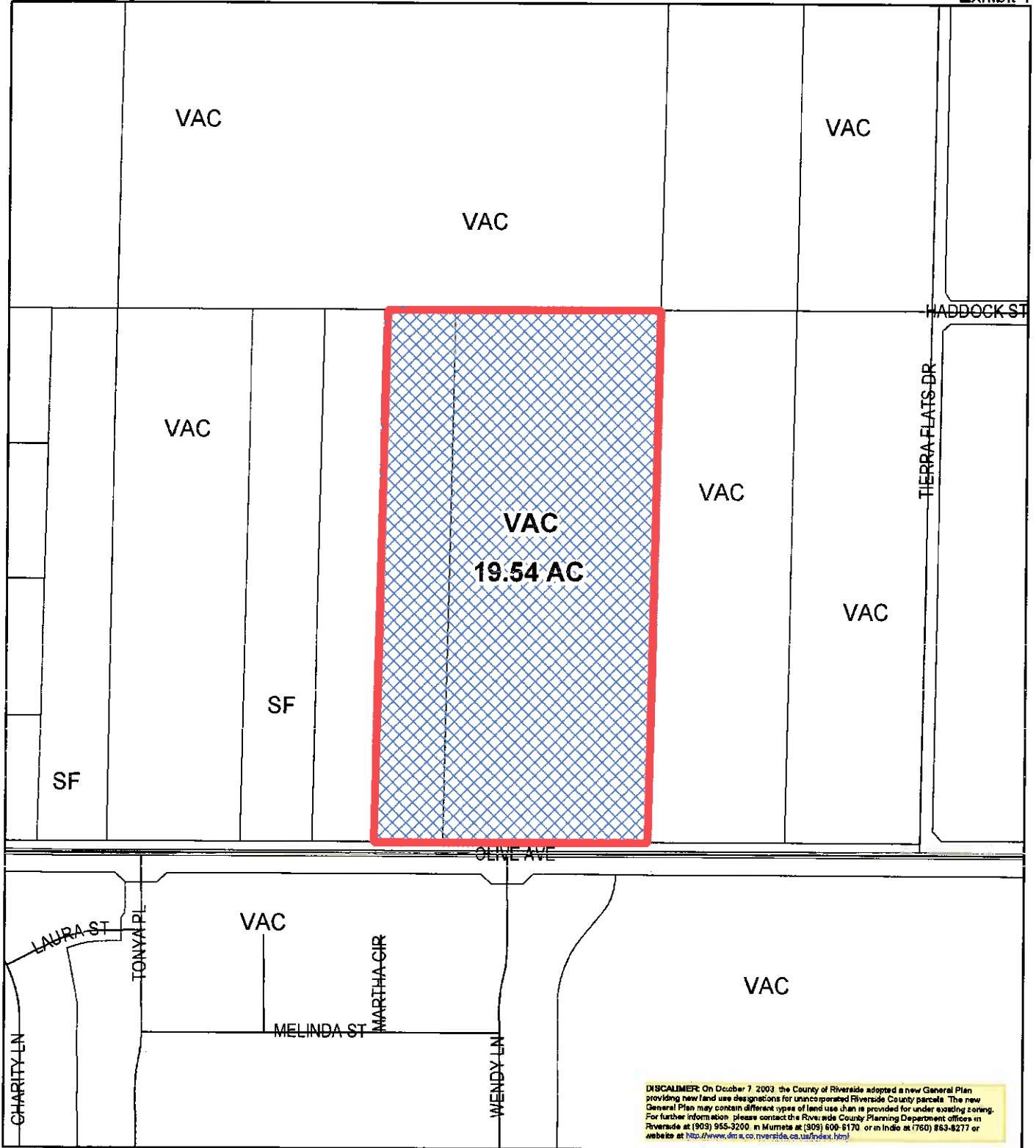


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Winchester**
Area:
Township/Range: **T5SR2W**
Section: 29



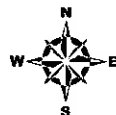
ASSESSORS
BK. PG. **462-05**
THOMAS
BROS.PG **839 C7**



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.dca.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

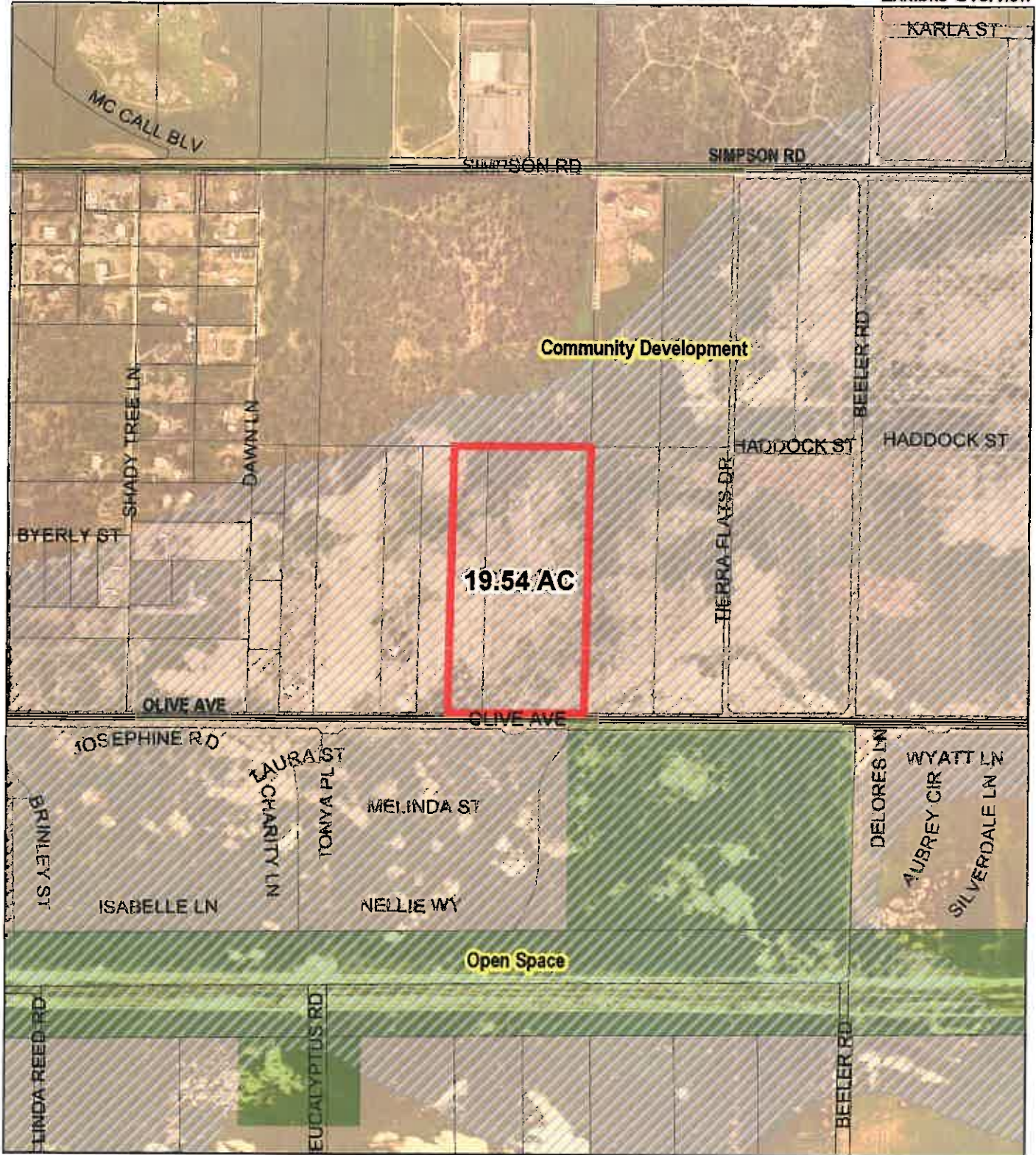
Zone **Winchester**
 Area:
 Township/Range: **T5SR2W**
 Section : 29



ASSESSORS **462-05**
 BK. PG.
 THOMAS **839 C7**
 BROS.PG

CZ07015 TR32282

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

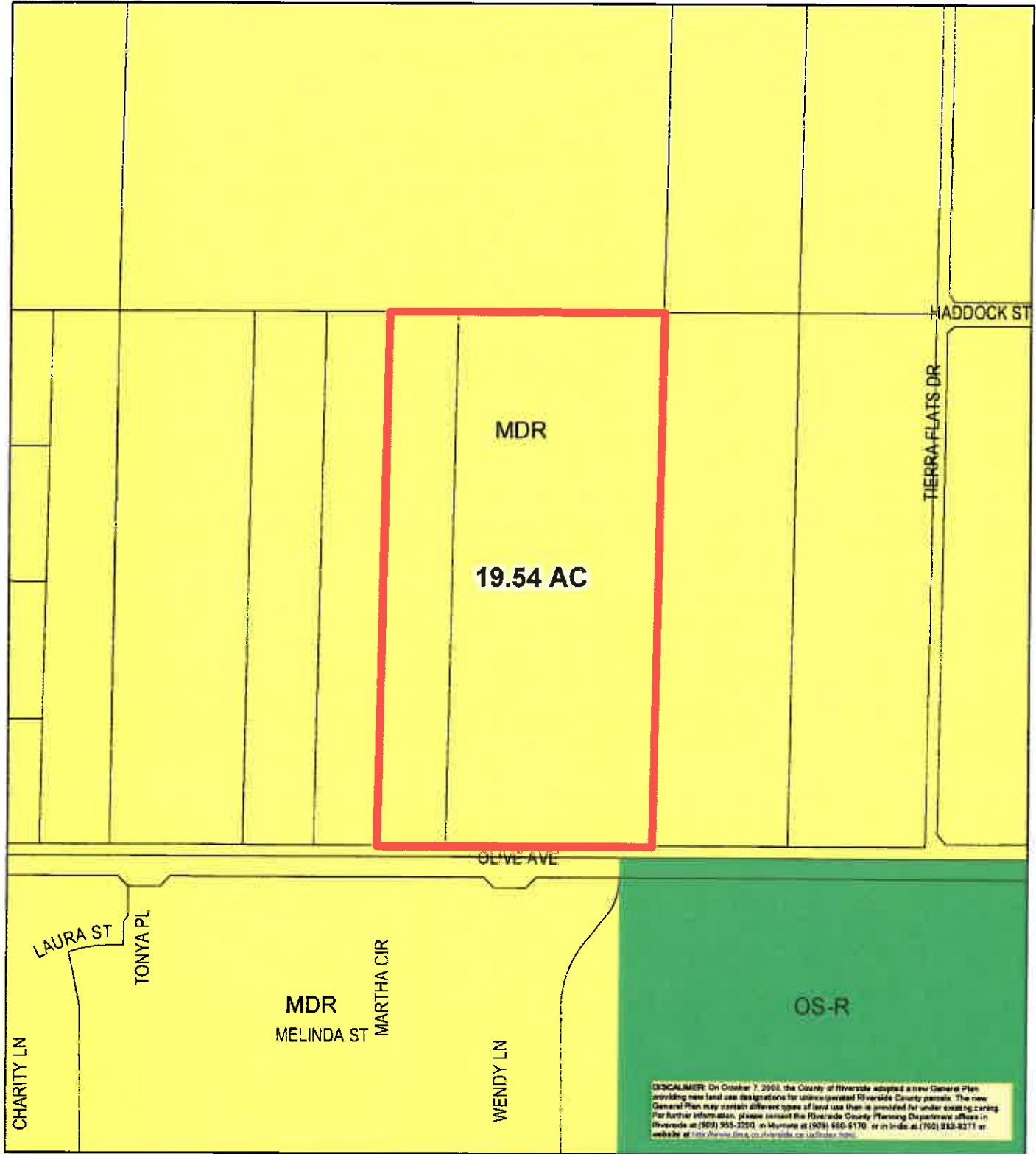
Area
Plan: **Winchester**

Township/Range: **T5SR2W**
SECTION: 29



ASSESSORS
BK. PG. 462-05

THOMAS
BROS.PG 839 C7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Winchester**
Township/Range: **T5SR2W**
Section : 29



ASSESSORS
BK. PG. 462-05
THOMAS
BROS.PG 839 C7

Extension of Time Environmental Determination

Project Case Number: Tentative Tract Map No. 32282
 Original E.A. Number: 39708
 Extension of Time No.: First
 Original Approval Date: May 17, 2006
 Project Location: N/ Olive St., E/ Leon St., W/ Winchester Rd.

Project Description: Schd. A map of 19.54 acres into 62 residential lots with a minimum of 7,200 sq. ft., and 1 detention basin.

On May 17, 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: _____
 Desiree Bowie, Urban Regional Planner

Date: November 8, 2016
 For Steve Weiss, Planning Director

November 8, 2016

Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

Attn: Desiree A. Bowie
Urban Regional Planner
dbowie@rctlma.org

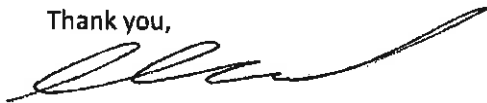
RE: 1st EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32282

As the applicant for this Time Extension Request, I consent to the addition of the following four new Conditions of Approval for Tentative Tract Map No. 32282 as stated on the attached sheet dated 11/03/2016.

- 60 . BS Grade . 14 - EOT1 – Approved WQMP
- 90 . BS Grade . 6 - EOT1 – WQMP BMP Registration
- 90 . BS Grade . 7 – EOT1 – Req'd Grdg Insp's
- 90 . BS Grade . 8 – EOT1 – WQMP Annual Insp Fee

If you have any questions or need additional information please give me a call.

Thank you,



Grant Becklund
30811 Garbani Road,
Winchester CA, 92596
Email: grantbecklund@gmail.com
(951) 288-0601

TRACT MAP Tract #: TR32282

Parcel: 462-050-007

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT1- WQMP 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- 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

11/03/16
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32282

Parcel: 462-050-007

90. PRIOR TO BLDG FINAL INSPECTION

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. 1.9
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2017

TENTATIVE TRACT MAP NO. 32984
FIRST EXTENSION OF TIME
Applicant: Sam Horsethif, 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 to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 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 has 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. 32984

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 32984 was originally approved at Planning Commission on November 8, 2006. The Map proceeded to the Board of Supervisors and was received and filed on February 6, 2007.

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 November 9, 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, this Tentative Tract Map's expiration date will become November 8, 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.

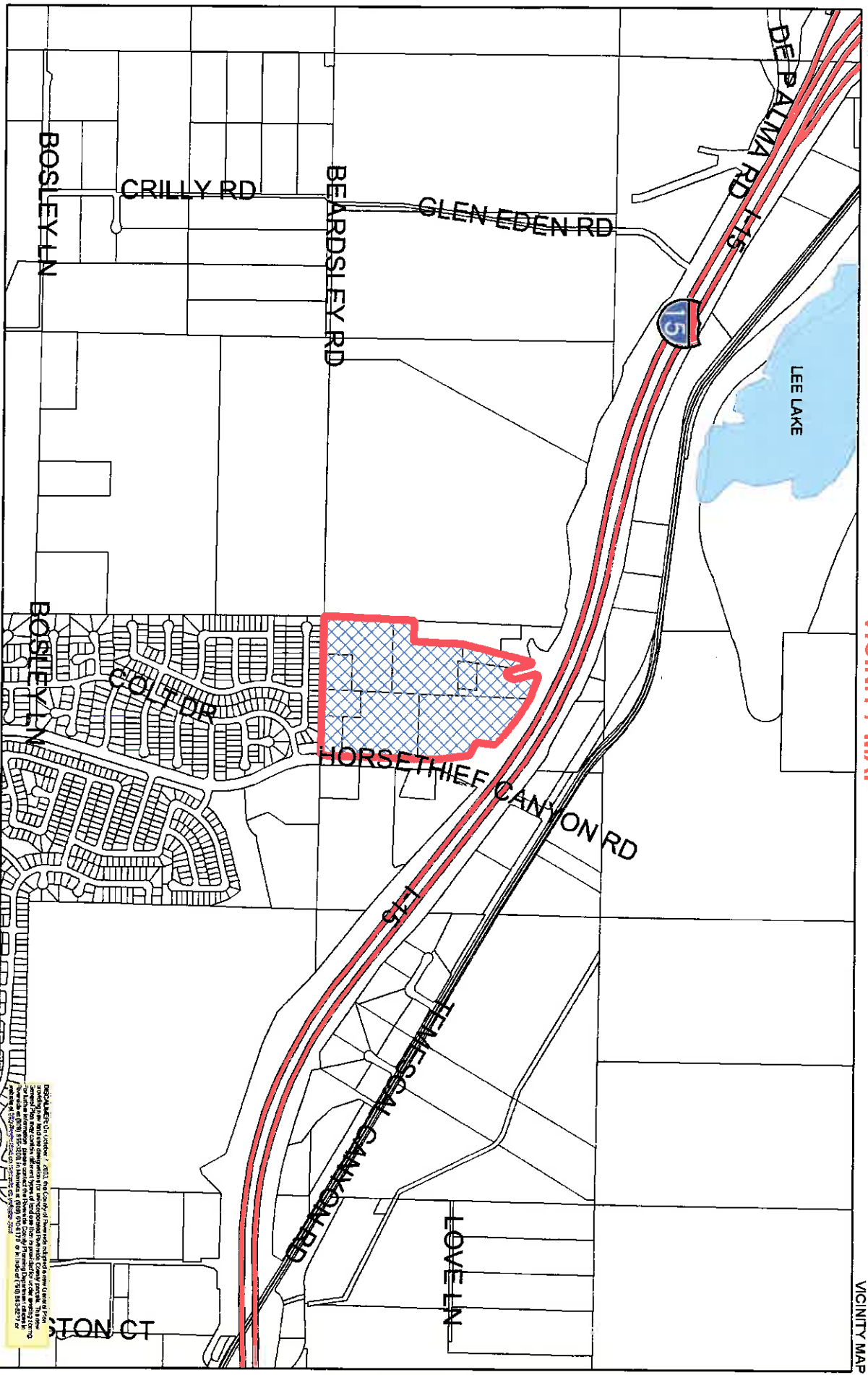
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32984, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1
DATE DRAWN: 10/28/06

TR32984
VICINITY MAP

Planner: Vanessa Ng
Date: 1/1/07/06
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Alberhill**
Area: **T5SR5W**
Township Range: **T5SR5W**
Section: **17**



ASSESSORS **391-09**
BK. PG. **THOMAS**
BROS. PG 835 B3

DISCLAIMER: This is a vicinity map prepared by the Riverside County Planning Department. It is not intended to be used as a legal document. The user of this map should consult the Riverside County Planning Department for more information. The Riverside County Planning Department is not responsible for any errors or omissions in this map. The Riverside County Planning Department is not responsible for any damages or losses resulting from the use of this map. The Riverside County Planning Department is not responsible for any claims or liabilities arising from the use of this map. The Riverside County Planning Department is not responsible for any claims or liabilities arising from the use of this map.

Supervisor Buster
District 1

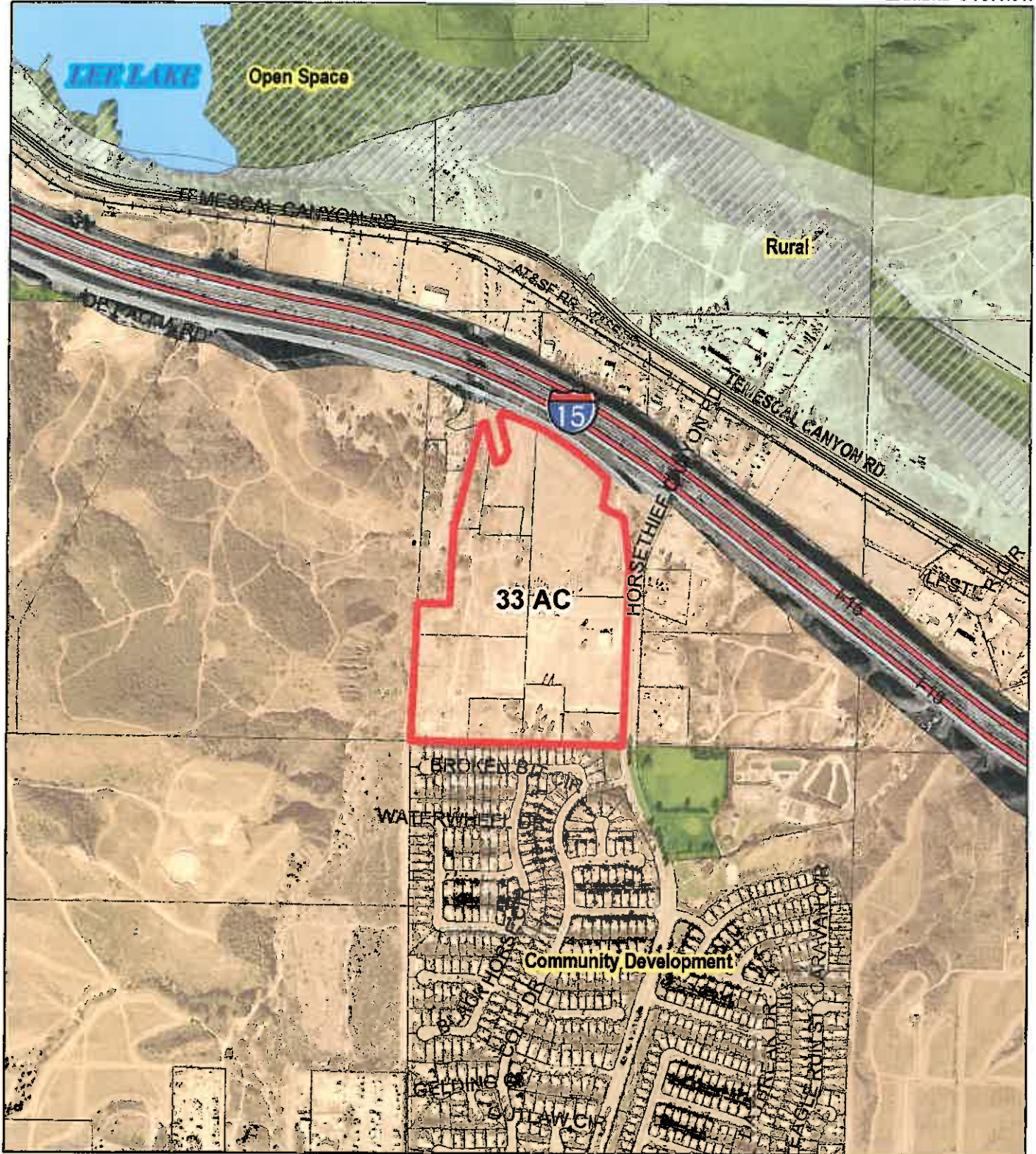
DATE DRAWN 10/26/06

TR32984 DEVELOPMENT OPPORTUNITY

Planner: Vanessa Ng

Date: 11/08/06

Exhibits Overview

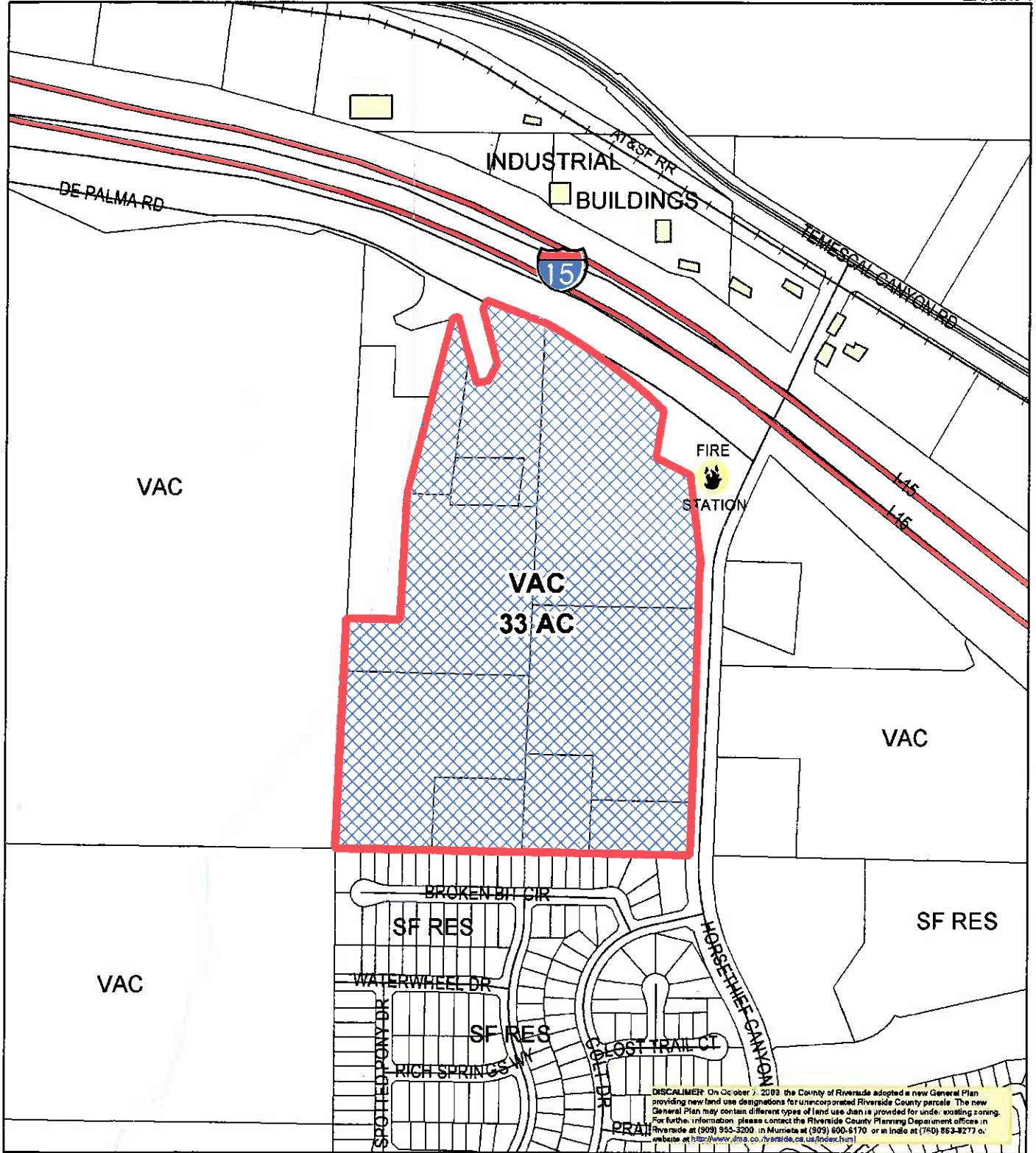


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Alberhill**
Township/Range: **T5SR5W**
SECTION: **17**



ASSESSORS
BK. PG. **391-09**
THOMAS
BROS.PG **835 B3**

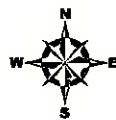


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Alberhill**

Township/Range: **T5SR5W**

Section : 17



ASSESSORS 391-09
BK. PG.

THOMAS 835 B3
BROS.PG

Supervisor Buster
District 1

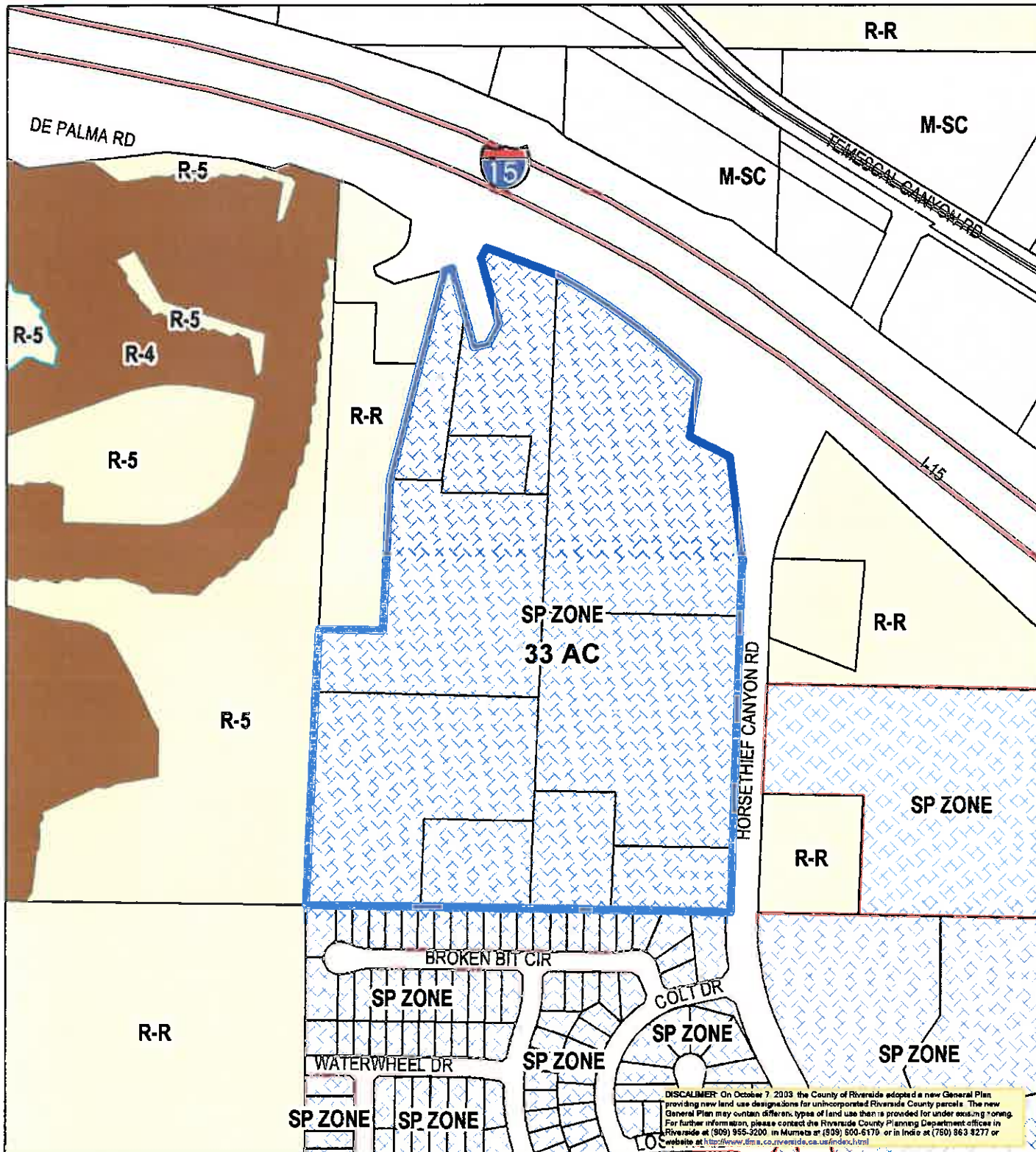
DATE DRAWN: 10/26/06

TR32984 EXISTING ZONING

Planner: Vanessa Ng

Date: 11/1/06

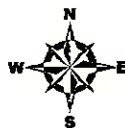
Exhibit 2



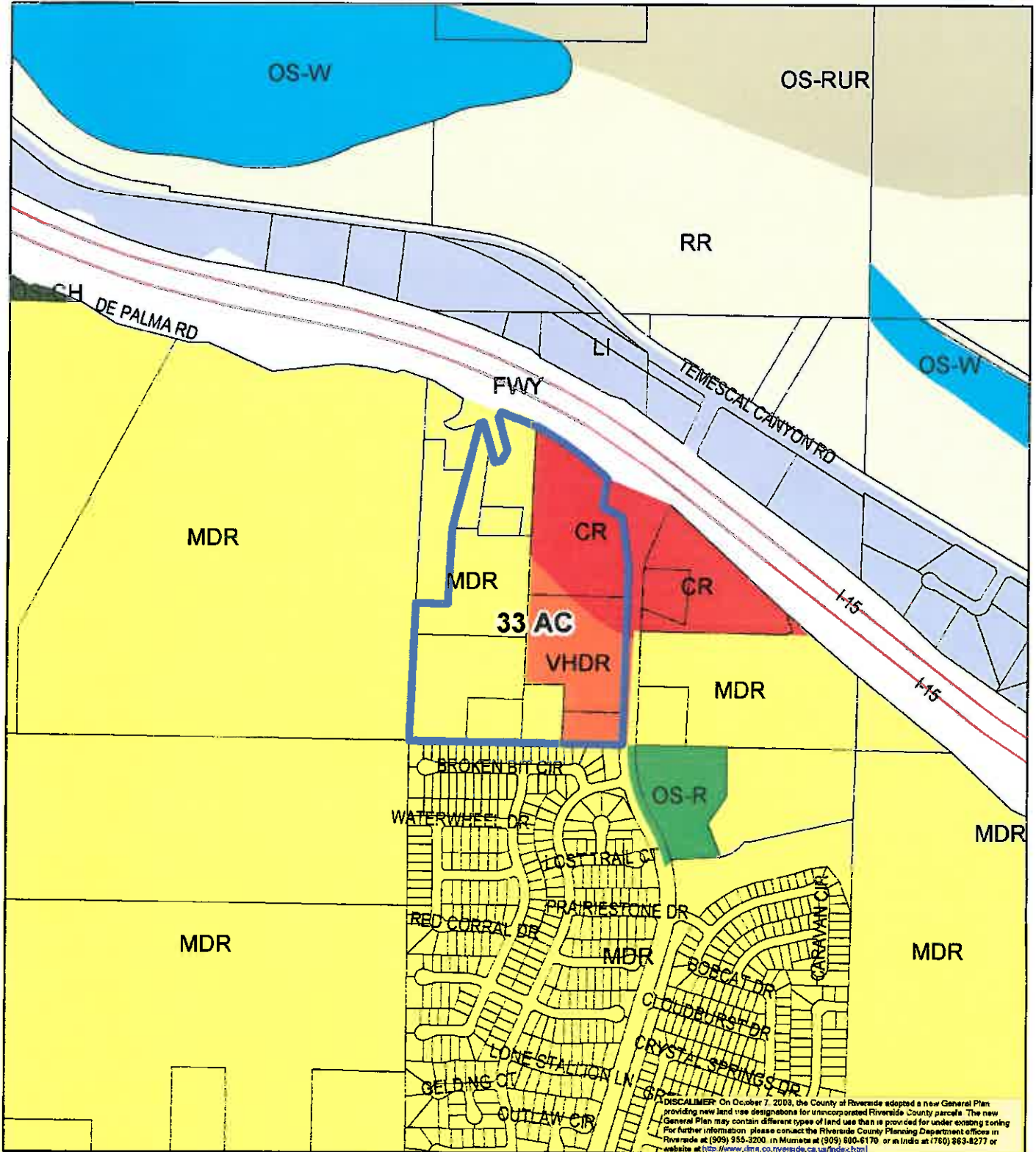
DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2200, in Murietta at (951) 951-6176, or in Indio at (760) 963-9277 or website at <http://www.irs.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Alberhill
Area:
Township/Range: T5SR5W
Section: 17

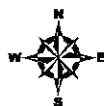


ASSESSORS
BK. PG. 391-09
THOMAS
BROS.PG 835 B3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Alberhill
Township/Range: T5SR5W
Section: 17



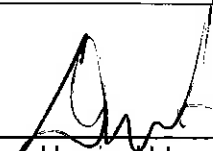
ASSESSORS BK. PG. 391-09
THOMAS BROS.PG 835 B3

Extension of Time Environmental Determination

Project Case Number: TR32984
 Original E.A. Number: 39885
 Extension of Time No.: First
 Original Approval Date: November 8, 2016
 Project Location: South of Rancho California Road, north of Los Nogales Road, west of De Portola Road and east of Anza Road.
 Project Description: Schedule 'A' subdivision to divide 31.0 gross acres into 85 single-family residential lots, with a minimum lot size of 5,000 square feet.

On November 8, 2016, 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: 11/9/16

 For Steve Weiss, Planning Director

SAM Horsethief, LLC hereby confirms its acceptance of the recommended conditions which are identified as follows:

- 50. E Health #5
- 60. BS Grade#20
- 60. EPD #4
- 80. BS Grade#2
- 80. EPD #2

Erik W. Lunde

Pacific Coves Investments, LLC

1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500

✉: ErikLunde@msn.com

DRE License No. 01159007

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11/09/16
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32984

Parcel: 391-090-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 20 EOT1- APPROVED WQMP

RECOMMND

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

EPD DEPARTMENT

60.EPD. 4 EPD - 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 August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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

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14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32984

Parcel: 391-090-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

EPD - MBTA SURVEY (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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

EOT1- 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

11/09/16
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32984

Parcel: 391-090-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 EOT1- ROUGH GRADE APPROVAL (cont.) RECOMMND

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.


EPD DEPARTMENT

80.EPD. 2 EPD - MBTA REPORT 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.

Agenda Item No. 1.10
Area Plan: Lake Mathews/ Woodcrest
Zoning Area: Good Hope
Supervisory District: First
Project Planner: Phillip Hoebeke
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 30992
FIRST EXTENSION OF TIME
Applicant: Koy Builders



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 98.56 gross acres into eighteen (18) single family residential lots and two (2) conservation 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. 30992

BACKGROUND:

The Tentative Tract Map No. 30992 was originally approved by the Planning Commission on August 23, 2006. It proceeded to the Board of Supervisors along with Change of Zone 7161 and both were approved on October 24, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 November 9, 2016) indicating the acceptance of the four (4) 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.

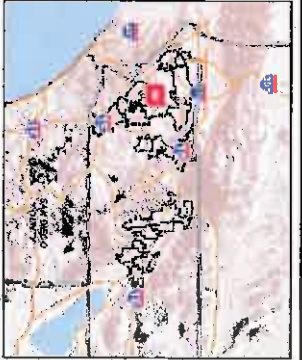
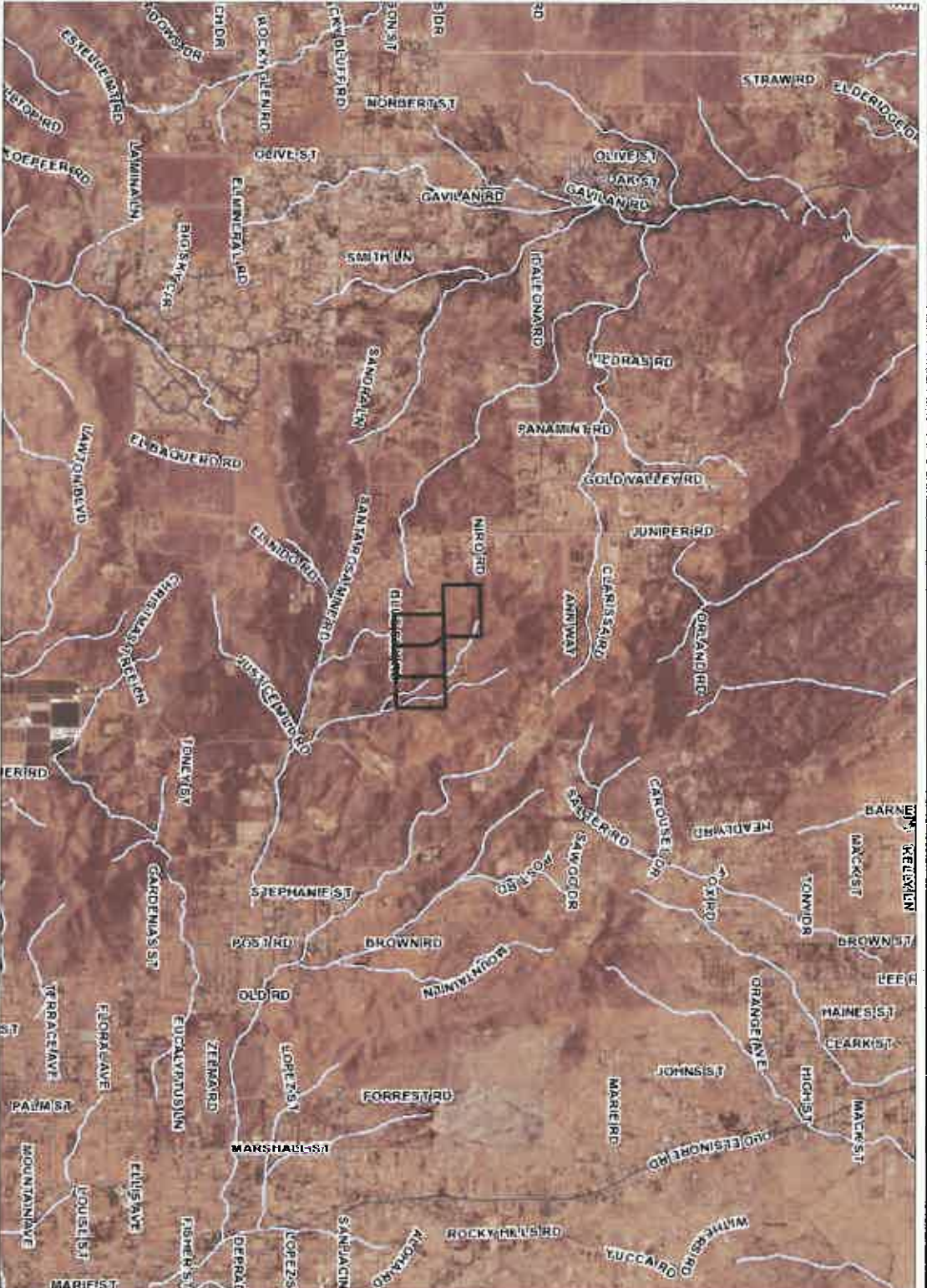
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 October 24, 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. 30992**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 24, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TR30992 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - Highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US-HWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - Lakes
 - Rivers

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... 11/9/2016 8:41:48 AM

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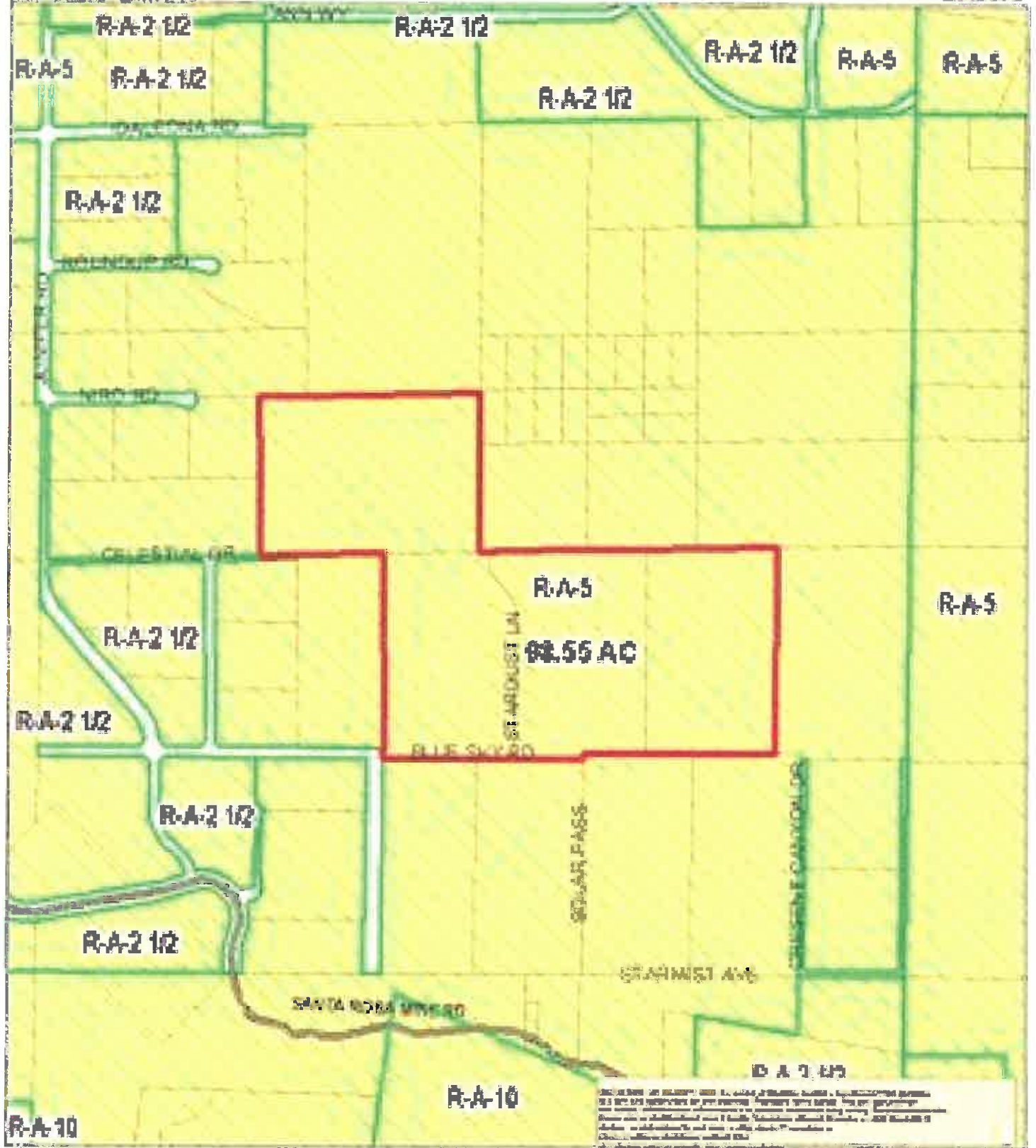
RIVERIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Gavilan Hills**
Township Range: T4S R4W
SECTION: 29



ASSESSOR'S 321.19
BX. PG.
THOMAS 600 E2
BROS.PG.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Gavilan Hills
Plan: T&SRAW
Township/Range: T&SRAW
SECTION: 29

ASSESSORS 321-19
BK. PG.
THOMAS 606-E2
BROS. PG.



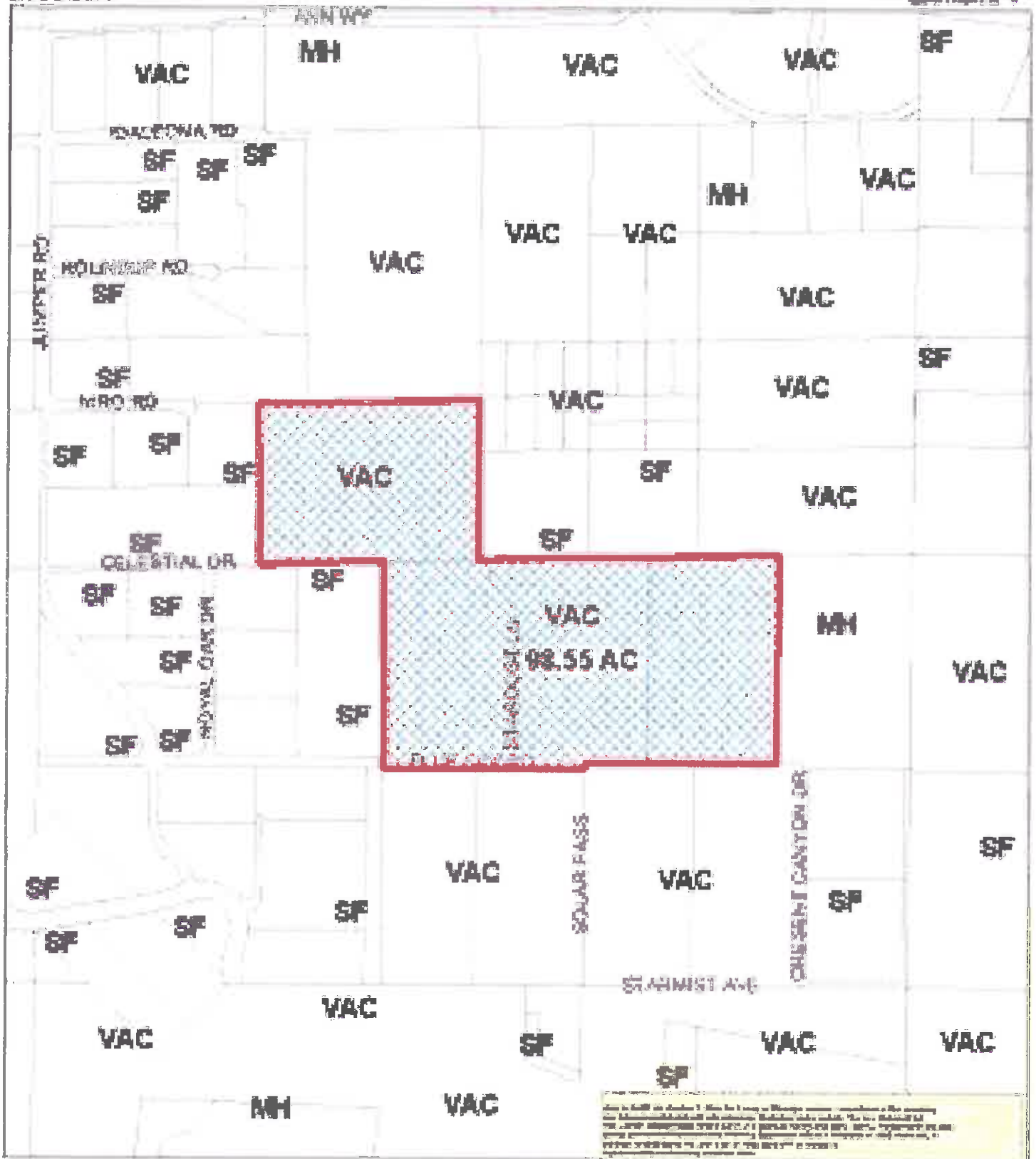
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Gavilan Hills**
Township-Range: T4S-R4W
SECTION: 29



ASSESSORS 321.49
BK. PG.
THOMAS 806 E2
BROS. PG.





RIVERSIDE COUNTY PLANNING DEPARTMENT

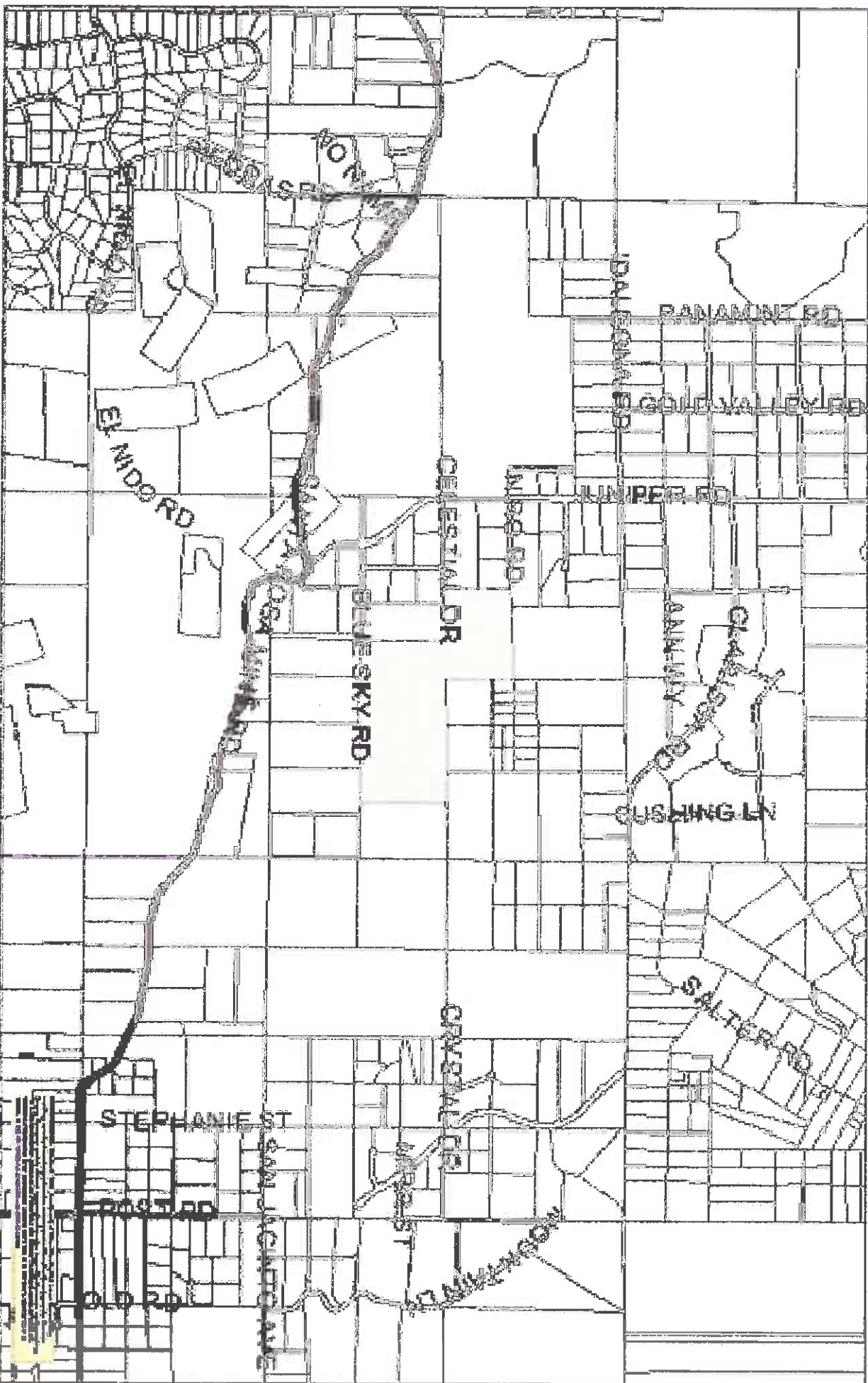
Area
 Part **Gavilan Hills**
 Township-Range: T14S-R14W
 SECTION: 29



ASSESSORS 321-19
 BK. PG.
 THOMAS 608 E2
 BROS. PG.



TR33465 VICINITY MAP

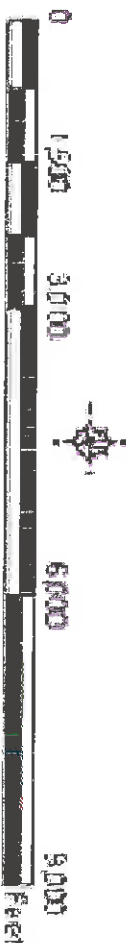


Gavilan Hills

RIVERSIDE COUNTY PLANNING DEPARTMENT

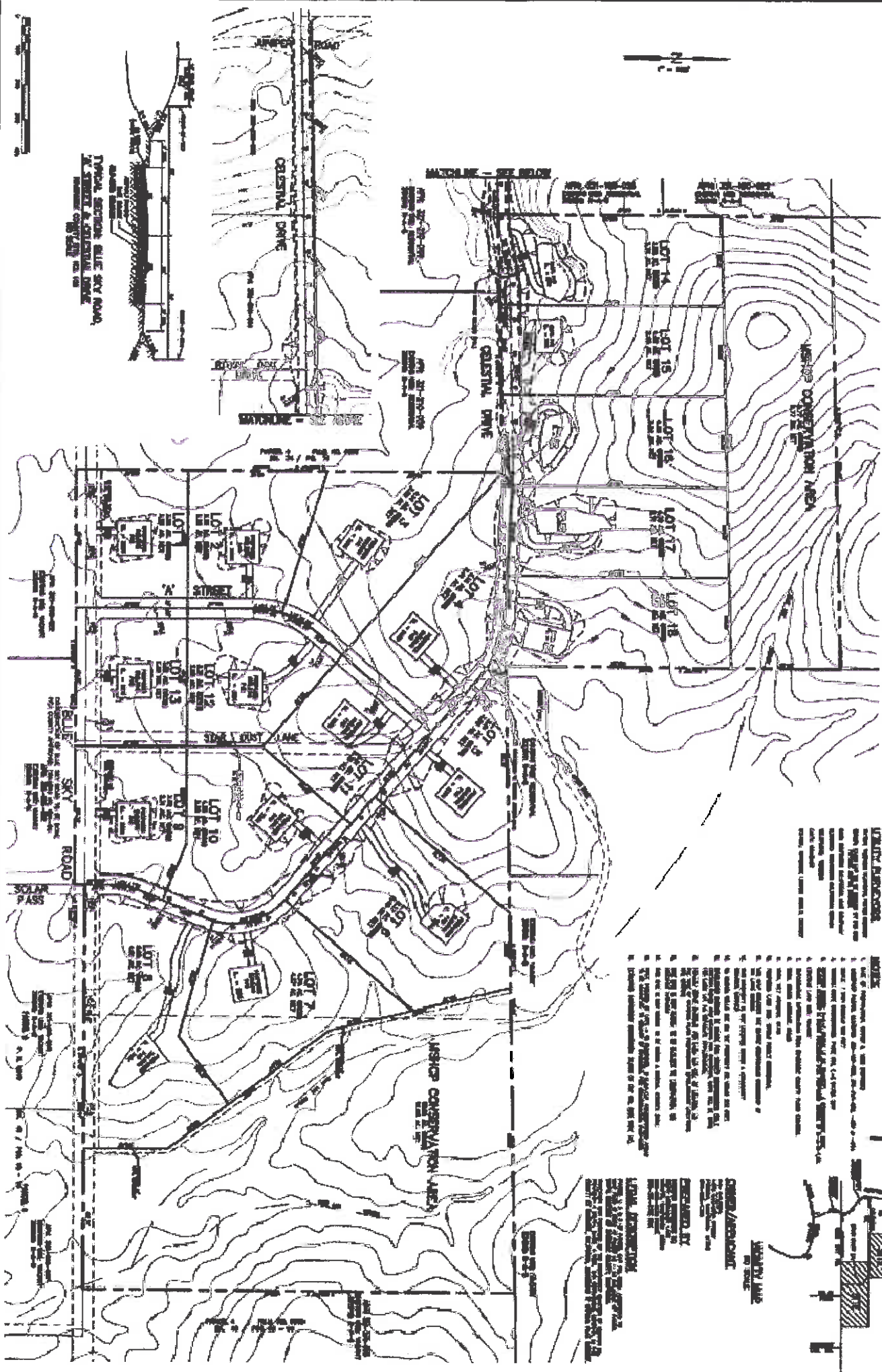
Zone
District:

Township: TASSAW
Section: 29



ASSESSORS: **121.19**
 Bx. Pg.
 THOMAS
 BROS. PG. **806 E2**

TENTATIVE TRACT MAP NO. 30992
 SCHEDULE 'C'
 RIVERSIDE COUNTY, CALIFORNIA



TENTATIVE PARCELS
 THE TENTATIVE PARCELS SHOWN ON THIS TRACT MAP ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED BY THE COUNTY OF RIVERSIDE. THE PARCELS SHOWN ON THIS TRACT MAP ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, THE ZONING ORDINANCES OF THE COUNTY OF RIVERSIDE.

- NOTES**
1. The boundaries of the parcels shown on this map are based on the best available information and are not guaranteed by the County of Riverside.
 2. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 3. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 4. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 5. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 6. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 7. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 8. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 9. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 10. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 11. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 12. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 13. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 14. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 15. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 16. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 17. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.
 18. The parcels shown on this map are subject to all applicable laws, ordinances, and regulations, including but not limited to, the zoning ordinances of the County of Riverside.



LEGAL DESCRIPTION
 THE TRACT MAP NO. 30992, SCHEDULE 'C', RIVERSIDE COUNTY, CALIFORNIA, IS A TRACT MAP OF THE TRACT DESCRIBED AS FOLLOWS:
 COMMENCED BY
 [Name]
 [Address]
 [City, State, Zip]
 [Date]

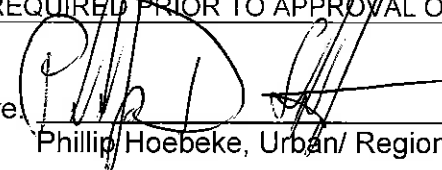
Extension of Time Environmental Determination

Project Case Number: TR30992
 Original E.A. Number: 38957
 Extension of Time No.: First
 Original Approval Date: October 24, 2006
 Project Location: Northeasterly of the intersection at Juniper Road and Blue Sky Road

Project Description: Schedule C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as well 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP) Conservation lots.

On October 24, 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:  _____ Date: November 9, 2016
 Phillip Hoebeke, Urban/ Regional Planner I For Steve Weiss, Director

Hoebeke, Phillip

From: Mike Kooyman <mkooyman@pcm3.com>
Sent: Wednesday, November 09, 2016 3:33 AM
To: Hoebeke, Phillip
Cc: medofereng@verizon.net
Subject: RE: Extension of Time Request for TR30992

Good morning Phillip, how are you today? Thanks for the good news: **recommend the addition of four (4) new conditions of approval**

We will agree to your terms and conditions (60. BS Grade #15 and 60. BS Grade #16 and 60. BS Grade #17 and 60. BS Grade #18) for the addition of four (4) new conditions of approval.

If this e-mail does not satisfy our acceptance, we will get a letter out to you within the next few days if that is OK, just let us know.

Thanks again for working with us, have a wonderful day Phillip and GBY, mkooyman

From: Hoebeke, Phillip [mailto:PHoebeke@rctlma.org]
Sent: Tuesday, November 08, 2016 1:23 PM
To: 'Mike Kooyman' <mkooyman@pcm3.com>
Cc: medofereng@verizon.net
Subject: RE: Extension of Time Request for TR30992

Mr. Kooyman,

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30992.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **November 3, 2016**. The LDC has determined it necessary to recommend the addition of four (4) 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 Building and Safety Department is recommending the addition of the four (4) Conditions of Approval.

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:

- 60. BS Grade #15
- 60. BS Grade #16
- 60. BS Grade #17
- 60. BS Grade #18

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, tentatively scheduled for December 7, 2016. County Ordinance requires that conditions added through 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.

Thank You,
Phillip Hoebeke



TLMA – Planning, Urban Regional Planner I
4080 Lemon Street, 12th Floor
Riverside, CA 92501-3634
951-955-1195

How are we doing? Click the Link and tell us

From: Mike Kooyman [mailto:mkooyman@pcm3.com]
Sent: Thursday, October 27, 2016 12:03 PM
To: Hoebeke, Phillip
Cc: medofereng@verizon.net
Subject: RE: Extension of Time Request for TR30992

Thank you Mr. Hoebeke for the update, have an amazing afternoon and GBY, mkooyman

From: Hoebeke, Phillip [mailto:PHoebeke@rctlma.org]
Sent: Thursday, October 27, 2016 12:01 PM
To: 'mkooyman@pcm3.com' <mkooyman@pcm3.com>
Subject: Extension of Time Request for TR30992

RE: EXTENSION OF TIME REQUEST for No. 30992.

Dear Mr. Kooyman,

Thank you for submitting your Extension of Time application and deposit with the County of Riverside Planning Department. My name is Phillip Hoebeke, and I have been assigned to review your application. The extension of time request has been transmitted to the Land Development Committee (LDC) with comments and/or conditions due by November 3, 2016. I will contact you by the end of business the following week and provide you with all available comments and/or conditions.

If you have any questions, please feel free to contact me at 951-955-1195 or via email at phoebeke@rctlma.org.

Sincerely,

Phillip Hoebeke



RIVERSIDE COUNTY
PLANNING DEPARTMENT

TLMA – Planning, Urban Regional Planner I
4080 Lemon Street, 12th Floor
Riverside, CA 92501-3634
951-955-1195

How are we doing? Click the Link and tell us

11/08/16
11:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30992

Parcel: 321-190-003

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1- 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. 16 EOT1-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. 17 EOT1- 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.

60.BS GRADE. 18 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

TR 30992

APPLICATION INFORMATION

Assessor's Parcel Number(s): 321-190-003, 321-210-052, 321-210-053, 321-210-054

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Commercial Wind Energy Conversion System Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: OCTOBER 24, 2006

Applicant's Name: KOY BUILDERS E-Mail: mkooyman@pcm3.com

Contact Person: MIKE KOOYMAN E-Mail: mkooyman@pcm3.com

Mailing Address: 1875 SARAGOSA STREET

POMONA, CA 91768

City

Street

State

ZIP

Daytime Phone No: (909) 623-1392

Fax No: (909) 586-9363

Property Owner's Name: KOY BUILDERS E-Mail: mkooyman@pcm3.com

Contact Person: MIKE KOOYMAN E-Mail: mkooyman@pcm3.com

Mailing Address: 1875 SARAGOSA STREET

POMONA, CA 91768

City

Street

State

ZIP

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"

Form 295-1018 (05/18/16)

APPLICATION FOR EXTENSION OF TIME

Daytime Phone No: (909) 623-1392

Fax No: (909) 586-9363

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 subdivision 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.

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

MIKE KOOYMAN
PRINTED NAME OF APPLICANT

[Signature] 21 OCT 2016
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, 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 subdivision is ready for public hearing.)

Koy Builders - MIKE KOOYMAN, PRES.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] 21 OCT 2016
SIGNATURE OF PROPERTY OWNER(S)

MM

APPLICATION FOR EXTENSION OF TIME

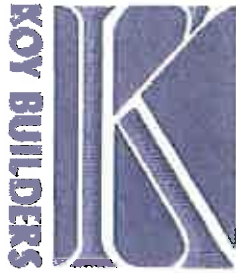
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 subdivision 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.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1018 EOT Condensed Application.docx
Created: 07/02/2015 Revised: 05/18/2016





Koy Builders, Inc.

1875 Saragossa Street, Pomona, CA 91768
Ph. 909-623-1392 Fax 909-586-9363 or 886-855-7016

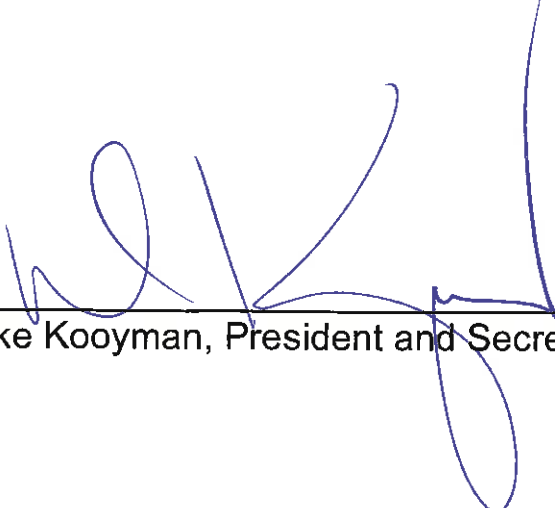
CORPORATE RESOLUTION 21 OCT 2016

The Directors and Shareholders of *Koy Builders, Inc.*, a California corporation ("KOY"); have by authorized meeting and agreement as indicated by their signatures affixed below made this resolution this day.

Whereas **Mike Kooyman** is an authorized officer and the 100% owner / shareholder of KOY and as such he is by this resolution empowered by KOY's Directors, Officers and Shareholders to grant signing authority to:

Enter into any type of agreement or transaction or financing or real estate (buy or sell or pledge or borrower or tract map or etc.) undertaking for the purpose of KOY's business.

On behalf of KOY; Mr. Kooyman has full signing authority.




Mike Kooyman, President and Secretary

Date: 21 OCT 2016

1.117

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Alberhill, Glen Ivy and Temescal
Supervisorial District: First
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO.36317
FIRST EXTENSION OF TIME
Applicant: Starfield Sycamore Investments, 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 89.1 gross acres into 193 residential lots with an average lot size of 7,174 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. 36317

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 36317 was originally approved at Planning Commission on November 6, 2013. The Map proceeded to the Board of Supervisors and was received and filed on December 17, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 November 14, 2016) indicating the acceptance of the four (4) 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 December 17, 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. 36317, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 17, 2017 subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36317
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 8/14/13
 Vicinity Map



Assessors Bk. Pg. 290-66, 67
 Thomas Bros. Pg. 834 G3
 Edition 2009

Zoning Areas: Temescal, Alberhill
 Township/Range: T7SR2W
 Section: 12 & 13

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 uses than are provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-1200 (Western County) or (951) 955-1200 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

LAND USE

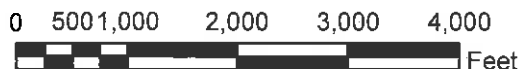
Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 1



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrms.co.riverside.ca.us/index.html>

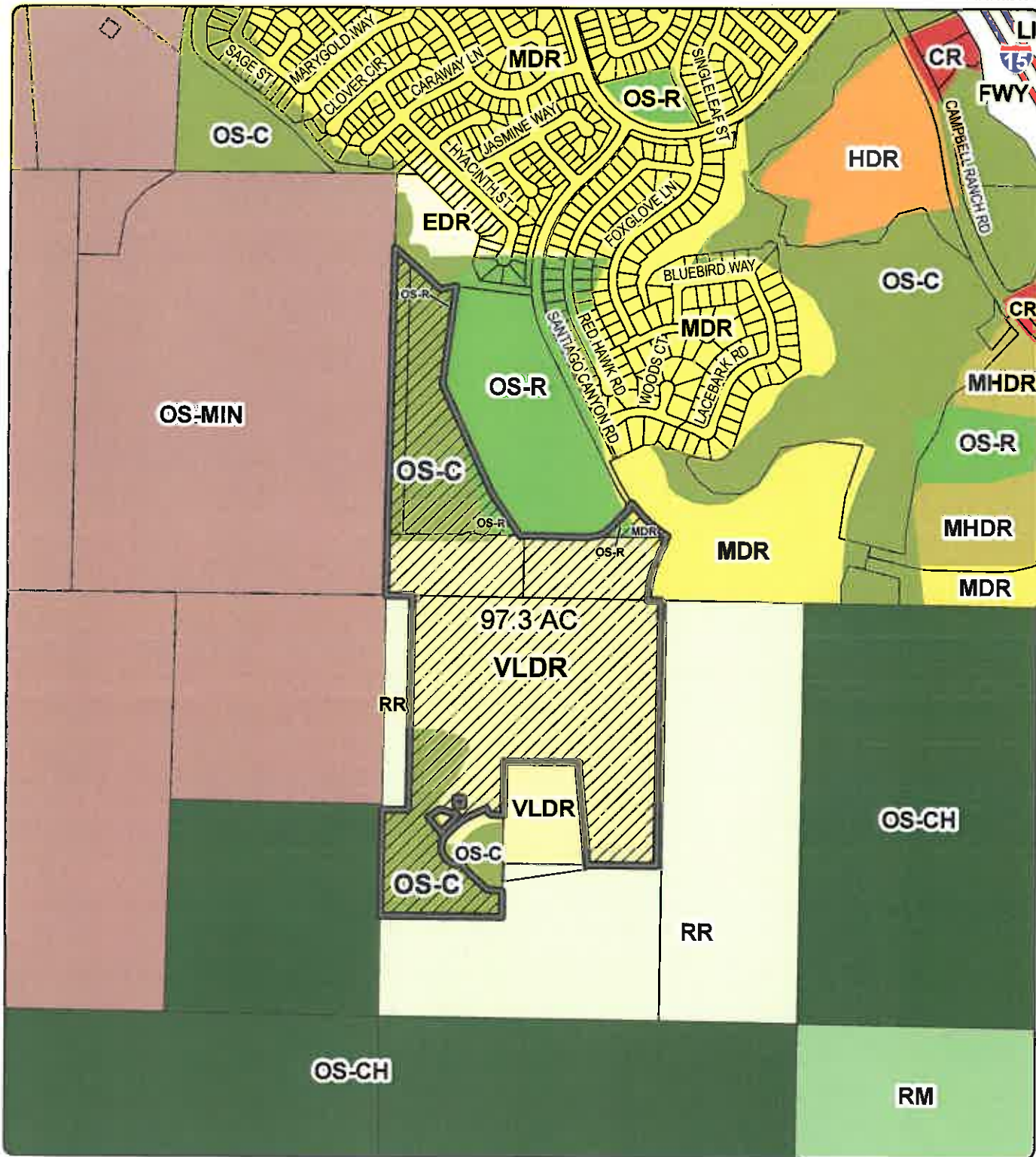
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 5

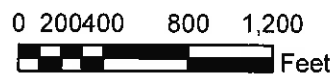


Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



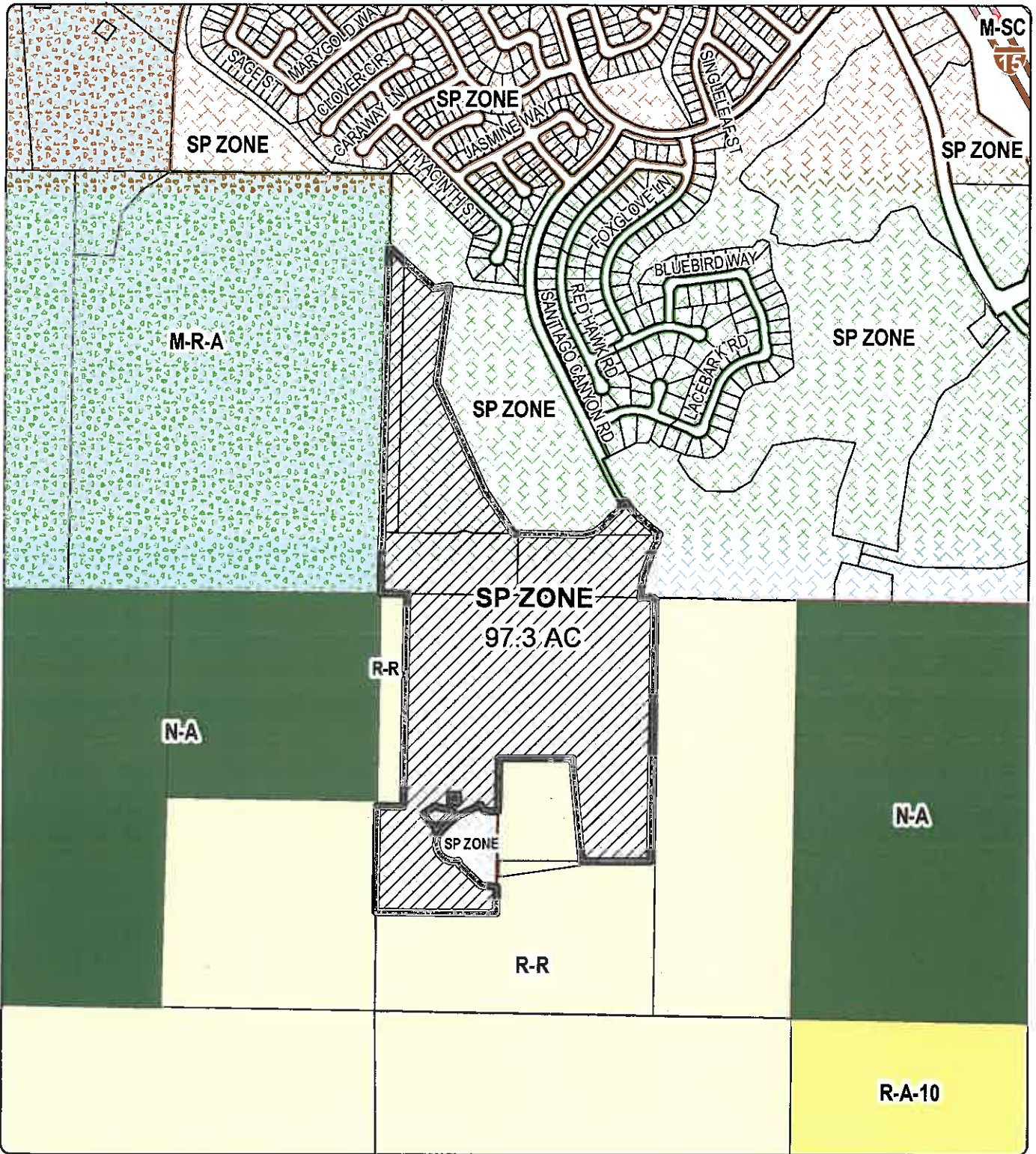
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 2



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13



Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.time.co.riverside.ca.us/index.html>



Extension of Time Environmental Determination

Project Case Number: TR36317
Original E.A. Number: 43290
Extension of Time No.: First
Original Approval Date: November 6, 2013
Project Location: South of Campbell Ranch Road and west of Interstate Highway 15

Project Description: Schedule 'A' subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet.

On November 6, 2013, 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: 11/14/16
For Steve Weiss, Planning Director

Good Morning Dionne,

I hope you had a great weekend. This email is to follow up on the one year extension of time that was submitted to the County of Riverside for Tract 36317. The owner/applicant has reviewed the **additional** recommended conditions of approval and finds them acceptable. Please use this email as an authorization to proceed with the case as **needed**.

Respectfully,

Bryan Ingersoll
Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
bingersoll@adkan.com
www.adkan.com

11/07/16
13:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 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. 2 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. 3 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.

90. PRIOR TO BLDG FINAL INSPECTION


BS GRADE DEPARTMENT

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. 1.12
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 31374
SECOND EXTENSION OF TIME
Applicant: Neil D. Gascon


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 5.62 gross acres into 25 single family residential lots with a minimum lot size 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374

BACKGROUND:

The Tentative Tract Map No. 31374 was originally approved at Planning Commission on August 31, 2005. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7103 and was approved on November 8, 2005.

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.

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 November 10, 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 November 8, 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.

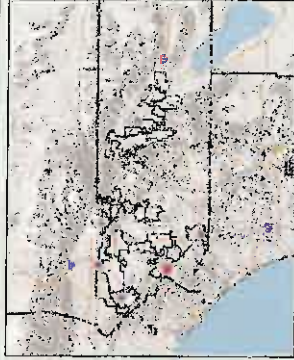
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31374**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**CZ07103 TR31374
VICINITY MAP**



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



Notes

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



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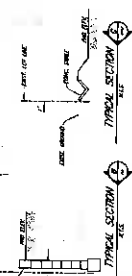
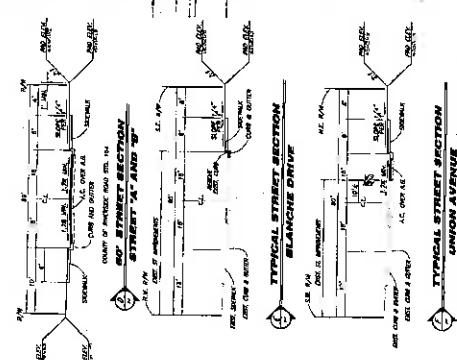
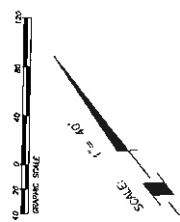
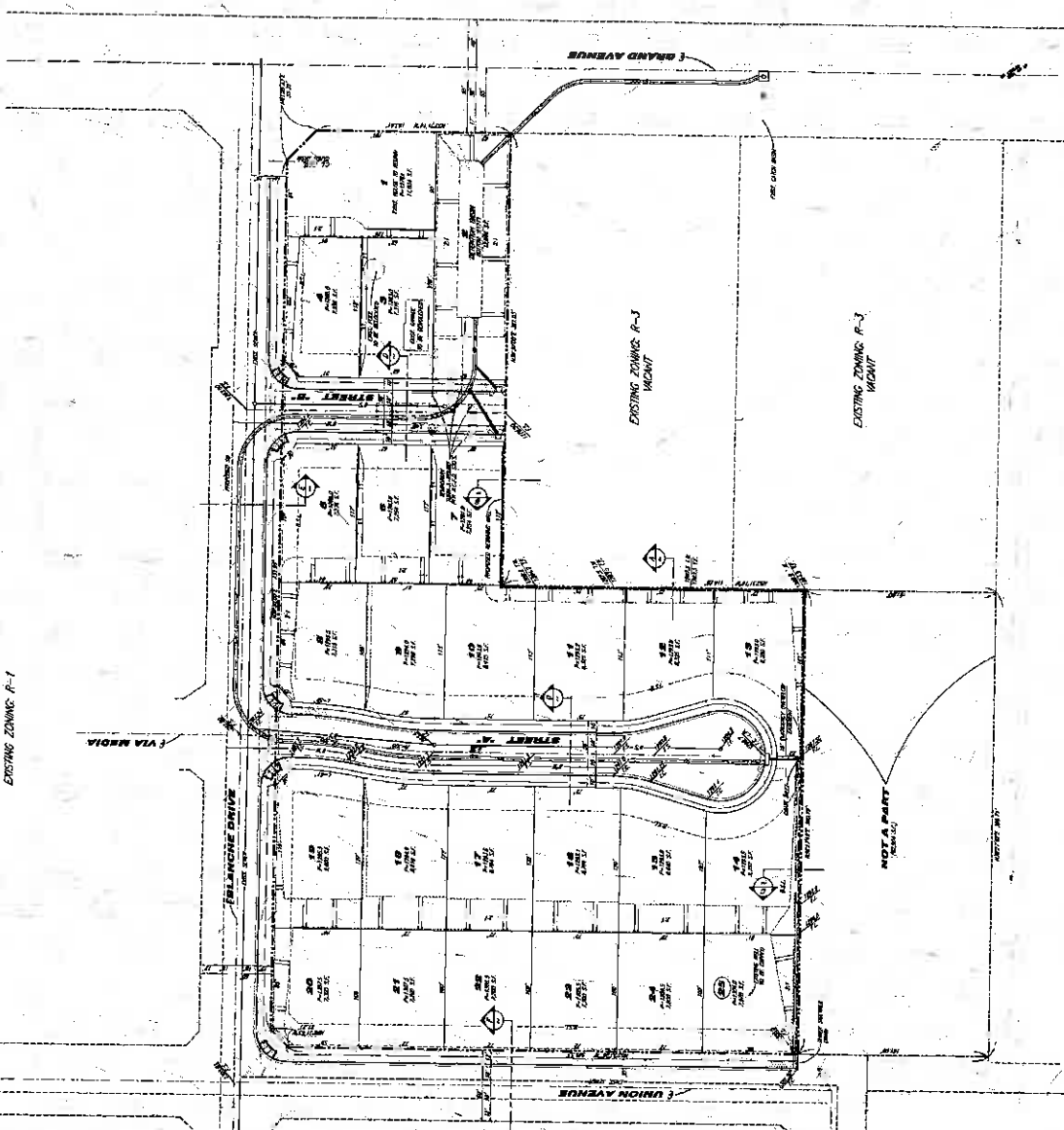


REPORT PRINTED ON... 11/16/2016 11:55:00 AM

© Riverside County PCIT GIS

SCHEDULE "A" AMENDMENT NO. 2 TENTATIVE TRACT MAP 31374

LEGAL DESCRIPTION: PORTIONS OF PARCELS 1 AND 4 OF PARCEL MAP 8501, AS SHOWN ON THE PLAT BOOK 68, PAGE 79, OF PARCEL MAPS, INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SB20N, EXISTING ZONING R-1



NO.	DESCRIPTION	REVISIONS	DATE
1	PREPARED BY ENGINEER		
2	APPROVED BY CITY ENGINEER		
3	APPROVED BY COUNTY ENGINEER		
4	APPROVED BY STATE ENGINEER		
5	APPROVED BY COUNTY SUPERVISOR		
6	APPROVED BY CITY COMMISSIONER		
7	APPROVED BY STATE COMMISSIONER		
8	APPROVED BY COUNTY SUPERVISOR		
9	APPROVED BY CITY COMMISSIONER		
10	APPROVED BY STATE COMMISSIONER		

- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD.
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 16. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD.

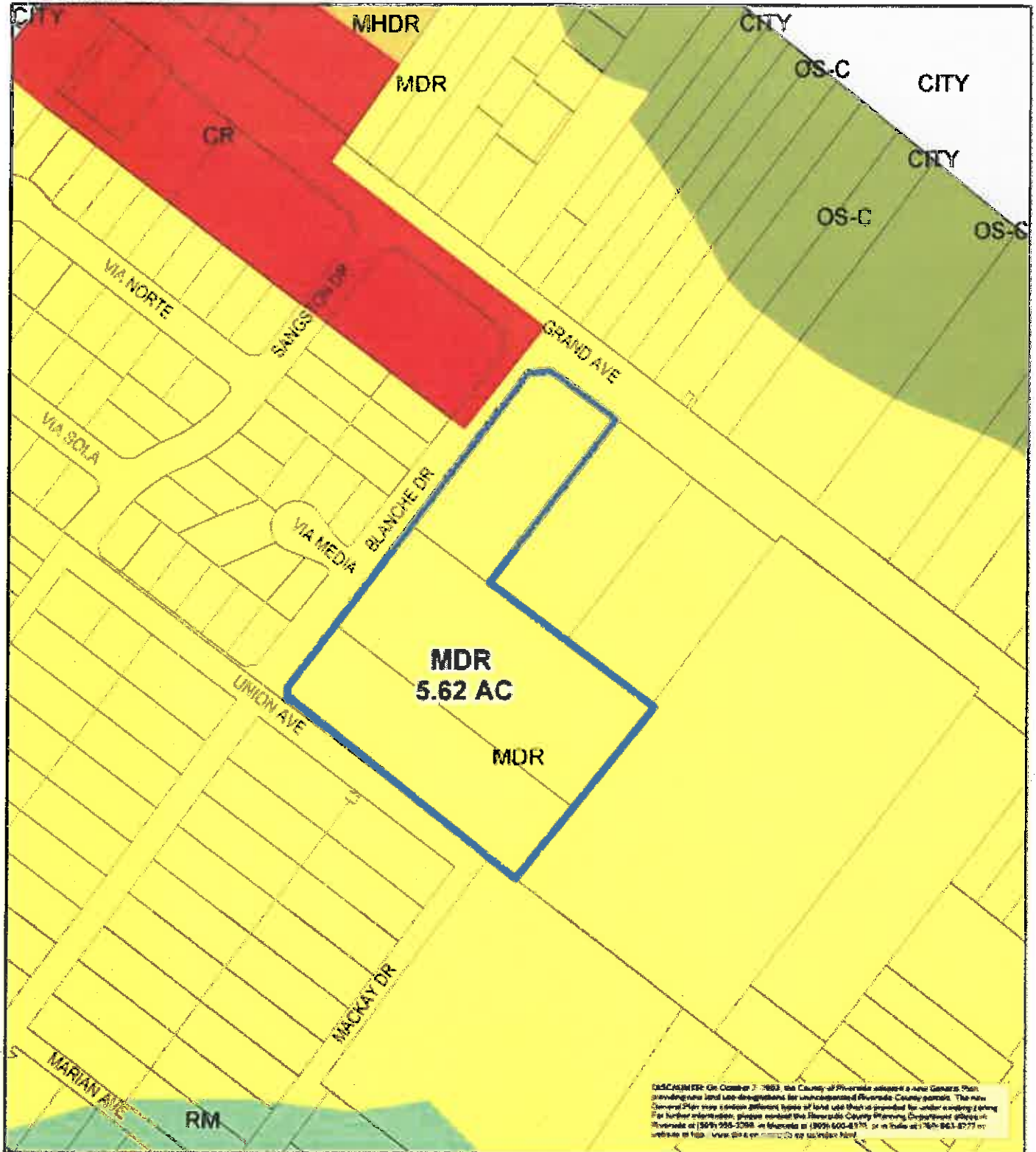
PLAN LEGEND

- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
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- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- ROAD LEFT-OF-WAY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- ROAD LEFT-OF-WAY

APPLICANT/OWNER:
SPECS, INC.
1515 W. STATE ST. SUITE 101
RIVERSIDE, CA 92503
TEL: (951) 514-1111

DATE:
08/15/2011

PROJECT:
TENTATIVE TRACT MAP 31374



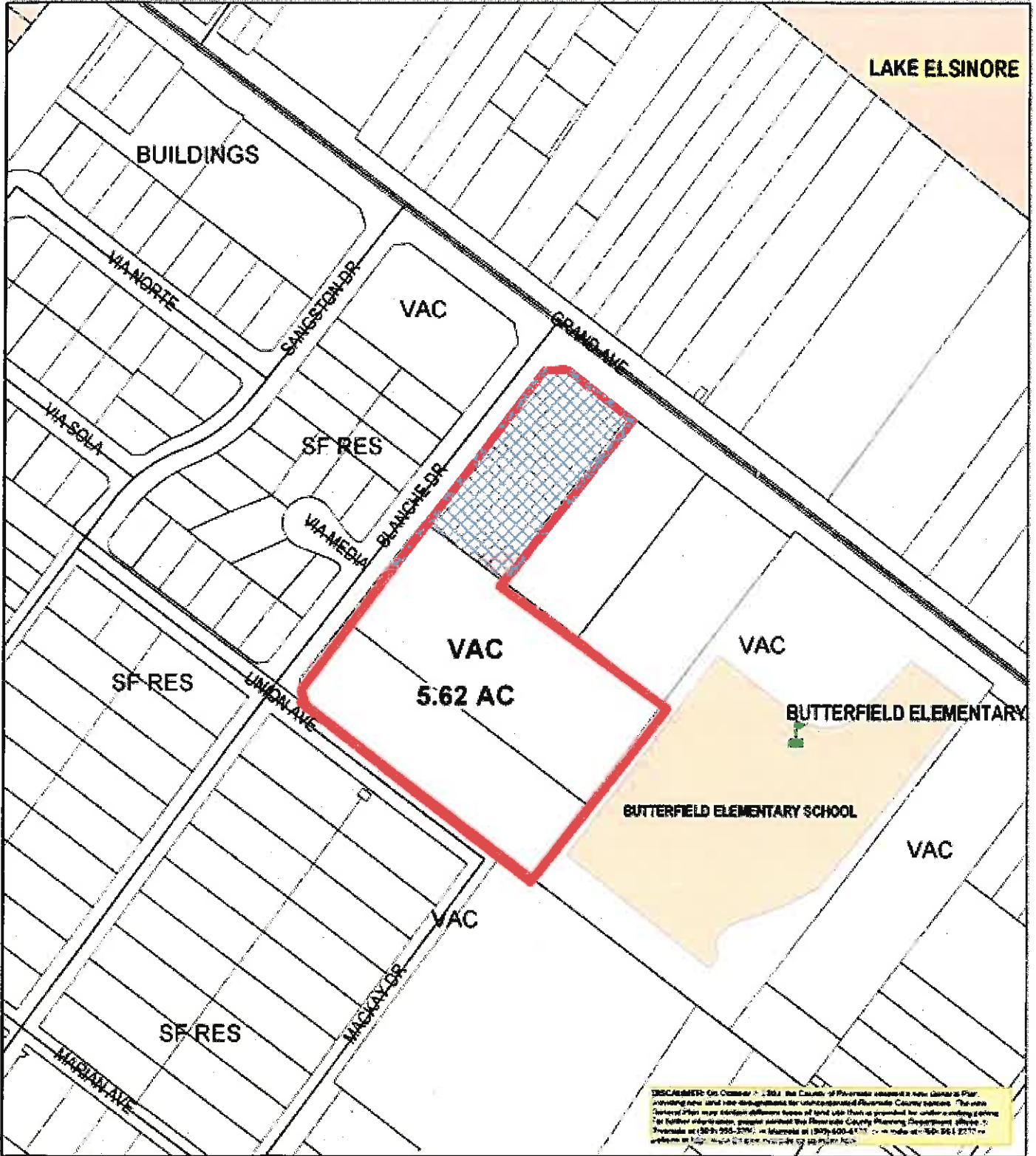
DISCLAIMER: On October 7, 1993, the County of Riverside adopted a new General Plan providing the land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at Riverside at (951) 955-3298, in Shesha at (805) 600-8775, or in Ingle at (951) 861-8777 or website at <http://www.ci.riverside.ca.gov/landuse.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section: **14**



ASSESSORS
BK. PG. **381-30**
THOMAS
BROS.PG **866 A7**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section : **14**

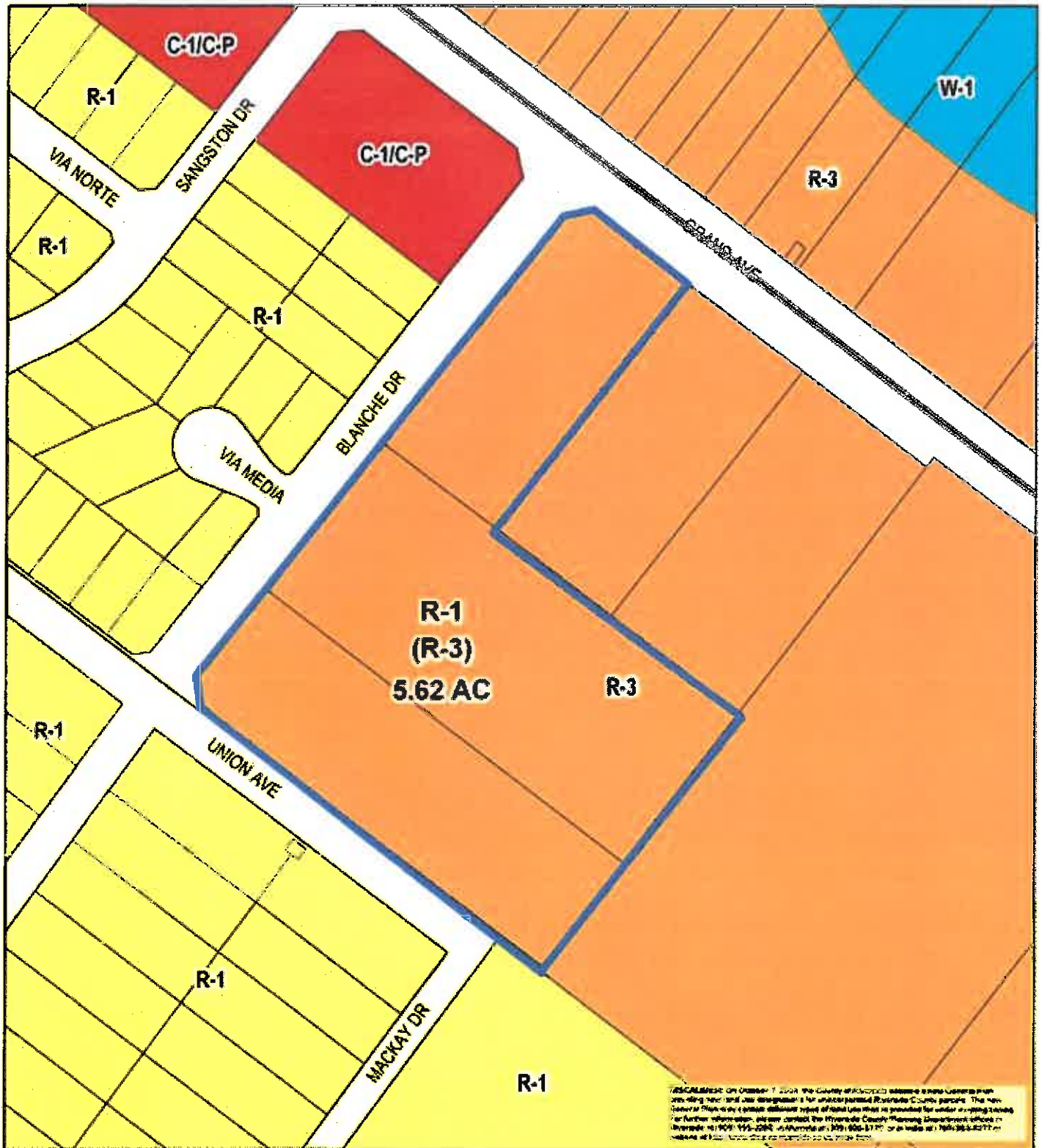


ASSESSORS **381-30**
BK. PG.
THOMAS **866 A7**
BROS.PG

Supervisor Buster
District 1
DATE DRAWN: 7/13/05

CZ07103 TR31374
PROPOSED ZONING

Planner: Mark Staples
Date: 8/31/05
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section: 14



ASSESSORS
BK. PG. 381-30
THOMAS
BROS. PG 866 A7

CZ07103 TR31374

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lakeland Village**
Township/Range: **T6SR5W**
SECTION: **14**



ASSESSORS **381-30**
BK. PG.
THOMAS **866 A7**
BROS.PG

ANZA BUTTERFIELD ROAD 34, LLC

33175 Temecula PKWY #A-533

Temecula, CA 92592-7310

T: 951 323 6700 E: ngascon2@verizon.net



November 10, 2016

Desiree A Bowie

Email: dbowie@rctlma.org

Urban Regional Planner

Riverside County Planning Department

4
7080 Lemon St.

Riverside, CA 92502

RE: Second Extension of Time Request for TR (TTM No.) 31374


Miss Bowie,

This letter shall serve as Applicant's acceptance of the one (1) new Condition(s) of approval as recommended by the Land Development Committee, as follows:

50. F Health #6.

If you have a question, or require anything further, please contact me at the telephone number or email address above.

Best regards,


Neil D. Gascon




Extension of Time Environmental Determination

Project Case Number: TR31374
 Original E.A. Number: 39716
 Extension of Time No.: 2ND Extension of Time
 Original Approval Date: April 21, 2006
 Project Location: Southerly corner of Blanche Dr. and Grand Ave.

Project Description: Schedule A division of 5.62 acres into 25 SFR lots.

On April 21, 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: 
 Desiree Bowie, Urban-Regional Planner

Date: 11/15/16
 For Steve Weiss, Planning Director

10/20/16
14:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31374

Parcel: 381-300-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT2- 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.

1.13

Agenda Item No.
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 32585
FIRST EXTENSION OF TIME
Applicant: Sundwood Lakeview, 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 of Tentative Tract Map No. 32585, Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) 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. 32585

BACKGROUND:

The Tentative Tract Map No. 32585 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7082 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of eight (8) 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 this recommended condition and has agreed to accept it. Included in this staff report package is the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated November 10, 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 October 17, 2017. If a final map has not been recorded prior to this date, a second extension of time request must be filed 180 days prior to map expiration.

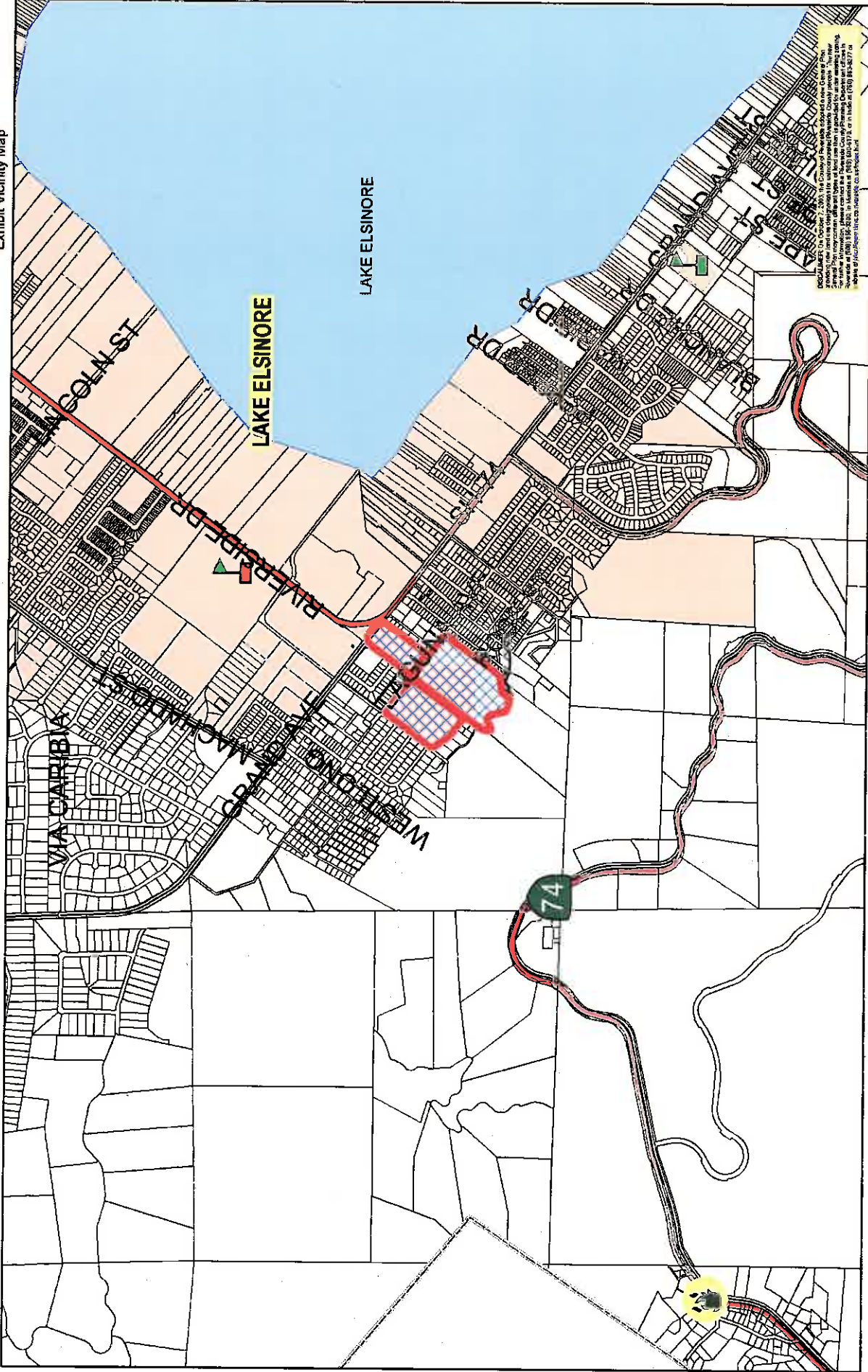
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32585, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1
DATE DRAWN: 6/23/06

CZ07082 TR32585 GPA00728
VICINITY MAP

Planner: Bulmaro Canseco
Date: 9/12/06
Exhibit Vicinity Map



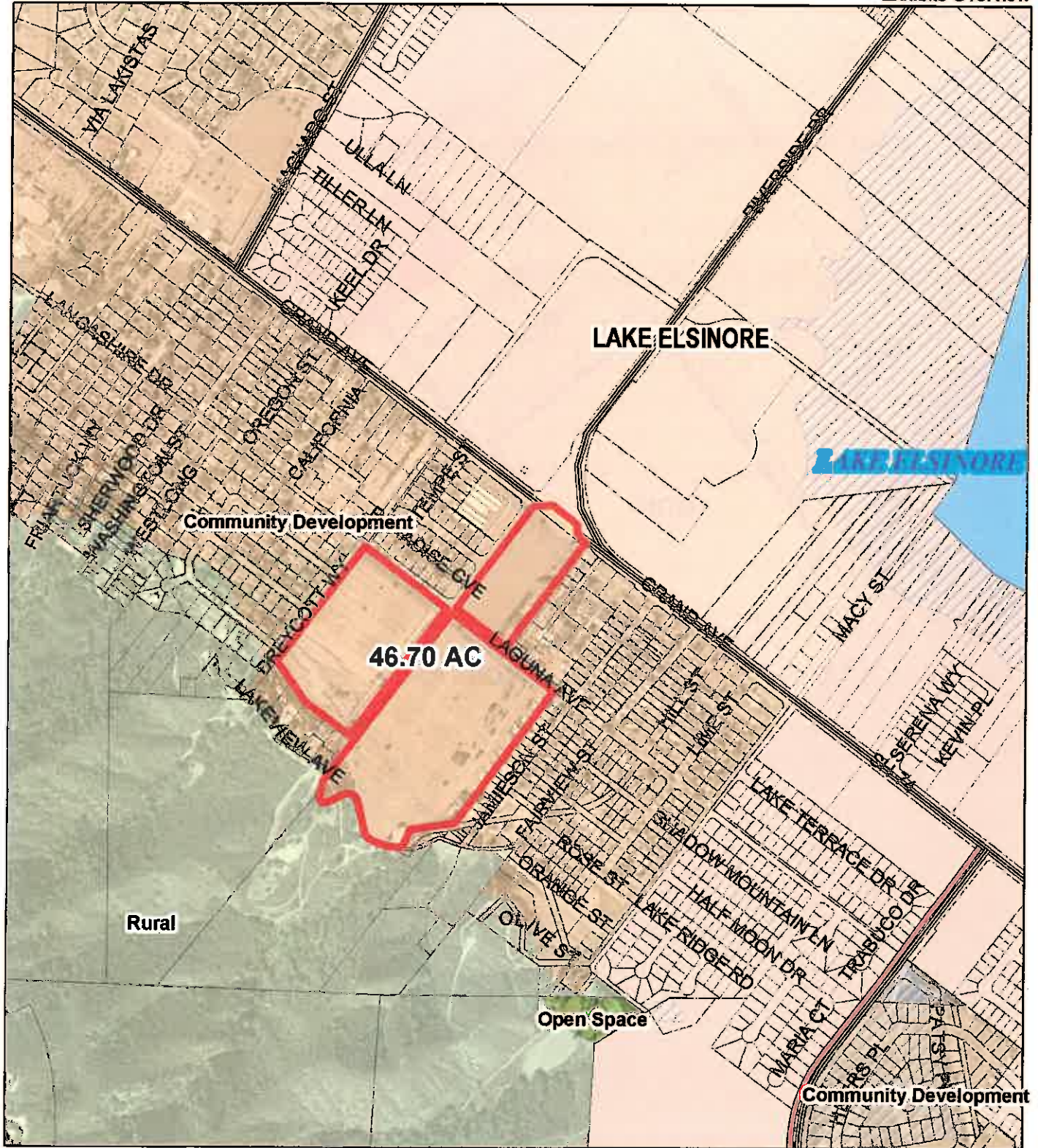
DISCLAIMER: On October 2, 2006, the County of Riverside adopted a new General Plan. The new General Plan and its implementation are subject to the California Planning and Zoning Act. The new General Plan and its implementation are subject to the California Planning and Zoning Act. The new General Plan and its implementation are subject to the California Planning and Zoning Act. The new General Plan and its implementation are subject to the California Planning and Zoning Act.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lakeland Village
Township/Range: T6SR5W
Section : 10

ASSESSORS 387-08
BK. PG.
THOMAS 865 H6
BROS.PG

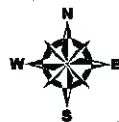




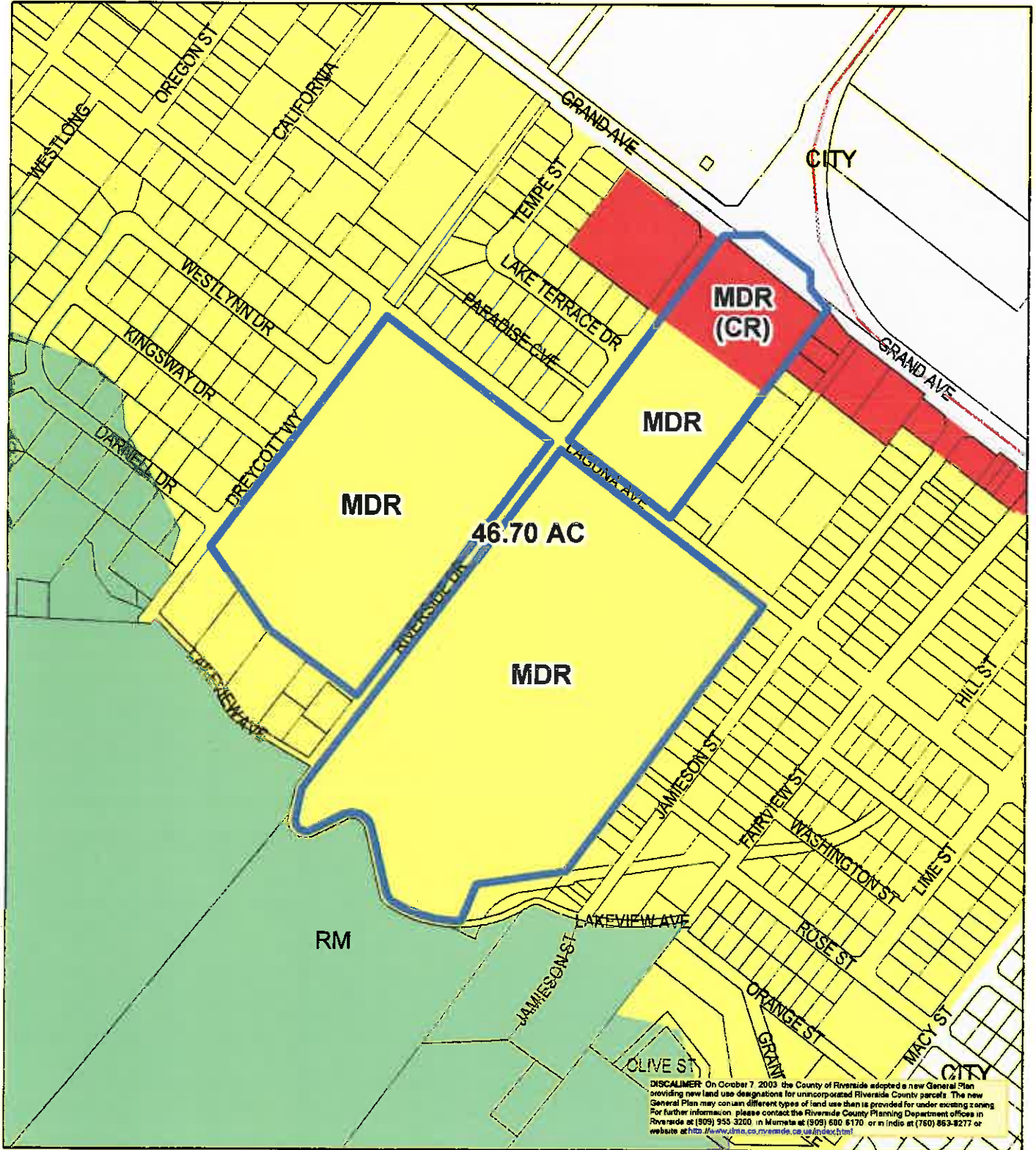
RIVERSIDE COUNTY PLANNING DEPARTMENT

District Plan: Lakeland Village

Township/Range: T6SR5W
SECTION: 10



ASSESSORS BK. PG. 387-08
THOMAS BROS. PG. 865 H6

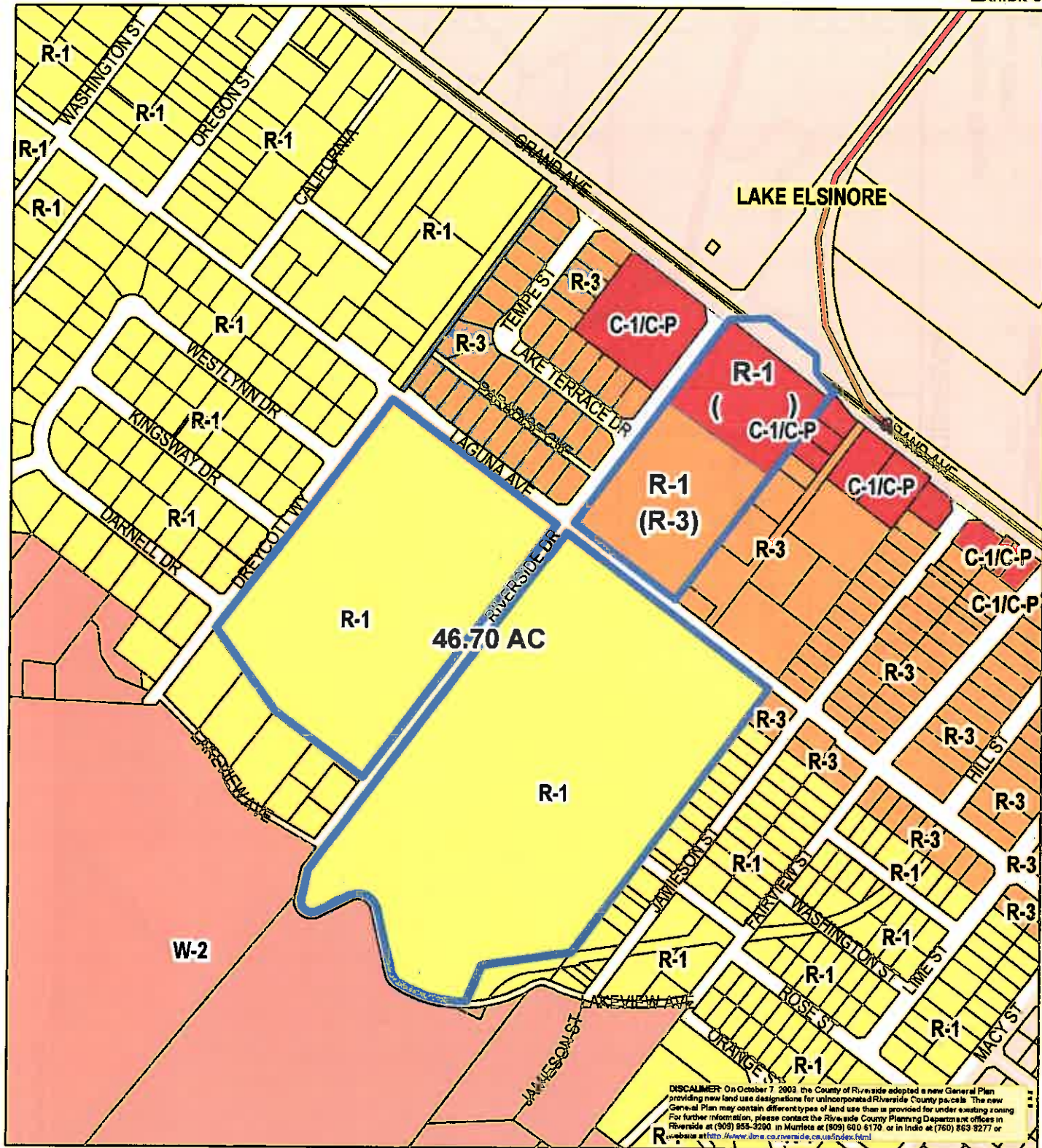


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: **T6SR5W**
Section : 10



ASSESSORS
BK. PG. 387-08
THOMAS
BROS.PG 865 H6

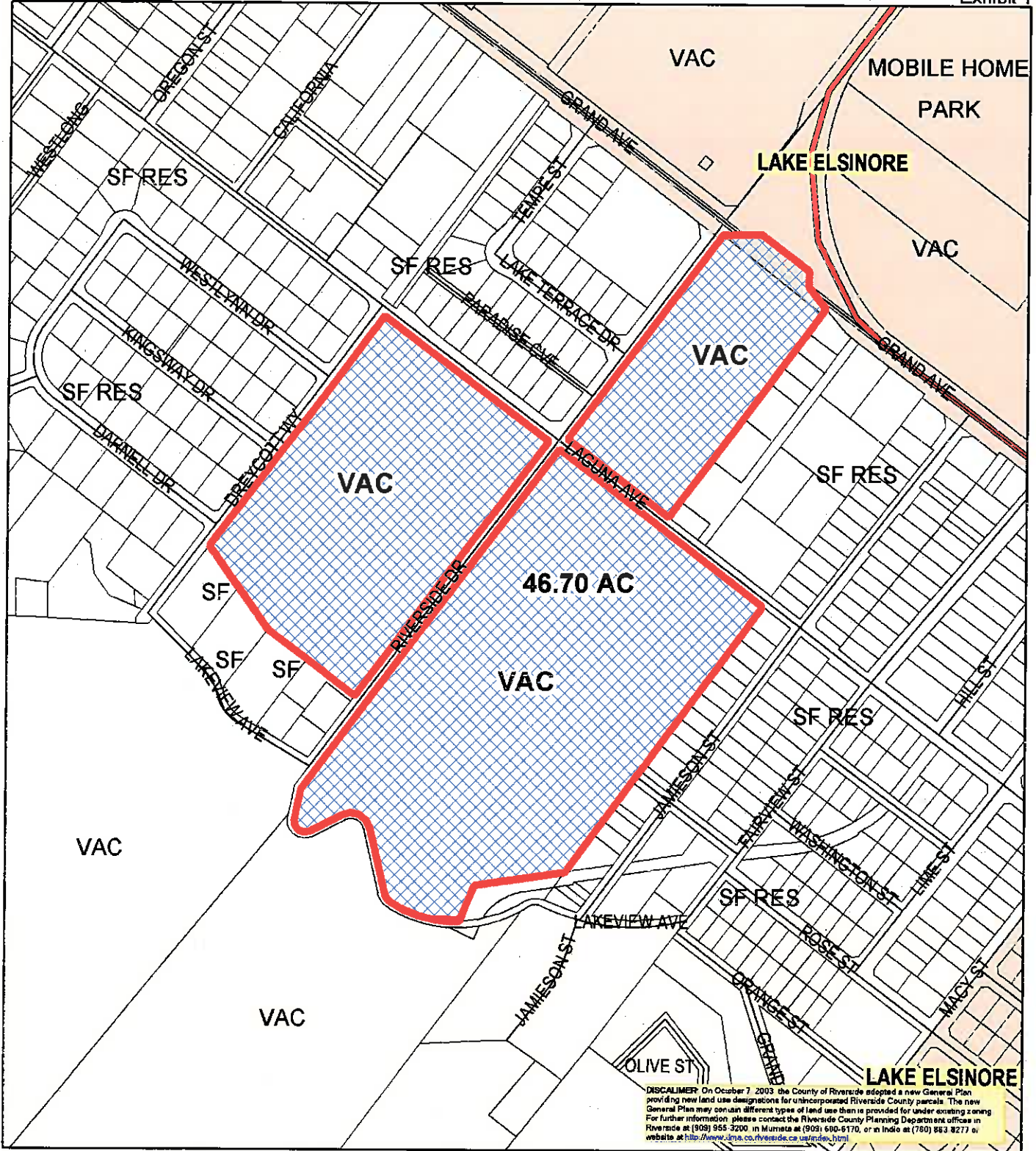


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: T6SR5W
Section : 10

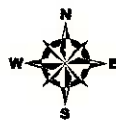


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BK. PG. 387-08
THOMAS
BROS.PG 865 H6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: T6SR5W
Section : 10



ASSESSORS 387-08
BK. PG.
THOMAS 865 H6
BROS.PG

Extension of Time Environmental Determination

Project Case Number: TR32585
Original E.A. Number: 39886
Extension of Time No.: 1st Extension of Time
Original Approval Date: July 12, 2006
Project Location: S/Grand Ave. between Jamieson and Dreycott Way.

Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7 acre park, a 16,333 sq. ft. water quality basin and three (3) open space lots.

On July 12, 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: 
Desiree Bowie, Urban Regional Planner

Date: 11/17/16
For Steve Weiss, Planning Director

TRACT MAP Tract #: TR32585

Parcel: 387-180-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1- APPROVED WQMP

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 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 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

11/03/16
14:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32585

Parcel: 387-180-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY EOT1 (cont.) RECOMMND

consulting biologist shall prepare and submit a report,
documenting the results of the survey, to EPD for review.

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 survey must provide a written report
for EPD review. At a minimum the report must provide survey
results and describe any mitigation that was employed to
avoid take of any species covered by the MBTA.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 EOT1- 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. 6 EOT1- WQMP 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 facility conditioned to install WQMP
treatment control BMPs shall register such facility for
annual inspections.

90.BS GRADE. 7 EOT1- 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

11/03/16
14:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32585

Parcel: 387-180-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

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 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 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.

11/03/16
14:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32585

Parcel: 387-180-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10

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.



November 10, 2016

Desiree Bowie
Urban Regional Planner
Riverside County Planning Department
4080 Lemon Street
Riverside CA 92502

RE: 1st Extension of Time for TR32585

Dear Desiree -

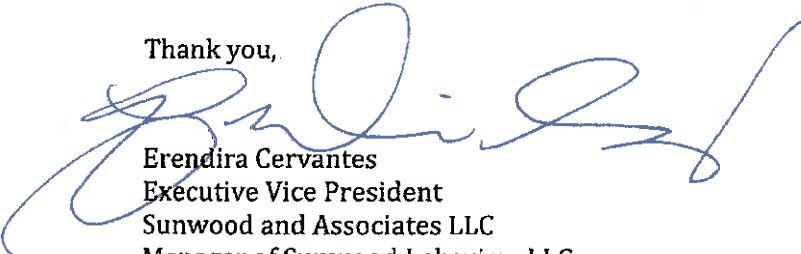
As the Extension of Time Applicant, I hereby accept the below-referenced conditions for Tentative Tract Map 32585.

60. BS Grade #15
60. EPD #1
80. EPD #1
90. BS Grade #5
90. BS Grade #6
90. BS Grade #7
90. BS Grade #8
90. BS Grade #10

Please process the application for approval by the County Planning Commission. As soon as you know the hearing date, please advise me of same.

Finally, please advise me of the address-change procedure for any postal mailings from the County. Note our new address below.


Thank you,



Erendira Cervantes
Executive Vice President
Sunwood and Associates LLC
Manager of Sunwood Lakeview LLC
ecervantes@sunwoodventures.com
619-573-1802

Agenda Item No. 1.14
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 29098
FIRST EXTENSION OF TIME
Applicant: WSI Land Holdings, 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 of Tract Map No. 29098 a Schedule B subdivision of 81.4 gross acres into 67 residential lots with a minimum lot size of 20,000 square feet and one detention basin. This project has preserved the northerly 31.5 acres as a open-space easment per the Multiple Species Habitat Conservation Plan (MSHCP). 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. 29098

BACKGROUND:

The Tentative Tract Map No. 29098 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6473 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of four (4) 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 is the recommended conditions of approval, and the



correspondence from the Extension of Time applicant (dated November 11, 2016) indicating the acceptance of the four (4) 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 October 17, 2017. If a final map has not been recorded prior to this date, a second extension of time request must be filed 180 days prior to map expiration.

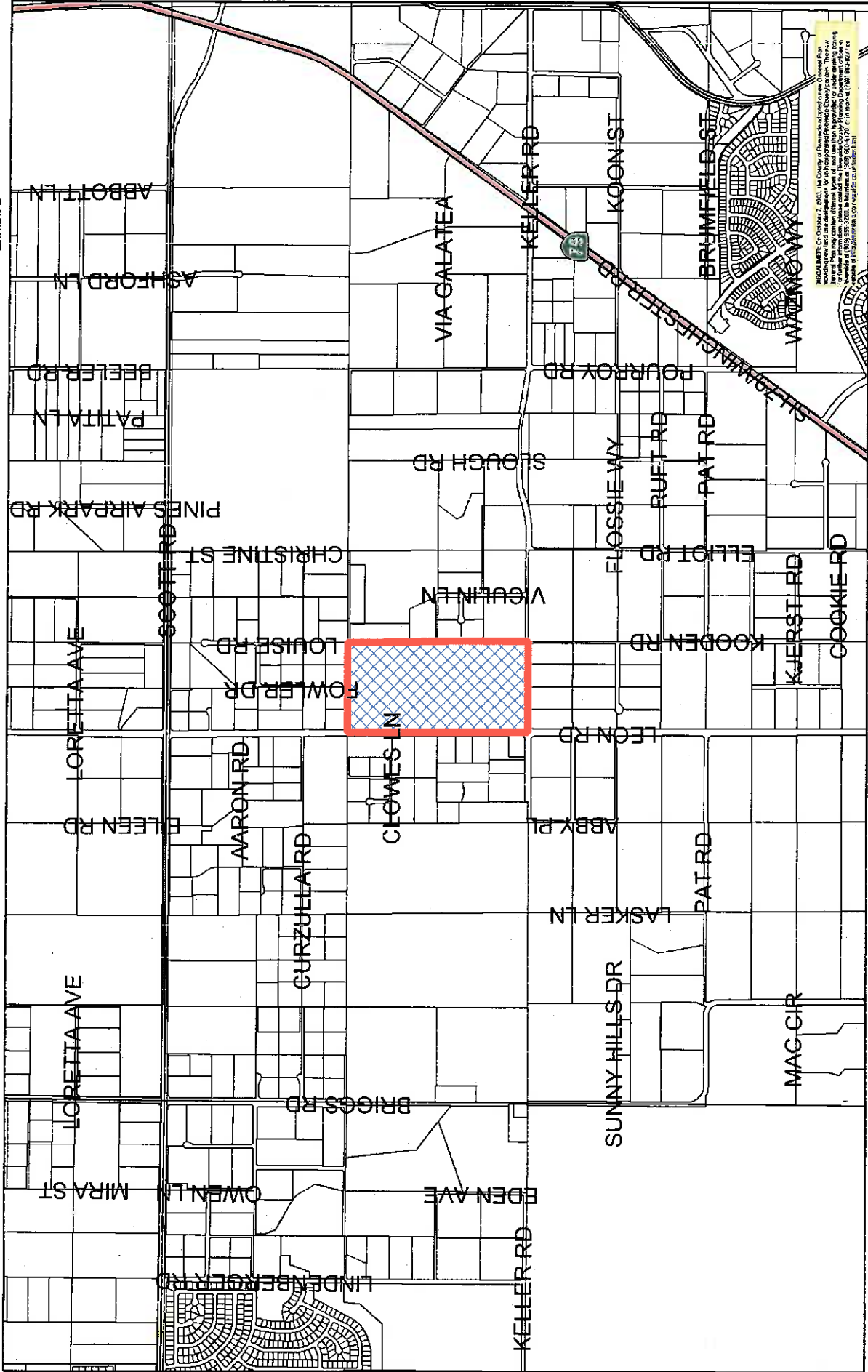
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29098, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN: 10/26/04

CZ06473 TR29098 GPA00503

Planner: Rebecca Bosch
Date: 11/04/04
Exhibit 5



NOTICED: On October 1, 2003, the County of Riverside adopted a new General Plan which provides for an update to the Riverside County Planning Department's General Plan. The new General Plan provides for an update to the Riverside County Planning Department's General Plan. For further information, please contact the Riverside County Planning Department at (951) 952-1100 or visit our website at www.riversidecountyplanning.com.

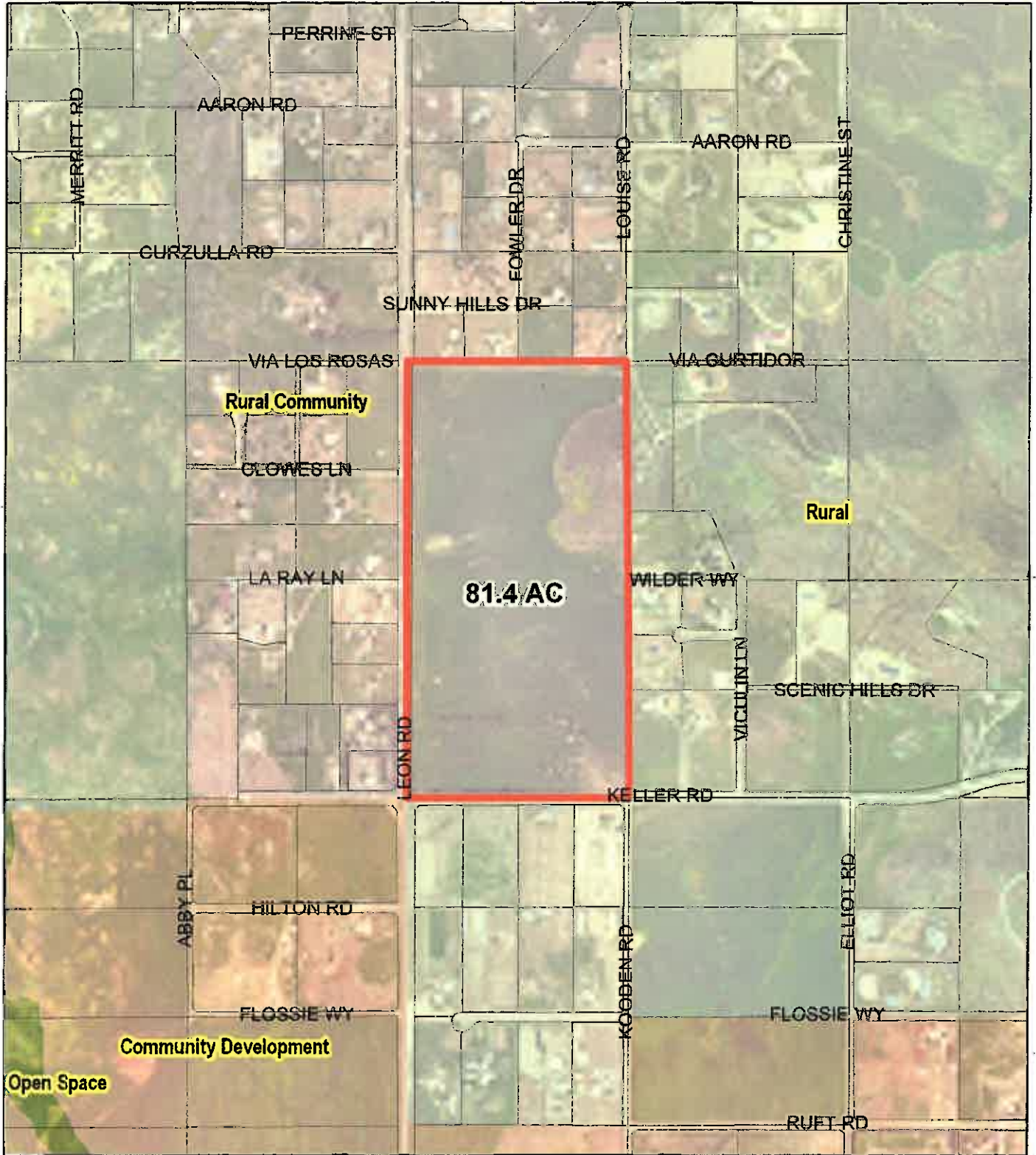
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: French Valley
District: T6SR2W
Township/Range: T6SR2W
Section: 20

ASSESSORS 647-05
BK. PG. THOMAS 899 B3
BROS.PG



DEVELOPMENT OPPORTUNITY



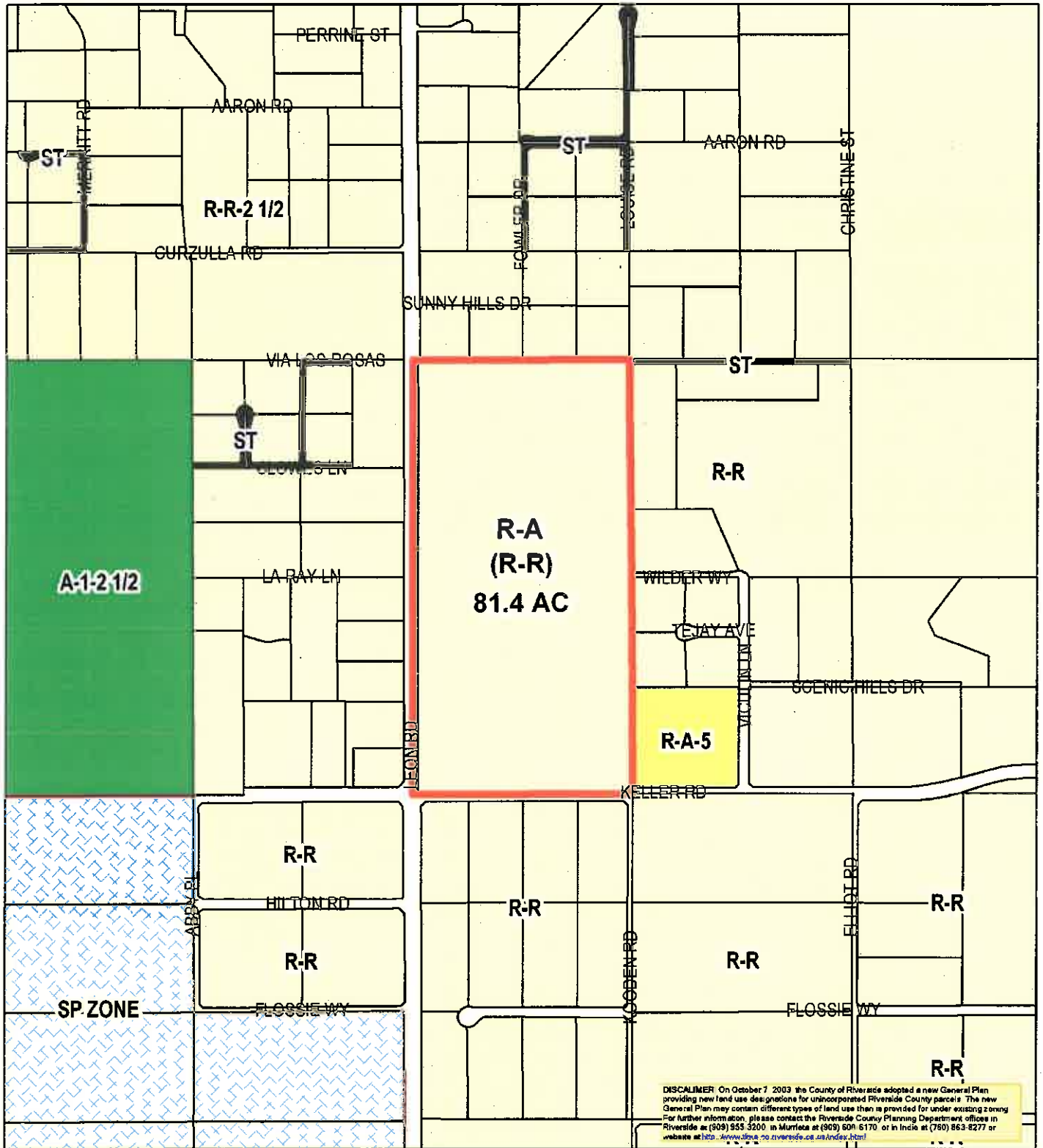
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: French Valley

Township/Range: T6SR2W
SECTION: 20



ASSESSORS 647-05
BK. PG.
THOMAS 899 B3
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) 955-5200, in Murietta at (951) 601-6170, or in Inland at (760) 863-8277 or website at <http://www.pln.riverside.ca.gov/index.html>

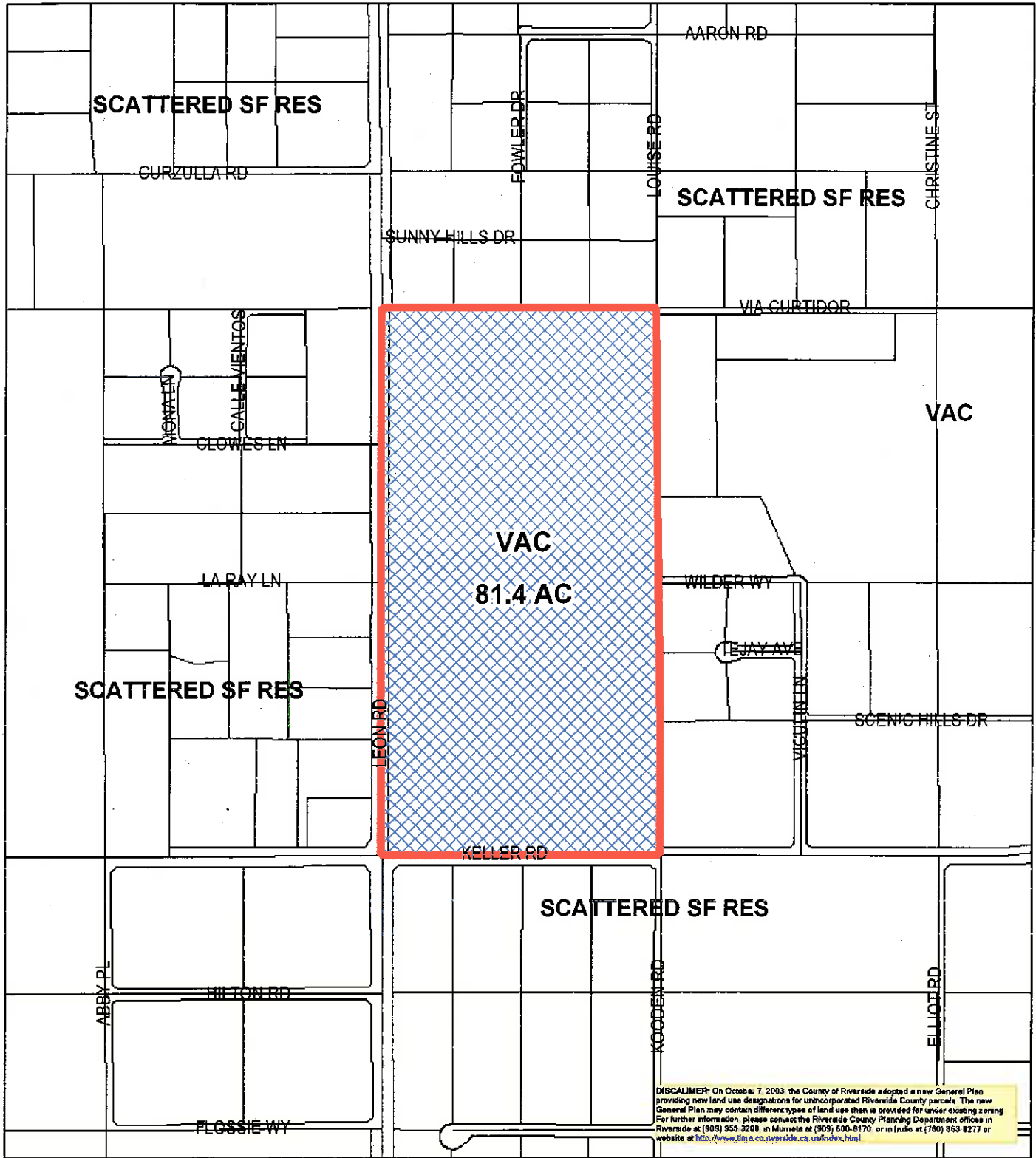
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Rancho California**
 Township/Range: T6SR2W
 Section : 20



ASSESSORS
 BK. PG. **647-05**
 THOMAS
 BROS.PG **899 B3**

Land Use

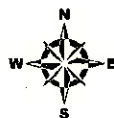


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ftm.eo.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

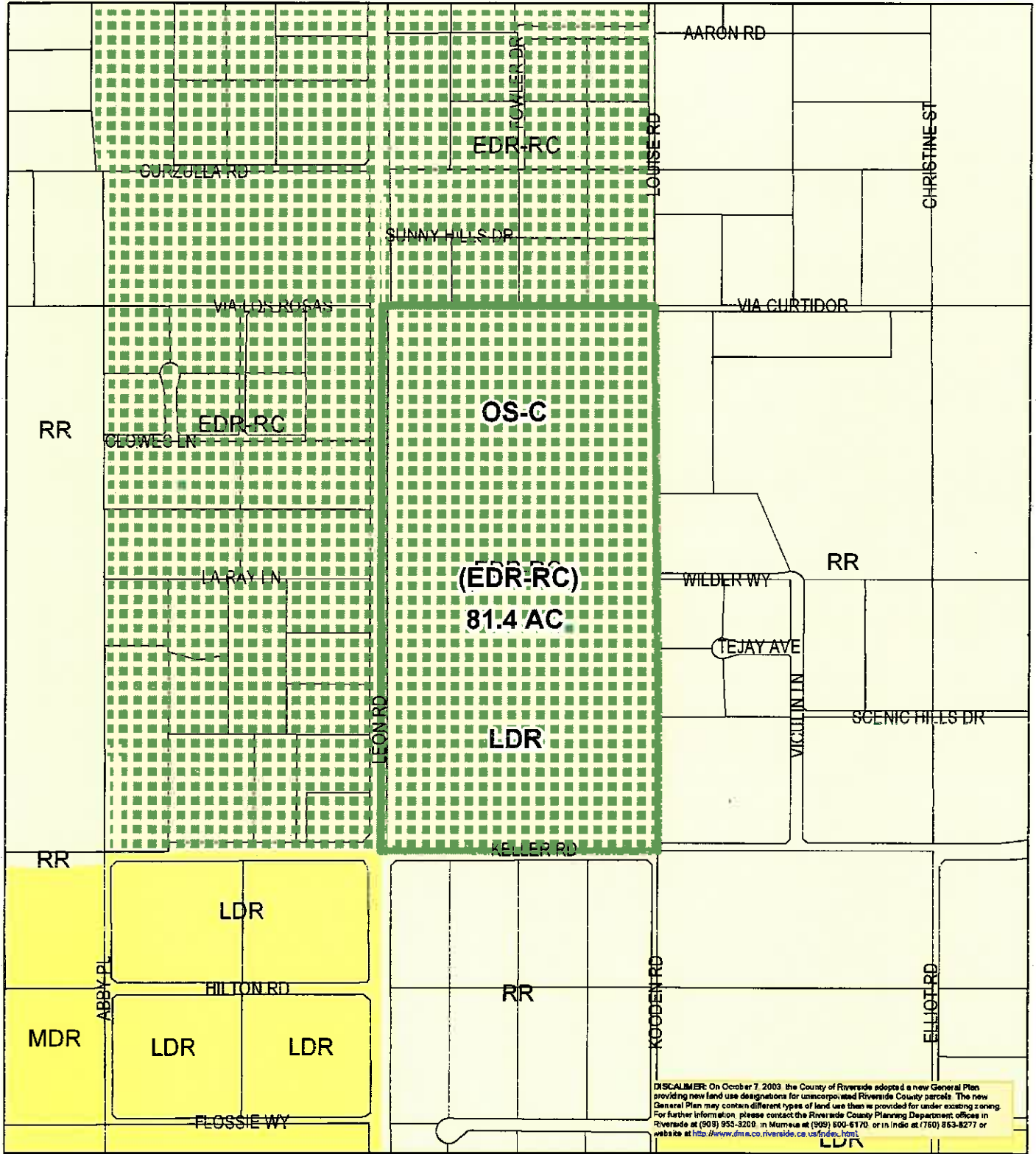
Zone
District: **French Valley**

Township/Range: T6SR2W
Section : 20



ASSESSORS 647-05
BK. PG.
THOMAS 899 B3
BROS.PG

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: French Valley
Township/Range: T6SR2E
Section: 20



ASSESSORS
BK. PG. 647-05
THOMAS 899 B3
BROS.PG


Extension of Time Environmental Determination

Project Case Number: TR29098
 Original E.A. Number: 37747
 Extension of Time No.: 1st Extension of Time
 Original Approval Date: July 12, 2006
 Project Location: Northeast corner of Leon Rd., and Keller Rd.

Tract Map No. 29098 is a Schedule B subdivision of 81.4 gross acres into 67 residential lots with a minimum lot size of 20,000 square feet and one detention basin. This project has preserved the northerly 31.5 acres as a open-space easment per the Multiple Species Habitat Conservation Plan (MSHCP).

On July 12, 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: 
 Desiree Bowie, Urban Regional Planner

Date: 11/17/16
 For Steve Weiss, Planning Director

TRACT MAP Tract #: TR29098

Parcel: 467-050-036

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 EOT1- 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. 6 EOT1- WQMP 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- 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 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.

Bowie, Desiree

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Friday, November 11, 2016 1:52 PM
To: Bowie, Desiree
Subject: RE: 1st Extension of Time for TR29098

Hi Desiree,

I am fine with the additional conditions. Please let me know when the hearing date is scheduled.

Mike Byer
Vice President – Acquisitions & Dispositions
Richland Communities, INC

3161 Michelson Drive, Suite 425
Irvine, CA 92612

Tel: 949.383.4137
Mob: 415.608.2525

From: Bowie, Desiree [<mailto:DBOWIE@rctlma.org>]
Sent: Thursday, November 03, 2016 1:47 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Subject: 1st Extension of Time for TR29098

Good Afternoon,

Please review the attached documents for information regarding your Extension of Time.

Thank you,

Desiree A. Bowie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org


4080 Lemon St.

Riverside, CA 92502

(951) 955-8254

Agenda Item No. 1.15
Area Plan: Lake Mathews/ Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 34097
FIRST EXTENSION OF TIME
Applicant: Frank Chen


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 'B' subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre.

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 has 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. 34097

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 34097 was originally approved at Planning Commission on June 24, 2009. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7459 which were approved on September 1, 2009.

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.

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 November 17, 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 September 1, 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:

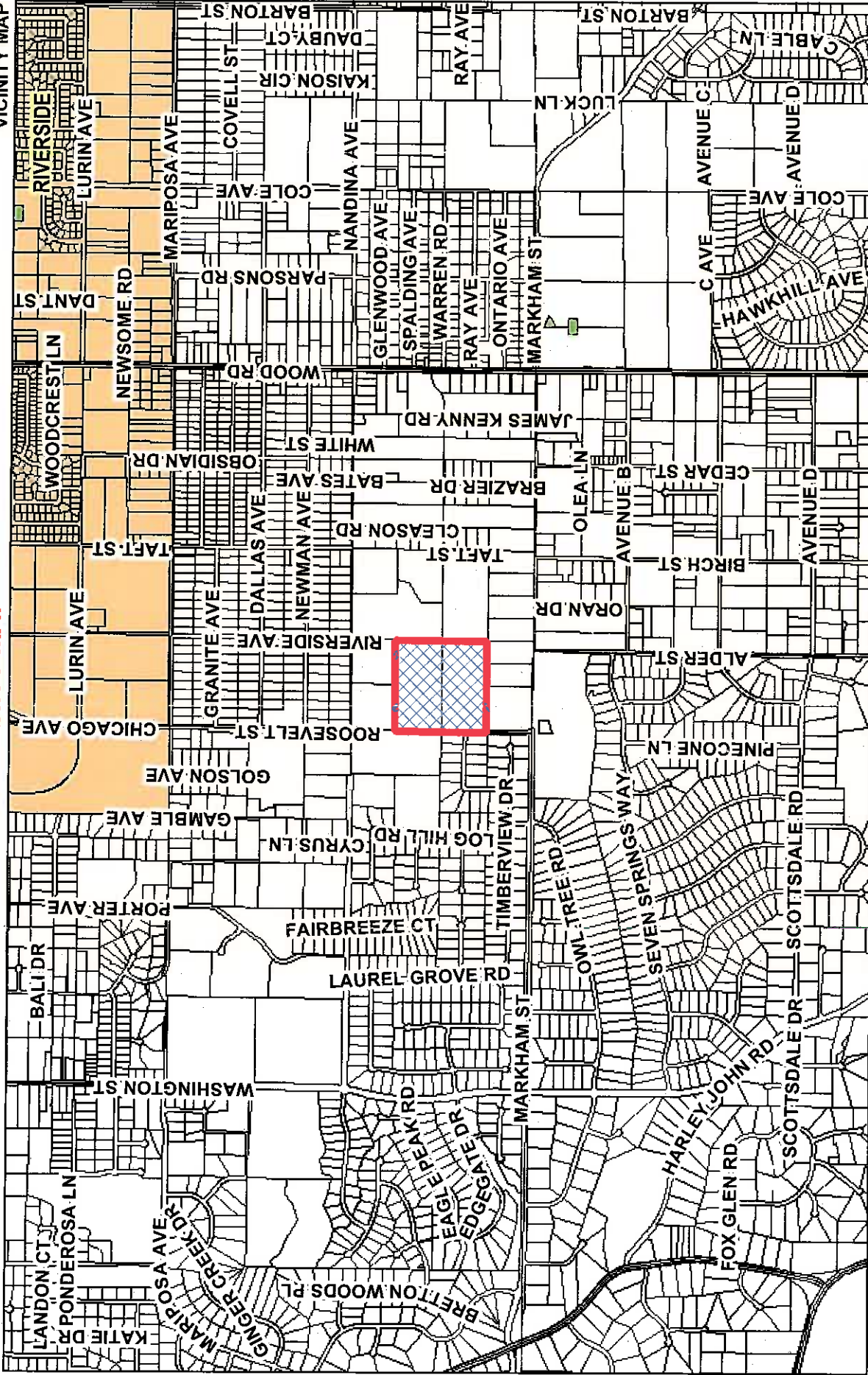
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34097, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 1, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1

Date Drawn: 9/29/08

CZ07459 TR34097 VICINITY MAP

Planner: Nicole Berumen
Date: 4/15/09
VICINITY MAP



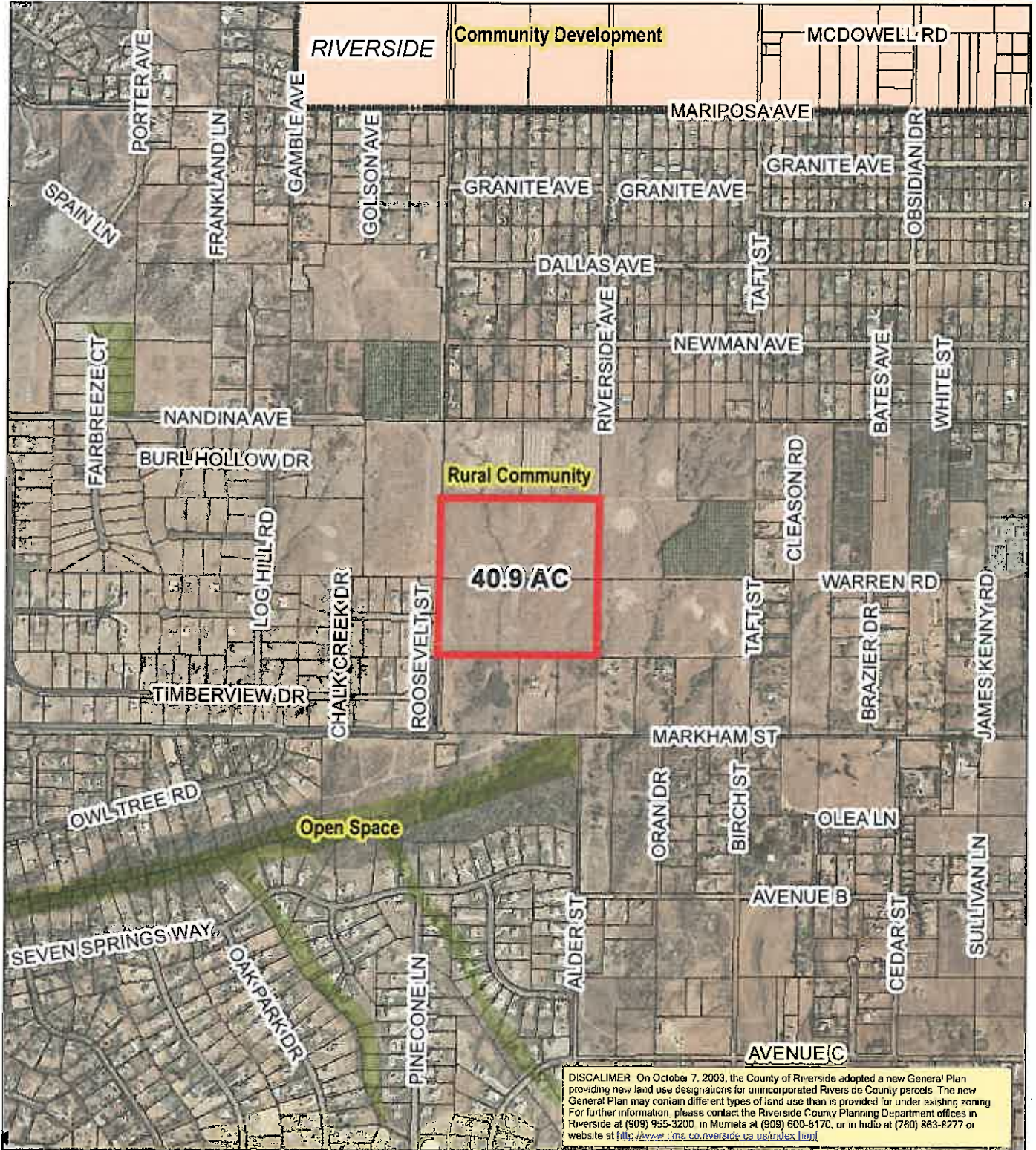
District: Woodcrest
Township/Range: T3SR4W
Section : 31

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

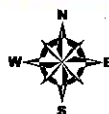


DEVELOPMENT OPPORTUNITY

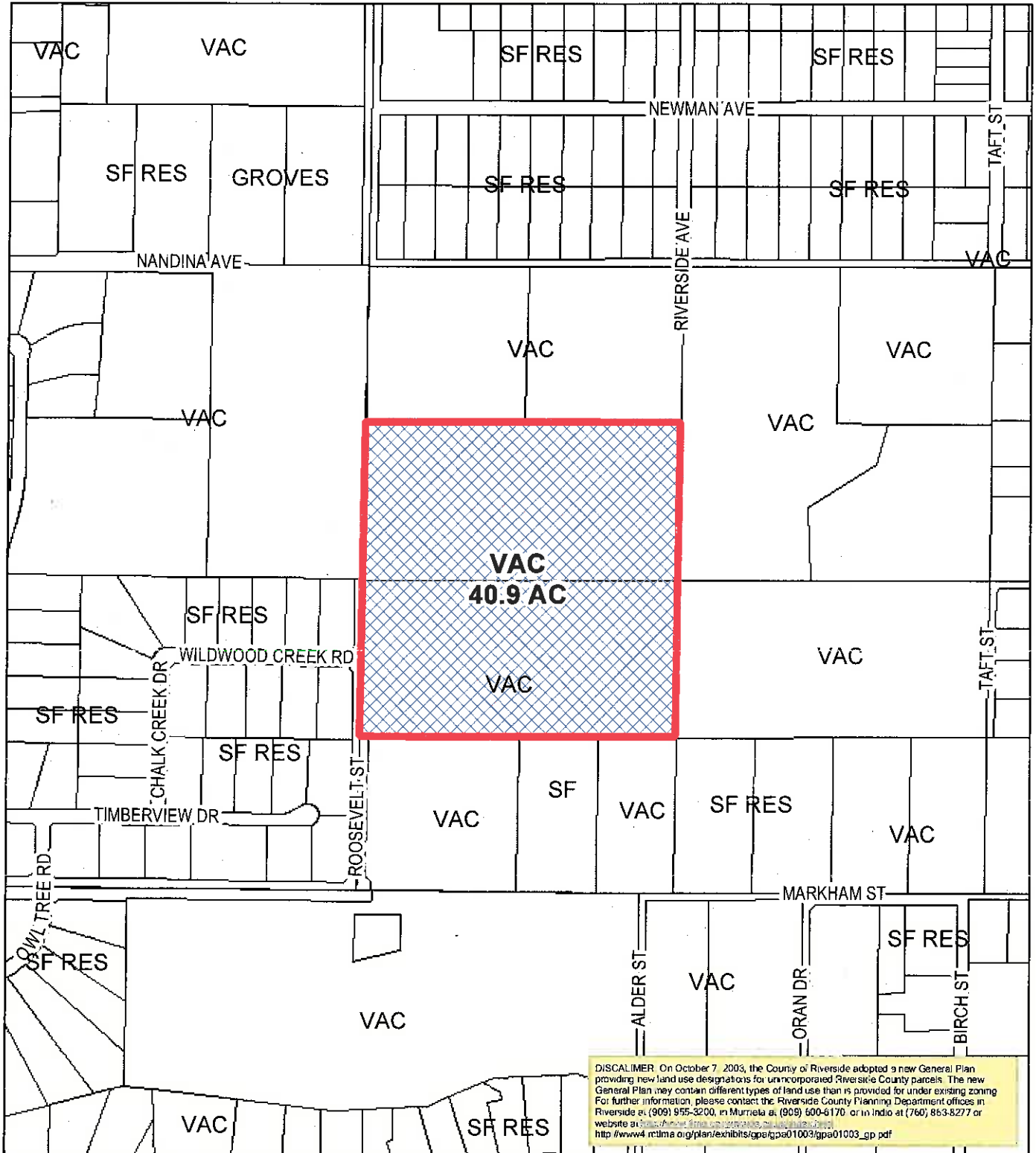


RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section: 31



Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section: 31



Assessors
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Thomas
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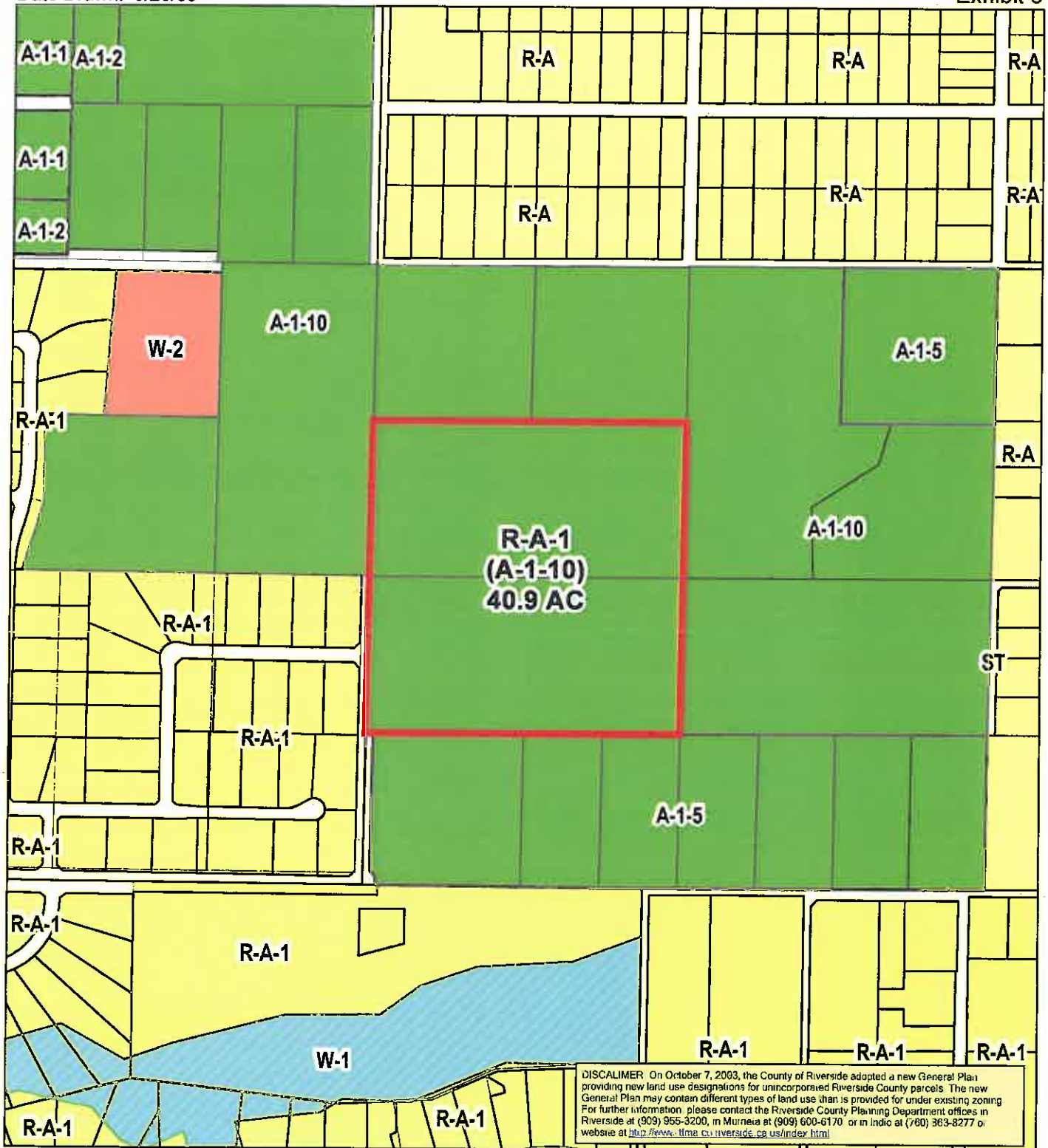


Supervisor Buster
District 1
Date Drawn: 9/29/08

CZ07459 TR34097

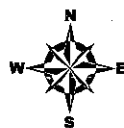
Planner: Nicole Berumen
Date: 4/15/09
Exhibit 3

PROPOSED ZONING



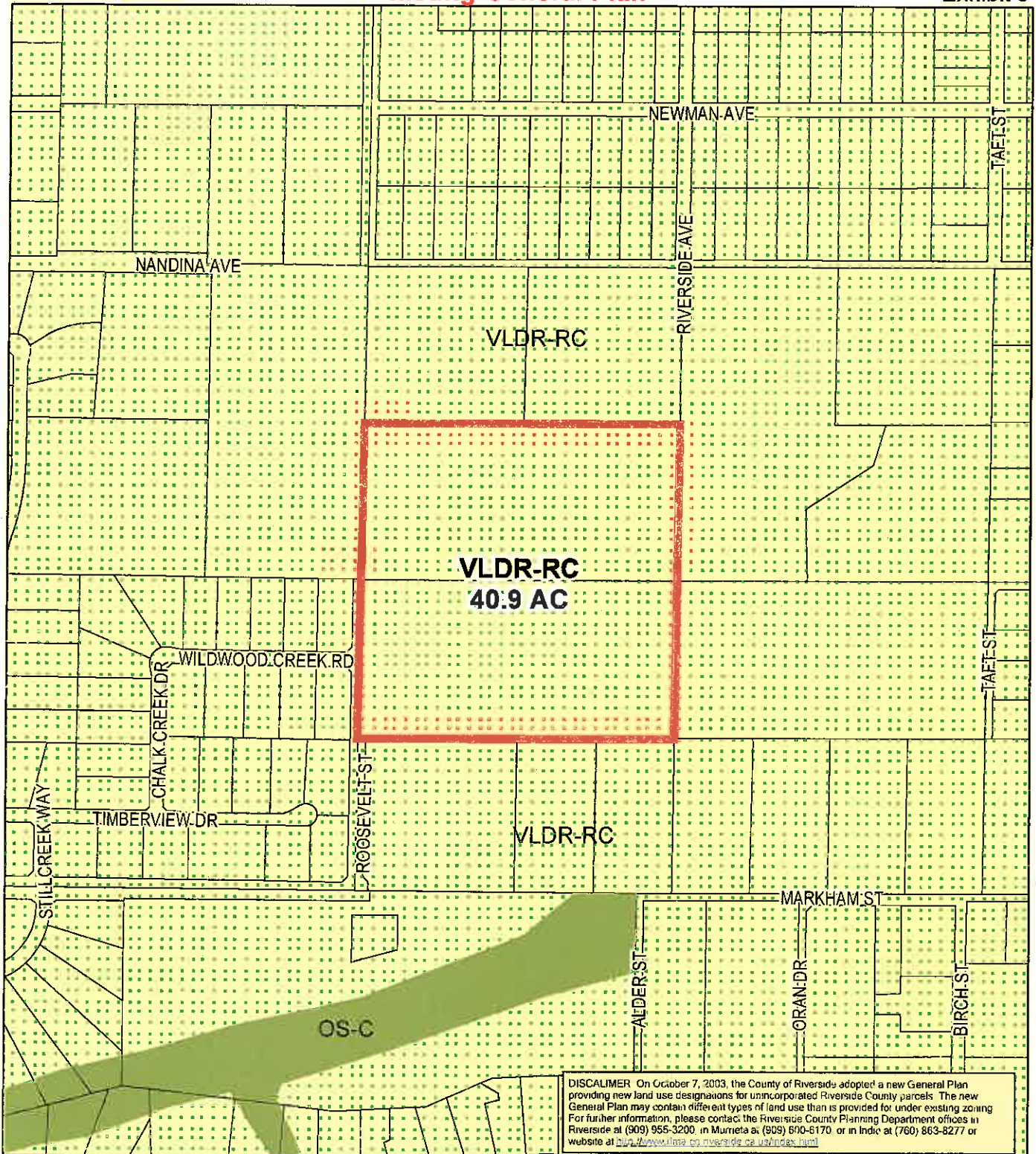
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section: 31



Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

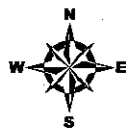
Existing General Plan



DISCALIMER 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) 956-3200, in Murrieta at (909) 690-6170, or in Indio at (760) 863-8277 or website at http://www.ltrm.ca.gov/riverside_ca_us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section : 31



Assessors
Bk.Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6



TENTATIVE TRACT MAP NO. 34097

S1/2, NW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM. & N1/2, SW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM.

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SECTION 31 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SECTION 31, T3S, R4W, SBM. AND THE SOUTHWEST 1/4 OF THE SECTION 31, T3S, R4W, SBM. AND THE SOUTHWEST 1/4 OF THE SECTION 31, T3S, R4W, SBM.

LEGEND

LAND USE

ZONING

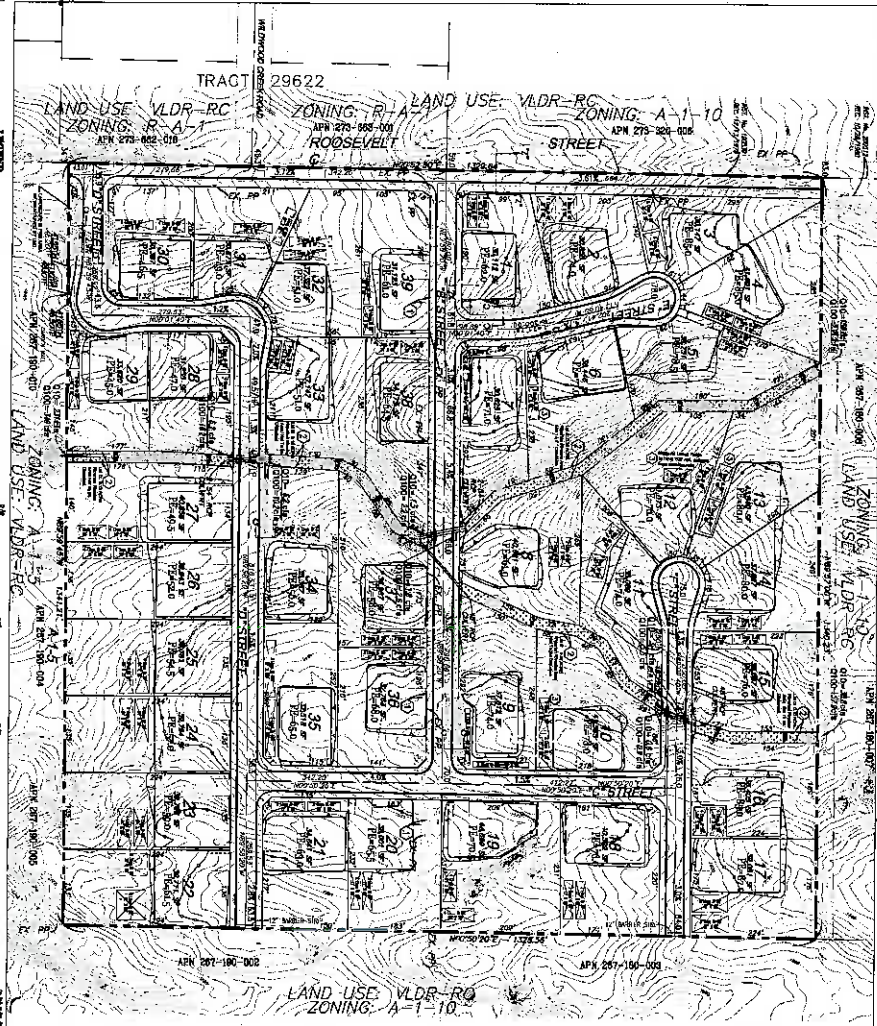
STREETS

ROOSEVELT

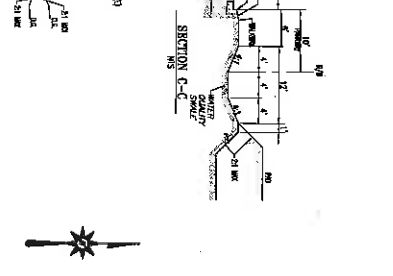
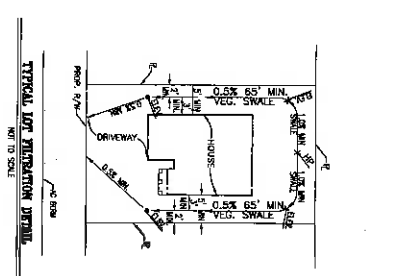
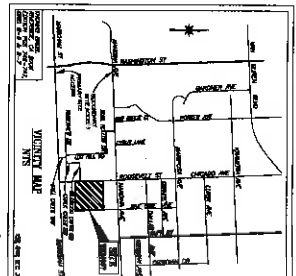
SECTION 31

TRACT 29622

APN 279-000-000



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234	0.028
2	1,234	0.028
3	1,234	0.028
4	1,234	0.028
5	1,234	0.028
6	1,234	0.028
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31	1,234	0.028
32	1,234	0.028
33	1,234	0.028
34	1,234	0.028
35	1,234	0.028



LEGEND

LAND USE

ZONING

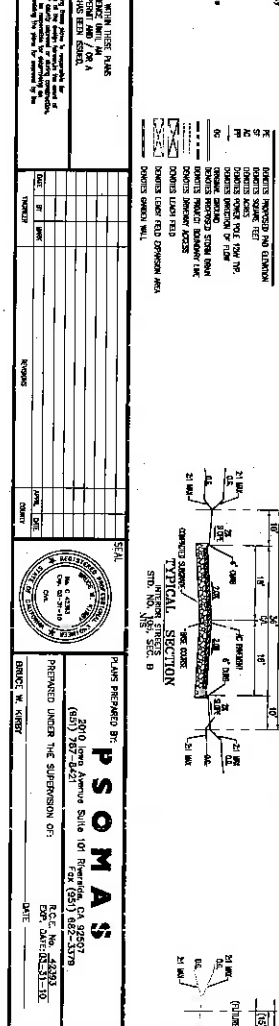
STREETS

ROOSEVELT

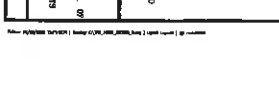
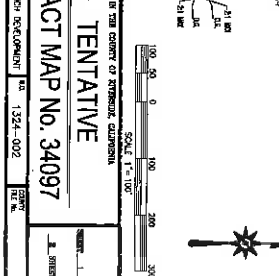
SECTION 31

TRACT 29622

APN 279-000-000



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,234	0.028
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30	1,234	0.028
31	1,234	0.028
32	1,234	0.028
33	1,234	0.028
34	1,234	0.028
35	1,234	0.028



LEGEND

LAND USE

ZONING

STREETS

ROOSEVELT

SECTION 31

TRACT 29622

APN 279-000-000

Extension of Time Environmental Determination

Project Case Number: TR34097

Original E.A. Number: 41174

Extension of Time No.: First

Original Approval Date: June 24, 2009

Project Location: North of Markham Street, southerly of Nandina Avenue, easterly of Roosevelt Avenue, and westerly of Riverside Avenue.

Project Description: Schedule 'B' subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre.

On June 24, 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: 

 Dionne Harris, Urban Regional Planner I

Date: 11/23/16

 For Steve Weiss, Planning Director

Thanks for your email dated Nov. 9, 2016 regarding the First Extension of Time Request for Tentative Tract Map No. 34097. (with attachment: 1st EOT Conditions of Approval for TR34097).

I, Frank Chen, am the Extension of Time Applicant for TR34097, and I accept these six new recommended conditions of approval which are identified as follows:

50 E Health #2
60 BS Grade #14
80 Fire #2
90 BS Grade #7
90 BS Grade #8
90 BS Grade #9.

If you have any questions, please contact me at (714) 697-2455.

Thank you,

Frank Chen
12255 Vista Panorama
Santa Ana, CA 92705
(714) 697-2455

09/30/16
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34097

Parcel: 267-190-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S

RECOMMND

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

TRACT MAP Tract #: TR34097

Parcel: 267-190-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 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. 8 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

09/30/16
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34097

Parcel: 267-190-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 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. 9 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.: 2.1
Area Plan: Mead Valley
Supervisory District: First
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: December 7, 2016

General Plan Amendment No. 1205
Property Owners: Various
Representative: County of Riverside



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County of Riverside Planning Department proposes General Plan Amendment No. 1205 (GPA No. 1205) to evaluate land use patterns and policies that guide development along State Route 74 (SR-74) and proposes to amend some of them. The intent of the proposed project is to refine the area's land use plan by proposing General Plan Foundation Component Amendments and providing policy direction to address local issues such as economic development, development constraints, circulation, recreation opportunities, and infrastructure.

The SR-74 Study Area encompasses properties that are located approximately 1,000 feet west and east of SR-74 from the City of Lake Elsinore to the City of Perris boundaries, a segment that is approximately 6 miles long. Numerous public outreach meetings were conducted in 2015-2016, which resulted in a land use map that reflects the Community's vision. The conceptual draft of the Highway 74 Business Corridor Land Use Study is attached to the staff report as Attachment A. GPA No. 1205 will involve different types of General Plan Amendment categories to adequately fold the Community's vision and goals into the General Plan. The categories include "Entitlement/Policy Amendment" and "Foundation Component Amendment" and may expand into other categories upon further analysis.

The area being presented to the Planning Commission to solicit comments for the Board of Supervisor's consideration is the area subject to the Foundation Component Amendment requirements; specifically the areas within the Rural Community and Rural Foundation Component that are located between Ellis Avenue and Ethanac Road (refer to Attachment B). For purposes of this proposed GPA, the Community's land use map includes an amendment to the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designations from Very Low Density Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 503 parcels, totaling 804 gross acres.

LOCATION: The area that requires a Foundation Component Amendment is a 2.75 mile corridor extending 1,000 feet from the center line outward on either side of Highway 74. This-2.75 mile section of Highway 74 is bounded by Ellis Avenue in the north and Ethanac Road in the south, encompassing Good Hope Rural Village Land Use Overlay and Good Hope Policy Area.

PROJECT APN(s): 503 parcels (refer to Attachment C for a list of APNs)

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are required to go through the GPIP process. A General Plan Advisory Committee (GPAC) was created and tasked by the Board of

Supervisors to review the private and County Initiated Foundation Amendment applications and provide comments to the Planning Commission and the Board of Supervisors for consideration.

This stage of the process is merely a preliminary assessment to provide input to the Board on whether or not a General Plan Amendment initiation is warranted. At this initial stage of the process, specific details of the project are not considered and public hearings are not required before the Planning Commission or the Board of Supervisors. If the Board of Supervisors adopts an order initiating proceedings for the proposed Foundation Amendment, the Amendment will then go through the land use review process including but not limited to applicable environmental review, Tribal consultation and public hearings. The initiation of proceedings by the Board of Supervisors shall not imply any such Foundation 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:

Pursuant to 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 GPIP process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. The Planning Department requests an initiation of the Foundation Component General Plan Amendment No. 1205 based on the circumstances enumerated below.

The proposed GPA No. 1205 land use map is a preliminary land use plan based on community outreach conducted in the spring of 2016 and an extensive survey of existing land uses, terrain, development opportunities and constraints, and circulation patterns. Further modifications to the proposed land use plan are anticipated as a result of input from the GPAC, Planning Commission and Board of Supervisors during the GPA initiation stage, as well as modifications that may result from the environmental analysis, future community outreach efforts and public hearings.

Staff received over 300 comments from stakeholders, residents, developers, and public officials during the aforementioned community outreach efforts. Based on the comments, the most common theme is a desire for commercial uses, including the development of neighborhood commercial and professional office uses. The community also expressed the desire for local industrial sector jobs. The community also requested improved infrastructure such as sidewalks, curb and gutter, and flood control. Such improvements would be coordinated with the requisite sewer and water infrastructure improvements. The aforementioned uses and improved infrastructure would be supported by proposed residential density located adjacent to commercial and light industrial uses as shown in Attachment A.

The preliminary land use plan included in Attachment B proposes to amend the Foundation Component and Land Use Designations of approximately 804 gross acres (503 parcels) generally located 1,000 feet of either side of Highway 74 from Ellis Avenue to Ethanac Road. This area of the Mead Valley Area Plan is within the Rural Community and Rural Foundation Component, with portions within the Good Hope Rural Village Land Use Overlay and Highway 74 Good Hope Policy Area. These land use overlay and policy area permit higher intensity and density development than the underlying land use designations would permit. GPA No. 1205 will evolve the concepts presented in the overlay and policy area to develop a cohesive land use plan and policies that would guide development along this stretch of SR-74.

The preliminary land use plan identifies two major nodes for Community Development: Mixed Use Area (MUA) designation. The first node is located at the SR-74 and Ellis Avenue intersection. This area encompasses several narrow and deep lots that typically encroach into the Highway Right-of-Way and with some existing commercial and residential uses. The area is south of the proposed Good Hope Community Mixed Use Area that is a part of the 5th Cycle Housing Element Update project. Lack of adequate sewer facilities is a factor limiting land use in this vicinity. It should be noted that additional discussions must be held concerning a public-private partnership to help develop and finance a Sewer Master Plan for this area.

The second node of MUA is located at the Ethanac Road and SR-74 intersection centered between the City of Perris and City of Elsinore borders. This area has been identified as a crucial intersection as well as a circulation corridor by the Riverside Transportation Commission, which is currently funding an effort associated with the alignment study for Ethanac Road. This alignment study will provide the backbone infrastructure necessary to integrate a major east-west outlet from SR-74. As such, this area is envisioned to support a large-scale hub of mixed-use commercial and higher density.

The majority of the area between the two aforementioned MUA nodes is currently within the Good Hope Rural Village Land Use Overlay and Highway 74 Good Hope Policy Area. The existing Overlay and Policy area permits Community Development land uses. The preliminary land use plan reflects existing light industrial and commercial uses that are located between the proposed MUA nodes; as well as property owner requested commercial and residential Land Use Designations. The proposed Land Use Designations includes Commercial Retail, Light Industrial, Very High Density Residential, and Medium Density Residential. Planning Staff also recommends removing the Rural Village Overlay and Highway 74 Policy Area to streamline development processes within the study area.

Overall, the proposed GPA No. 1205 is intended to revitalize this segment of SR-74 to encourage economic growth, accommodate anticipated housing needs, and improve quality of life for the residents. Additional policies will be developed to ensure that development is contingent upon providing adequate infrastructure, laying the foundation for transit options, incorporating a robust trails/bikeway system, and integrating other public service facilities.

Justification for the proposed Foundation General Plan Amendment is based on the following circumstances:

- Area Plans provide focused policies and land use plans to address specific regional or local issues. As a result of extensive community outreach mentioned above, the Elsinore Area Plan is proposed to be modified consistent with the proposed land use plan included as Attachment B. The land use plan reflects community input as communicated to the County during recent outreach efforts and a preliminary Planning analysis.
- Jurisdiction over this segment of SR-74 will be relinquished to the County from CalTrans. This will provide the County greater control over development and infrastructure improvements along SR-74.

Efforts to improve infrastructure along this corridor are currently underway which will support higher intensity and density along SR 74.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the GPAC during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission by a majority, with one vote abstaining.

During the GPAC meeting the members discussed the need for action to set objectives, promote development, and extend utilities along the corridor, specifically sewer and water services after County takes control of this section of Highway 74. Concern was expressed and addressed regarding the current property owner uses and that these uses would be allowed to continue as long as the uses are legal. The abstaining vote raised concerns about adding housing without connectivity to existing transportation. Staff clarified that these changes are not growth inducing, rather is matching existing community value with the potential for advancing transit options.

PROJECT SITE INFORMATION:

1. Existing Foundation Component: Rural (R), Rural Community (RC), & Community Development (CD)
2. Proposed Foundation Component: Community Development (CD)
3. Existing General Plan Designation: Rural Residential (RR), Very Low Density Residential (VLDR), and Medium Density Residential (MDR)
4. Proposed General Plan Designation: Mixed Use Area (MUA), Very High Density Residential (VHDR), Medium Density Residential (MDR), Commercial Retail (CR), & Light Industrial (LI)
5. Surrounding General Plan Designations: North - Community Development - Medium Density Residential (MDR), Community Development - Light Industrial (LI), and Community Density - Commercial Retail (CR), South: Community Development - Very Low Density Residential (VLDR), Community Development - Mixed Use Area (MUA), Community Development - Very High Density Residential (VHDR), and Community Development - Medium High Density Residential (MHDR), East: Rural Community - Very Low Density Residential (RC-VLDR), Rural - Rural Residential (R-RR), and West: Community Development - Medium Density Residential (MDR), Rural Community - Very Low Density Residential (RC-VLDR), & Rural - Residential (R-RR)
6. Existing Zoning Classification: Rural Residential (R-R), Manufacturing - Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), and General Commercial (C-1/C-P), Rural - Agricultural (R-A-1)
7. Surrounding Zoning Classifications: North, south, east and west - R-R (Rural Residential)
8. Existing Land Use: Vacant, Single Family Residences, Building Supplies, General Commercial

- | | |
|---------------------------------|---|
| 9. Surrounding Land Uses: | Residential, Light Agriculture, General Commercial, Industrial Sales, and Vacant Land |
| 10. Project Size (Gross Acres): | 804 |

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1205 based on the information provided in the staff report and discussions during the GPAC meeting, and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, 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 MSHCP criteria cell or conservation boundary; or
 - b. An agricultural preserve; or
 - c. A fault zone; or
 - d. A dam inundation area; or
 - e. A parks or recreation District.
3. The project site is located within:
 - a. The City of Perris sphere of influence; and
 - b. March Air Reserve and Perris Valley airport influence area; and
 - c. A special flood hazard area bisects the project area; and
 - d. Low and Moderate Liquefaction areas; and
 - e. A susceptible to subsidence area; and
 - f. Within a half-mile of a fault line; and
 - g. Moderate, high, and Very High fire hazard areas; and
 - h. State Responsibility Area for fire protection service; and
 - i. Local Farmland of Importance, Urban built-up land, and other lands; and
 - j. Land with low and undetermined Paleontological Sensitivity.

CONCEPTUAL DRAFT

HIGHWAY 74 BUSINESS CORRIDOR LAND USE STUDY



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AUTHORITY

ATTN: Kristi Lovelady
Deputy Planning Director
4080 Lemon Street, 14th Floor
Riverside, CA 92503

Acknowledgements:
Good Hope/Meadowbrook MAC
Warm Springs MAC
Supervisor Kevin Jeffries—First Supervisorial District
Juan Perez, PE—TLMA Director
Steven Weiss, AICP—Planning Director

Submitted Date:
JULY 5, 2016

Submitted By:
CASC ENGINEERING AND CONSULTING

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I. INTRODUCTION AND PURPOSE

Highway 74 is currently a State Highway system (SR-74) that stretches from Orange County to Palm Desert. However, the County has undertaken a legislative effort to transfer maintenance and operations over to the County jurisdiction, for the Project Area at hand. Throughout this extended landscape, the environment changes from a rural setting with sporadic commercial and industrial developments, along with ancillary housing to a sprawling desert landscape representing Riverside County's desert resort communities. In this effort, the Riverside County Board of Supervisors has charged its staff with the task of analyzing and taking inventory of the existing land uses along the 6.8-mile long corridor of SR-74 that begins at the City of Lake Elsinore and terminates at the City of Perris.

The purpose of this study is to clearly describe – in both graphics and text—the potential for enhanced development patterns along a narrow corridor of SR-74, while preserving the existing environment and characteristics along with sensitivity to existing land uses. This section of highway was chosen for its high traffic patterns and opportunity to consolidate large, and relatively undeveloped parcels. In addition, this section of Highway 74 is one of the last areas to be developed as incorporated Cities to the north and south continue to spur economic growth.

By providing design direction for land use changes, circulation patterns, and most importantly infrastructure related challenges, the County's Highway 74 Corridor Study shall serve as the initial planning document for the County to initiate a *Highway 74 Corridor Specific Plan* as a means to invest in the community and encourage economic development for the benefit of all who live, work and play within the communities of Warm Springs, Meadowbrook, and Good Hope.



Exhibit I: Highway 74 Business Corridor Analysis

Although intended to be prescriptive and specific, this study is not meant to establish the ultimate land use designations for the Highway 74 Corridor. By providing recommendations on potential land use and designations, circulation, and infrastructure-related challenges, the County may engage in a future master planning development that creates economic value and incentives for the County, property owners, designers, and developers.

II. PROJECT OBJECTIVES

While the Study Area contains a wide variety of factors to consider within this analysis, this evaluation shall be based upon a set of agreed to criteria. These parameters will shape the County's ultimate master planning efforts and guide development of future land uses, infrastructure capacity, and integration of existing land uses. These parameters are listed below:

- Respect and preserve the existing residential land uses.
- Encourage property owners to maintain their properties in an acceptable manner which meets the County's neighborhood preservation standards.
- Identify circulation patterns that will incentivize new commercial and job-creation opportunities.
- Coordinate new circulation and infrastructure development with the respective non-county agencies (i.e., RCTC, EMWD, EVMWD, Caltrans, etc.).
- Continue to pursue the transfer of Highway 74 from State authority to Local Control.
- Identify new land use opportunities that will incentive sales-tax generating revenue along primary and secondary land use nodes.
- Identify infrastructure improvements necessary to support development and consider potential financing mechanisms.

III. EXISTING CONDITIONS

The communities of Warm Springs, Good Hope, and Meadowbrook are a small, unincorporated communities, of low-lying rural enclaves with numerous rock outcroppings and low-scale (i.e., rural) architecture. The project area spans a 2,000-foot radius along Highway 74 from where it enters the unincorporated County at Cambren Avenue near the City of Lake Elsinore to where it exits the County jurisdiction at 7th Street near the City of Perris. Highway 74 acts as a regional arterial between the Interstate 15 and 215 freeways. Due to the amount or regional "cut-through" traffic, the County wishes to seize this opportunity to capture the benefits of the Average Daily Traffic (ADT) rather than just incur the impacts from over 25,000 vehicles that pass through the region every day. It is this lack of infrastructure that has served as an impediment to appropriate growth for the past twenty years. In addition, the identified study area is home to a wide variety of residential and commercial land uses, many of which operate without the benefit of adequate infrastructure amenities, such as sewer, potable water, gas or electrical services that operate near standard capacity for the type of residential development present. As such, one of the primary objectives of this study is to encourage and create a catalyst for new development opportunities which will result in sustainable development for the next generation of County residents to live, work, and play.





From a community design perspective, the communities of Good Hope, Meadowbrook, and Warm Springs lack a strong “sense of place”. It contains no strong entry statements or gateways that would heighten a sense of arrival into the community. Its standard green street signs are clear but non-descriptive and are not reflective of local colors or images. The Study Area’s major arterials, such as Ethanac Road, Mountain and Greenwald Avenue lack the capacity to provide relief from daily congestion. In order to establish new development goals, the County must ascertain a comprehensive understanding the Project’s Environmental Setting which the Highway 74 Business Corridor Study will provide.

In order to establish a comprehensive baseline for the Project Study Area, the County conducted two site visits along Highway 74 and documented the existing land uses within a 1,000-foot radius from the centerline of Highway 74, for both the northerly and southerly Right-of-Ways. The raw data results are available in the Appendices included herein; however, the main results are summarized as follows:

1. Number of Parcels Total:
2. Number of Residential Parcels:
3. Number of Commercial Parcels:
4. Number of Vacant Parcels:

The great majority of homes within the Study Area are single-story buildings, with a significant subset of residential units constructed as modular buildings. The site inventory identifies each residential unit by its construction standard (e.g., standard construction or modular). All residential homes are located on septic systems with leach fields as sewer infrastructure does not exist within the Study Area. The primary General Plan Land Use Designation within the Study Area is Very Low Density Residential (VLDR) within the Rural Community Foundation (RC) for the north-east portion of Highway 74 (north of Ethanac Road) and VLDR within the Community Development (CD) Foundation for the southwest portion of Highway 74 (south of Ethanac). In addition, smaller areas of commercial and industrially designated property are located adjacent to the Highway, primarily towards the City of Lake Elsinore.

The study corridor is speckled with various levels of architectural styles and community design elements; thus, a common theme is not apparent from the site visits, community meetings, and public outreach conducted throughout 2015 through 2016. Moreover, the Study Area is primarily characterized by medium-sized homes on large lots (i.e., one—two acres). Within these lots, it is common for outbuildings to be present, as well as elongated driveways to provide added privacy from the noise and aesthetic impacts of the Highway. Included within the parcels, once removed from the Highway 74 adjacent lots, several parcels contain churches and several structures located on the same lot that are arranged in a commons-style arrangement that may promote quasi-commercial uses.





Maple Ridge County Hwy 74 Study
Map Photos SITE VISIT #2_060515



Maple Ridge County Hwy 74 Study
Map Photos SITE VISIT #2_060515



Maple Ridge County Hwy 74 Study
Map Photos SITE VISIT #2_060515



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Maple Ridge County Hwy 74 Study
Map Photos SITE VISIT #2_060515



Maple Ridge County Hwy 74 Study
Map Photos SITE VISIT #2_060515

*Highway 74
Conditions
June 5, 2015*

The commercial land uses that do exist are primarily based within the "manufacturing-service-industry". For example, several automobile repair shops are concentrated close to the City of Perris. As the community has evolved, several of these businesses are located within parcels designated as Medium Density Residential within the Community Development Foundation (CD: MDR). This designation prohibits such businesses, but does allow for a change in Land Use and Zoning to accommodate the type of business, given the Community Development Foundation. In addition to the wide variety of automobile repair businesses, the Study Area includes several contractor and material storage yards located towards the southern portion of the Highway as well as vacant land with sporadic development located through the Project Core. **Throughout the initial project evaluation and review of background materials, it becomes quite apparent that the lack of public infrastructure has facilitated the type of commercial businesses that exist along the Highway 74.** Such infrastructure needs include a sewer mainline within Highway 74 that spans approximately 6.8 miles from the City of Lake Elsinore to the City of Perris. The influx of a sewer mainline will facilitate more intense and appropriate development in the long term along the Highway 74 corridor.

In regards to water service, most commercial businesses and residential units are served with local water service provided by either Eastern Municipal Water District (EMWD) or the Elsinore Valley Water District (EVMWD). However, neither District incorporates current plans to provide increased levels of water service availability, or plans to incorporate recycled water service for residents and businesses within the area without direction from the County of Riverside as to development plans for the future, as well as integration of existing businesses and land uses. These are the two water, sewer, and recycled water

HIGHWAY 74 BUSINESS CORRIDOR LAND USE STUDY

districts that provide service both retail and wholesale supply services to residential and commercial customers within the Study Area. It is critical that each District be actively engaged and participate in this study program due to the vital need for water and sewer infrastructure to meet the growing demand and future needs of the Study Area. The integration and communication with each District is summarized later in this report.

IV. GENERAL PLAN SETTING/CONSISTENCY
General Plan Update (GPA 960/EIR 521)

The County of Riverside recently processed a responsive and comprehensive update to the RCIP General Plan previously updated in 2003. The 2008 General Plan set forth a multi-faceted planning effort that included the CETAP corridor and an integrating habitat preservation plan (MISHCP) that complements the entitlement process for a wide range of residential, commercial, and industrial projects throughout Riverside County. The 2008 General Plan was adopted by the County of Riverside Board of Supervisors towards the end of 2015 and is currently being implemented across a wide-range of projects.

As the result of much debate, public outreach and collaboration on furtherance of the General Plan Vision, the Updated County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County of Riverside. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process. The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, child care facilities, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and nonresidential intensity for the various land use designations. Of the general plan elements required by state law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element. The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land. The County's General Plan Update has provided revisions and changes to our Project Area of Highway 74, and as such, the *Highway 74 Business Corridor Study* is a further refinement and implementation of this update that will provide direction to the public, City partners, the development industry, and planners on the County's Vision for Highway 74. Provided by Exhibit 2: Land Use Designations for the Elsinore Area Plan, you will find that a majority of the Land Use Designations (LUD) along the Highway Corridor are representative of residential land uses, with some commercial land uses sprinkled in between. However, these land uses currently serve as an impediment to future development opportunities, as well as create a stagnated future for area residents and their desire

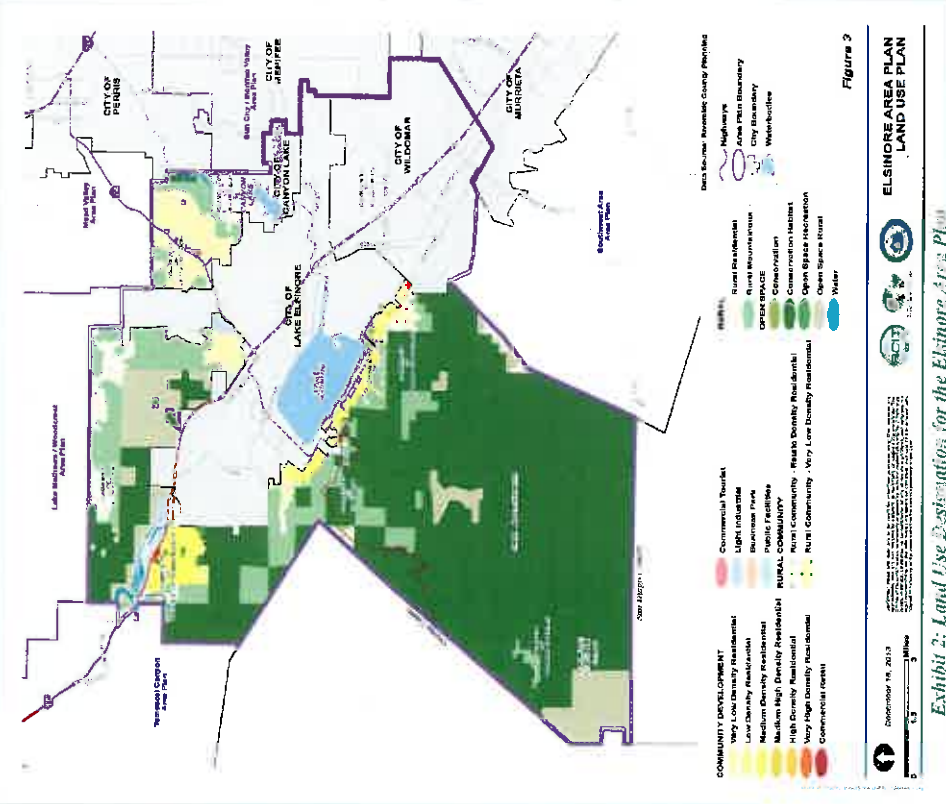
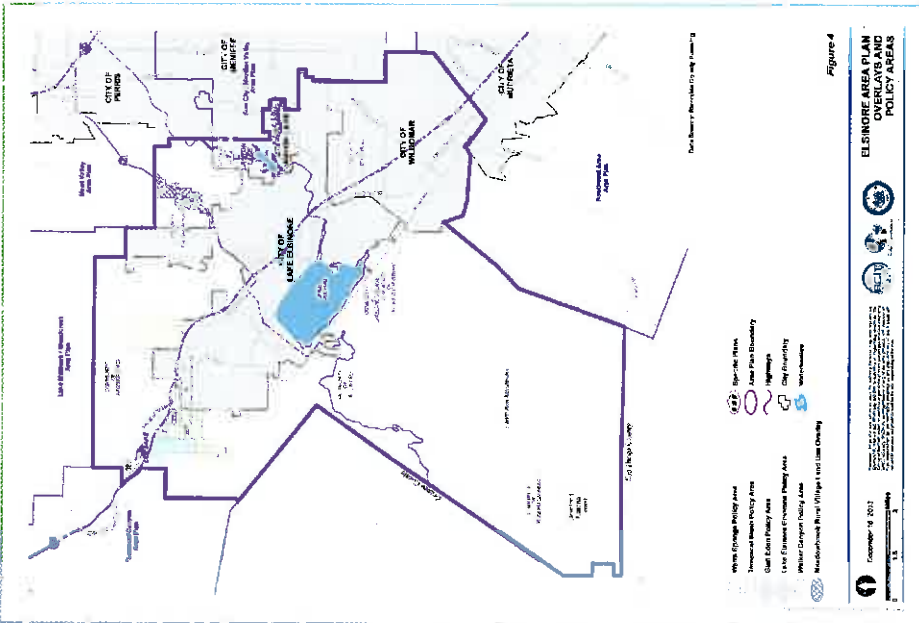


Exhibit 2: Land Use Designations for the Elsinore Area Plan (December 16, 2013)



to give back within the community.

Land Use Designations (LUD)

The Study Area is divided by two Area Plans as designated in the County's General Plan—Land Use Element. The Mead Valley Area Plan (MVAP) covers a majority of the northeastern section of the Study Area and generally spans from 7th Street in the City of Perris to Ethanac Road. The Elsinore Area Plan (ELAP) picks up at Ethanac Road and extends to Cambern Road, which is the boundary line between the County of Riverside and the City of Lake Elsinore. The Study Area encompasses several LUD's within the Project boundaries that span both the Community Development and Rural Community Foundations. The majority of parcels located within the northeastern portions of Highway 74, as shown on the *Mead Valley Area Plan Existing General Plan Land Use Designations (May 2015)* are within the Rural Community Land Use Foundation which has created difficulties with existing code enforcement cases and new land use developments through the County's approval process. The Rural Community Foundation currently prohibits any commercial land uses, which prevents opportunities for market-based projects to proceed towards approval within the region associated with increased economic opportunity.

There is a specific exception to properties located within the Rural Community (RC) Foundation within the Mead Valley Area Plan portions of the Study Area. These parcels are located north of Ellis Street and south of 7th Street (City of Perris) and designed Medium Density Residential (MDR) and Commercial Retail (CR), both within the Community Development (CD) Foundation. In addition, there is a small section of very narrow and shallow parcels that are designated CD: MDR south of Ellis Avenue and Mountain Avenue and following, parcels between Mountain Avenue and Ethanac Road are all designated Very Low Density Residential (VLDR) within the Rural Community (RC) Foundation. These disjointed land use designations are not conducive to a robust economic development scenario to benefit County residents.

Moving further south, the majority of parcels located south of Ethanac Road towards the City of Lake Elsinore are located within both the Rural Community (RC) and Community Development (CD) Foundation, but again, are mostly designated Very Low Density Residential (VLDR), which dictates a one-acre minimum lot size and again prohibits commercial land uses. In addition, there are four (4) segregated portions of Commercial-Retail Land Uses located within this southern portion of the Study Area which currently do not accommodate a lot of commercial land uses. The existing LUDs are detailed within the Mead Valley Area Plan Existing General Plan Land Use Designations (May 2015).

There are few exceptions, as are detailed within the existing photo and site survey exhibits included herein. As a brief example, most uses within the southern portions of the Study Area (primarily located within the EVAP) include automobile repair shops, material storage yards, and contractor storage facilities. These LUDs **do not** allow smart growth or well-planned development to be processed in an efficient fashion; however, the current status of the Land Use Foundations will be a future consideration of the Board of Supervisors to provide an incentive associated with the Study Area recommendations and conclusions.

Exhibit 3 Elsinore Area Plan Overlay and Policy Areas Map—
Figure 4 (December 16, 2013)



LAFCO Disadvantaged Unincorporated Communities (DUC)

The Study Area is part of the larger Mead and Elsinore Valley regions, which also includes several Disadvantage Unincorporated Communities (DUC), established by the County's Local Agency Formation Commission (LAFCO). The Riverside County Local Agency Formation Commission (LAFCO) has identified three (3) DUCs located within the Study Area. These communities include Warm Springs, Good Hope, and Meadowbrook and are each represented by a group of public advocates referred to as a Municipal Advisory Committee (MAC), which reports directly to the Board of Supervisors through a designated Legislative Assistant (LA).

These DUCs must meet certain requirements, which are identified below, and also provide a legal basis for the County to provide environmental studies, land use policies, and economic incentives associated with long term development of the Highway 74 Business Corridor Study Area. There are two DUCs identified within unincorporated area of Perris, towards the north-eastern portion of the Study Area and one DUC located near the City of Lake Elsinore.

The background on DUCs is provided by Senate Bill (SB) 244, which provides a significant portion of the LAFCO related legislation passed in 2011.

The bill required LAFCO to make determinations regarding "Disadvantaged Unincorporated Communities (DUCs)." **These are defined as inhabited territory that constitutes all or a portion of a community with an annual median household income that is less than 80-percent of the statewide annual household income (MHI).** The MHI data is from the U.S. Census Bureau—American Community Survey 2006-2010. The State MHI for the County of Riverside is \$60,883. The qualifying income for a DUC is 80% of that figure, \$48,706. State law requires identification and analysis of service issues within DUCs as part of municipal service reviews (MSRs) and sphere of influence (SOI) reviews. State law also places restrictions on annexations to cities if the proposed annexation is adjacent to a DUC.

All of the DUCs, located within Riverside County are available via the following link:
http://www.lafco.org/openrcms/quick_links/Disadvantage_Unincorporated_Communities_DUCs.html

The Study Area and results of each site visit were shared with each community group to solicit their advice and feedback on the program from a community-based perspective. The results of this outreach will be further discussed in Section VI.



Policies and Overlays

The Study Area has been under consideration by the County for some time, as is shown by the establishment of several Policy and Zoning Overlays that were incorporated into the County's 2003 RCIP General Plan Update. The three overlays that are most applicable were adopted in the form of General Plan Overlays. Under the past 2003 RCIP General Plan, the *Rural Village Overlay Study Area* did not prescribe any land uses other than those authorized by the underlying General Plan Land Use Designations (GPLUD); however, misinterpretation of this Overlay caused several quasi-commercial uses to be established within the area. The original intent of this Policy Area was to continue evaluation and analysis of the potential land uses under the specific policy boundaries, which has been updated in the 2008 General Plan Update.

The LUD's previously established under the 2003 RCIP, remain today, pending the adoption of the 2008 General Plan Update, which was adopted by the Board of Supervisors on September 15, 2015. These LUD's were never intended to facilitate large-scale development or even authorize relatively intense interim development opportunities as is seen through the County's recent observations. That being said, through a confluence of several variables, many commercial and industrial businesses have established themselves over the years along Highway 74. Some of these land uses have followed the County's entitlement processes and some have not; nevertheless, the County is faced with the challenge of integrating current development projects as an interim use, while the long term goal of the County is to pursue a robust economic corridor through master planning efforts. For example, several code enforcement projects have arisen over the past decade and they've increased with general frequency. In order to adequately manage the number of code cases, the County developed the following map to track the location of cases relative to land use changes:

Unfortunately, many of these uses cannot achieve permit compliance, through the County's permit entitlement processes, due to the impediments of an inconsistent General Plan LUD and Zoning Classification for commercial/industrial uses along the corridor.

Rural Village General Plan Overlays

In this section, the report will analyze the three (3) Policy Areas associated with the Highway 74 Study Corridor. The three (3) Policy Areas are as follows (1) The Elsinore Area Plan Meadowbrook Rural Village Land Use Overlay; (2) Good Hope Rural Village Land Use Overlay; and (3) The Mead Valley Area Plan Good Hope Rural Village Overlay:

- 1) *The Elsinore Area Plan Meadowbrook Rural Village Land Use Overlay: Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.*

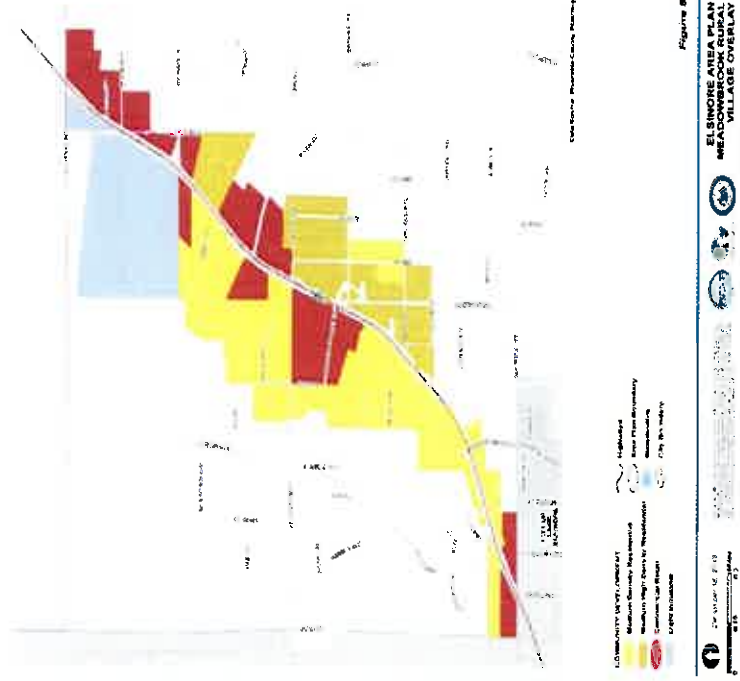
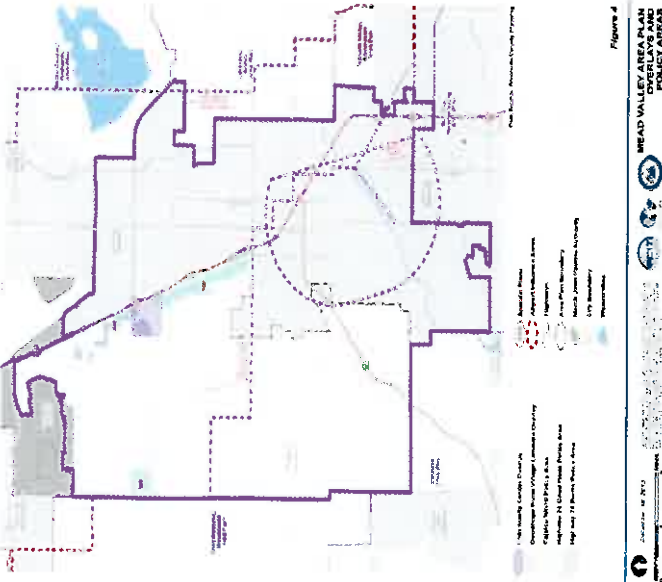


Figure 6 Elsinore Area Plan Meadowbrook Rural Village Land Use Overlay



Policies (Elsinore Area Plan Meadowbrook Rural Village Land Use Overlay):

ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 6.1 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

(2) Good Hope Rural Village Land Use Overlay: The Good Hope Rural Village Land Use Overlay is a Study Area that has been identified on the Mead Valley Area Plan map for the portion of the community of Good Hope along State Highway Route 74 in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the policies of this study area were modified and a Rural Village Land Use Overlay (RVLUO) was created to strategically intensify the stated uses in the targeted core area of Good Hope (Figure 6) located on this page.

(3) The Mead Valley Area Plan Good Hope Rural Village Overlay: The Mead Valley Area Plan Good Hope Rural Village Overlay is a Rural Village Overlay Study Area that has been identified on the Mead Valley Area Plan map for the portion of the community of Good Hope along State Highway Route 74 in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the policies of this study area were modified and a Rural Village Land Use Overlay (RVLUO) was created to strategically intensify the stated uses in the targeted core area of Good Hope (Figure 6) located on this page.

Exhibit 8 Mead Valley Area Plan Good Hope Rural Village Overlay



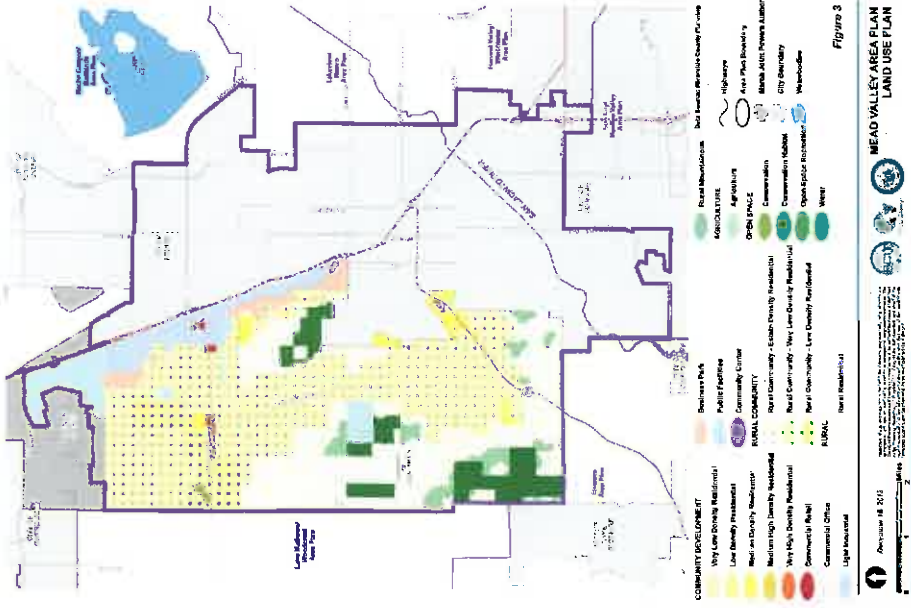


Business Education (Ryder Property)

Policies (The Mead Valley Area Plan

Good Hope Rural Village Overlay): MVAP 3.1 Allows areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply. MVAP 3.1 and 3.2 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved based on the designations identified in the land use overlay. MVAP 3.3 Additionally, existing commercial and industrial uses may be relocated to this overlay as necessary in conjunction with the widening of State Highway Route 74. MVAP 3.4 All new developments shall provide adequate and essential infrastructure such as circulation facilities, water, sewer, and electricity. Such improvements must be beneficial to the community at large.

Based upon the varied implementation of the RVOSA, several commercial land uses were established throughout the Study Area and, as mentioned, some with and some without the benefit of a valid use permit approved by the County of Riverside. In 2012, the County conducted the RVOSA Study, which incorporated a GIS Spatial Analysis along with recommended land use designations. Some of the LUD recommendations from this study are being incorporated into the 2008 General Plan Update and some will be part of our recommendations herein. However, the Study identified the need for substantial infrastructure improvements in order to proceed with development at a scale higher than currently observed within the area.





In regards to The Highway 74/Perris Policy Area and Highway 74/Good Hope Policy, County records indicate that only one (1) business was relocated as part of this program, during the General Plan Period of 2003 to 2008. The business owners, Mr. and Mrs. Rydler, relocated their cabinet manufacturing business from the southern portions of the Highway 74 corridor to the intersection of Hayes Farm Road and Highway 74. The property includes an approximate 10,000 s.f. manufacturing building that was permitted through the County Planning Department in 2008. This relocation is an implementation of *The Highway 74/Perris Policy Area and Highway 74/Good Hope Policy Area*, a policy that was adopted as part of the 2003 General Plan as *The Highway 74/Good Hope Policy Area*.

Housing Element

The County is currently undertaking the 2014—2021 Regional Housing Needs Analysis (RHNA). The California Department of Housing and Community Development (HCD) establishes procedures for allocating the Regional Housing Need for each County pursuant to Section 65583 of the Government Code. In response to the County’s RHNA allocation, for the period referenced in Exhibit 109, additional property must be designated that meets the density level proscribed by HCD (i.e., not less than 20 dwelling units per acre). As such, the County circulated the last complete version of its Housing Element in February in 2012, which was adopted by the County Board of Supervisors on February 13, 2013 for the 4th RHNA Cycle which covers 2006—2014. However, pursuant to Senate Bill 375 (SB 375), the County was required to complete an updated Housing Element which established a new *Vacant Land Inventory of*

High Density Designated Parcels for the 5th RHNA Cycle, which covers from 2014—2021. As part of this effort, the County has identified several vacant and large parcels within to the Study Area. These properties are identified as in *Exhibit 10 H'HDR Locations Exhibit* and include approximately 253.26 cumulative acres spread across two prime locations. The first set of parcels identified are located towards the northeastern portion of the Study Area, otherwise known as the *Good Hope Community*. The second set of parcels are identified within the *Meadowbrook Community*. As part of the 5th RHNA Cycle Housing Element Update (2014—2021), the County proposes to redesignate 121.56 acres of property to H'HDR within the *Meadowbrook Community* and 131.71 acres of property to H'HDR.

These parcels qualify for inclusion into the County's next version of the Housing Element and will be re-designated to Highest Density Residential (H'HDR) (20+ DU/AC) to accommodate housing for a wide spectrum of low income households (e.g., Extremely Low, Very Low, Low, and Moderate Income levels based upon the median income levels within Riverside County). The location and incorporation of these Higher Density parcels are integrated well with the recommendation of Mixed Use Planning Areas (MUPA), located within the eastern and western portions of the *Highway 74 Business Corridor Study Area*. The parcels identified as part of this Vacant Land Inventory will be evaluated in conjunction with the land use recommendations associated with this Highway 74 Business Study Corridor. It is anticipated that the H'HDR parcels will coincide with anticipated increases in residential density along selected portions of Highway 74. The County's recommended H'HDR parcels can be found in the Appendices located herein.

Exhibit 12a Meadow H'HDR Brook Parcels



Exhibit 12b Meadow H'HDR Brook Parcels

Circulation

Highway 74 is designated as a Highway/Expressway which provides a Right-of-Way of 128-feet to 220-feet (dependent on the specific location) and is currently under the jurisdiction of Caltrans. The scenic highways designated within the Elsinore Area Plan is depicted on Figure 9 of the 2008 General Plan. In part, the *Highway 74 Business Corridor Study Area* is a Circulation Plan augmented by land use of smart growth options and infrastructure improvements. Highway 74 traverses both the Mead Valley and Elsinore Area Plans in a northeast fashion and has been designed a State Eligible Scenic Highway as detailed by Caltrans under the County's Circulation Element. This **designation essentially protects the corridor from the impact of inappropriate signage, light pollution, and the encroachment of tall structures within at least 50-feet of the Scenic Eligible Highway**. The western segment of Highway 74, closer to the City of Lake Elsinore, serves a secondary entrance to Riverside County and currently

HIGHWAY 74 BUSINESS CORRIDOR LAND USE STUDY

serves as a link to Orange County's system of scenic routes, through *Ortega Highway*. The County has received State enabling legislation associated with transferring control of construction, operation, and maintenance of Highway 74 from the Caltrans to the County of Riverside Transportation Department. As of this writing, this Bill, being carried by Assembly Member Melissa Melendez in the form of Assembly Bill No. 218, (http://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB218) was signed by the Governor in September 2015.

This legislation will provide local control and economic development along Highway 74 by transferring operation and maintenance authority from Caltrans to the County of Riverside. As of this writing, the process of transferring the Highway is underway between staff from Caltrans and the Riverside County Department of Transportation. In conjunction to the transfer of Highway 74, this study will review and provide direction on potential new circulation corridors that may intersect with Highway 74 at key locations and that provide integration with the broader region. One of the prime corridors that have already been addressed is Ethanac Road, which is located nearly equidistance from the northeastern and southwestern boundaries of the Study Area. Ethanac Road is currently under study by the Riverside County Transportation Commission as a major east-west corridor between the Cities of Perris and Canyon Lake to the unincorporated areas along Highway 74. These factors provide the foundation for the creation of a potential Mixed Use Planning Area at the intersection of Ethanac and Highway 74. The size and scale of this area will be provided in the recommended land use exhibits attached herein. A second east-west corridor that is contemplated towards the southern portion of the Study Area will be located on or around Greenwald Avenue which extends further south-east and intersects with the Ramsgate Specific Plan located within the City of Lake Elsinore and then eventually towards the Tuscan Hills Specific Plan. The intention of two regional east-west connections provides the opportunity for development to proceed outward in an orderly fashion to facilitate smart patterns of development and in keeping with the County's sustainable growth strategies.

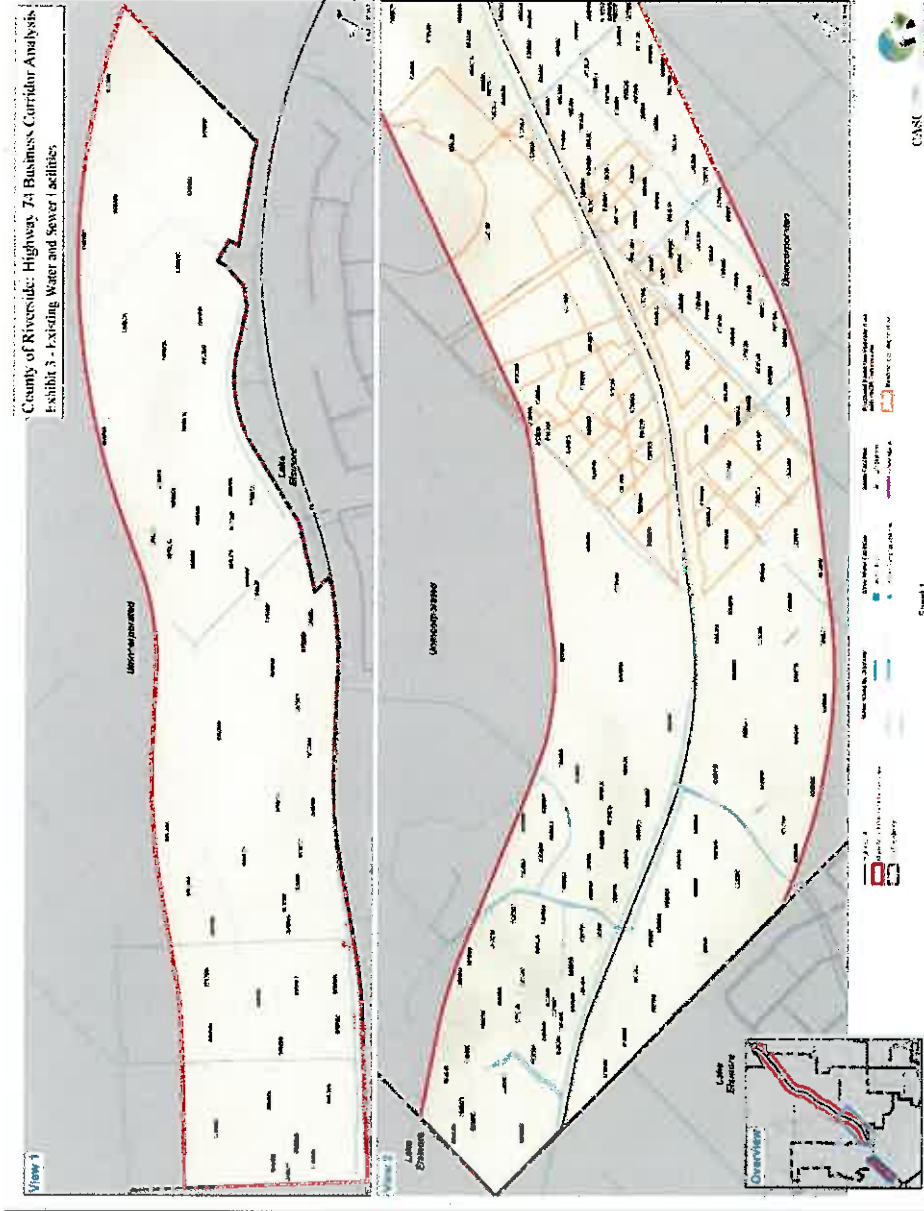


Exhibit 13 Existing Utilities Views 1 and 2

WATER

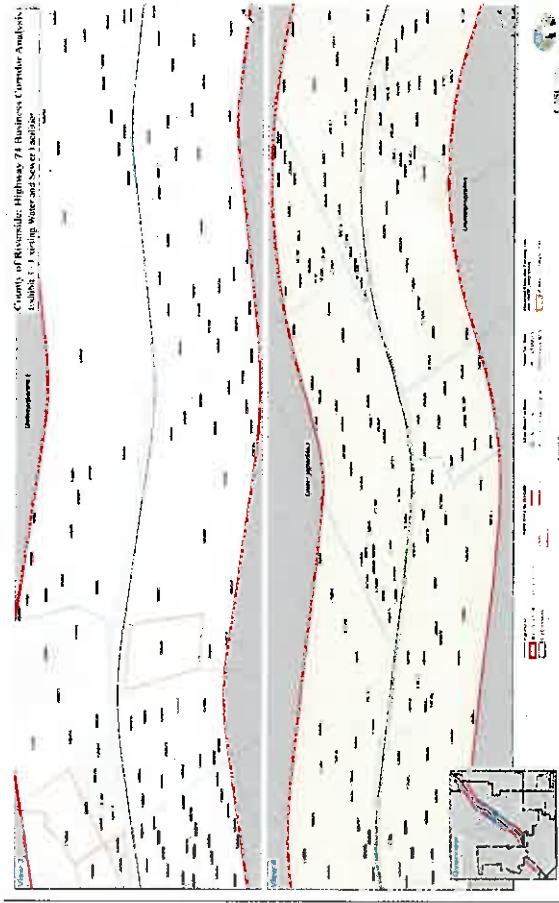


Exhibit 14 Existing Utilities Views 3 and 4

the commercial businesses existing within the Study Area are currently underserved by water connections in the area. Based upon the utilities mapped to date, which provides the outline of water service availability for the Highway 74 Study Area, parcels are served through a series of 4-inch, 6-inch, and 8-inch lines that provide service to individual residential and commercial parcels, including their respective businesses. The mapped utility alignments can be found in herein. Implementation of this study's recommendations will require a substantial investment in water related infrastructure, including but not limited to mainline potable water service, recycle water service, additional pump stations, recharge wells and basins. These new infrastructure improvements will continue under the existing municipal structure of Eastern Municipal Water District and Elsinore Valley Municipal Water District. As such, each District has already been briefed on the County's plan for a Business Corridor Study; however, no infrastructure planning efforts have commenced at this time. It is anticipated that the recommended land use designations and community planning efforts resulting from this Study will provide the incentive necessary for districts to conduct their respective capacity analyses to accommodate the areas long-term development. Furthermore, the County that a master plan for water-related services be conducted by the Districts in conjunction with a future CEQA Documentation Process on the part of the County, which is considered Phase II of the County's evaluation of the Highway 74 Corridor.

The Study Area is served by two (2) separate Special Districts that provides both water, sewer, and in some cases recycled/reclaimed water where new development has occurred. The Eastern Municipal Water District (EMWD) offers water and sewer services for properties along the Highway 74 Corridor from Ethanac Road to 7th Street in the City of Perris. Towards the southern portion of Study Area, the Elsinore Valley Municipal Water District (EVMWD) provides water and service services to properties south of Ethanac Road to Cambren Road. Based upon the analysis of water service infrastructure within the Study Area, substandard infrastructure exists to serve the local population. Master planning efforts are currently underway in both water districts so as to serve a growing population. As such, the intent of the Highway 74 Business Corridor Study is to recommend of proposed land use changes that will engage both water Districts in a comprehensive planning effort to anticipate and address the water needs of long-term growth. Based upon the site visits conducted,

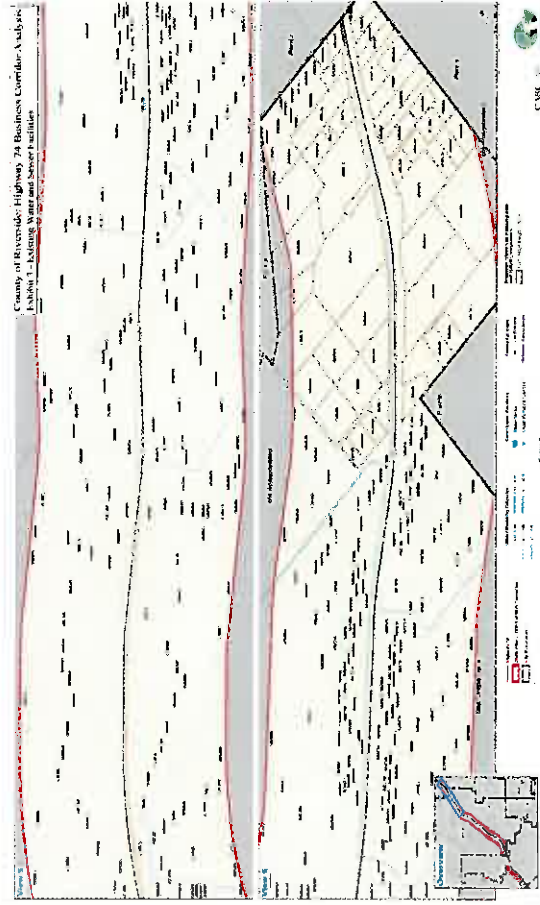


Exhibit 15 Existing Utilities Views 5 and 6

both Districts anticipate the evaluation of

Recycled Water

The Study Area does not include any existing infrastructure related to recycled and/or reclaimed water system.

Sewer

The Study Area currently does not enjoy sanitary sewer service to the residential and commercial parcels adjacent to Highway 74 and within the 1,000 foot radius from the Highway as well. Based upon the site visit observations, all the developed sites are assumed to contain a septic system along with leach fields of varied designs. The Study Area contains 864 parcels that are adjacent to Highway 74 or at least one parcel removed which makes the eventual connection to the future sanitary sewer an engineering possibility. According to the County's observations and research, sewer facilities will likely begin within the City of Perris and utilize gravity feed systems to construct facilities towards the City of Lake Elsinore. However, the application of two separate water districts does require that the regional infrastructure connections be coordinated and established in a multi-jurisdictional manner. As part of this report, both the Eastern Municipal Water District and the Elsinore Valley Water District were engaged to provide initial input and feedback on the County's plans for economic improvement within the Study Area. Both Districts indicated a willingness to provide logistical planning and evaluation of the recommended Land Use Designations (LUDs) that will potentially increase the intensity of residential land uses throughout the Study Area. EMWD and EVMWD will continue to collaborate with the County of Riverside to provide an assessment of the anticipated land use designations, circulation standards, and resulting water and sewer capacity to serve the Study Area and beyond to adjacent land uses. The results of this Study Area will provide the necessary research, information, and data necessary for the Water Districts to provide a long-term capacity analysis for the region.

Drainage

The Highway 74 Business Corridor Study did not conduct a comprehensive drainage study associated with the Study Area Research. The region is governed by the Riverside County Flood Control and Water Conservation District. New development and redevelopment are subject to the District's review for flood control mitigation. A series of site photos and on-site observations were documented and identified several inadequate drainage systems. This was determined by reviewing systems such as road-side culverts, blocked drainage pipes, weed-filled culverts, and a wide array of "Arizona Crossings" as individual driveways intersect with Highway 74. Secondly, an aerial overview of the Study Area indicates a large drainage course located between Steele Peak Road and Meadowbrook Avenue. While the amount of water that flows through this channel is unknown, the infrastructure necessary to provide a safe crossing in times of flood events must be provided by new development for all locations, in compliance with the County's criteria. In addition, the County of Riverside has conducted a conceptual drainage study associated with both the Mead Valley and Elsinore Valley Area Plans. The Study Area, in conjunction with the surrounding geography is encumbered by large flows that impact Highway 74 during the 10-year, 20-year, and 100-year storm events. As such, the future Highway 74 Master Planning effort will require a comprehensive hydrology and hydraulic drainage analysis to facilitate new development opportunities. It is likely that major flood control facilities will be necessary at several locations perpendicular to Highway 74 to protect new development from increased runoff resulting from increased development activities which creates impermeable areas.

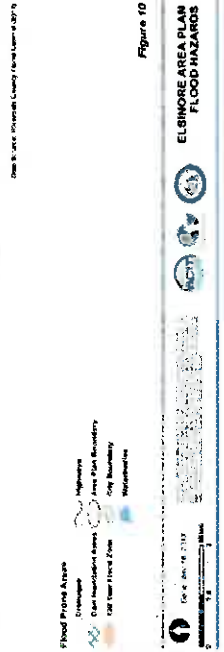
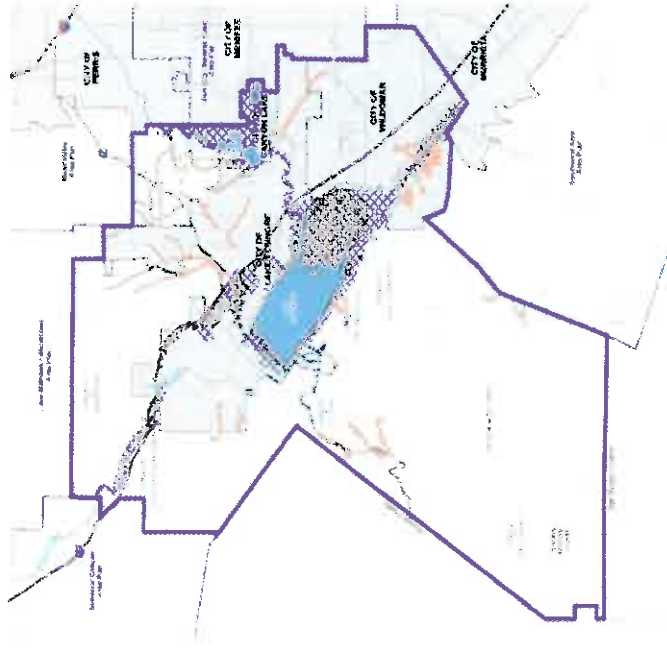


Exhibit 16 Flood Hazards

VI. COMMUNITY OUTREACH

Each community meeting conducted within the Study Area invited residents from locations broader than just the Study Area as well as local community leaders. By doing so, the County is reaching out to a wide spectrum of stakeholders to engage with the County on the Highway 74 Business Corridor Study and its potential for future economic development. Residents were informed that the level of detail the study includes is less than that of a full master plan that would include a full engineered and technical analysis. For future phases, several residents expressed their concern over the concept of eminent domain being incorporated into the plan for the Highway 74 Study Area. However, the County's position on such a practice is to utilize eminent domain authority only as a last resort and specifically for infrastructure related projects rather than land use changes. Eminent domain actions are not being considered under this project at this time. Furthermore, the majority of Highway 74 is currently existing and additional Right-of-Way is likely acquired through project development exactions and memorialization through the conditions of approval. As such, the use of eminent domain is extremely unlikely as a means of infrastructure development along this corridor. This concept was explained and reiterated to the community members present. Some of the other items and issues expressed by the community to County staff are summarized as follows:

- Request for Land Use changes from Commercial to Light Industrial on parcels adjacent to Highway 74.
- Request to continue operations of a tire warehouse
- Development of a "Contractor Storage Yard"
- Development of a "Construction Materials Manufacturing Yard"
- Request Development of "Salvage Yard"
- Information was provided for a possible school site located north of Ethanac and south of 7th Street
- Request for "Truck/Tractor Trailer Storage"
- Request for a "Car Dealership"
- Request for "RV and Boat Storage" facilities.

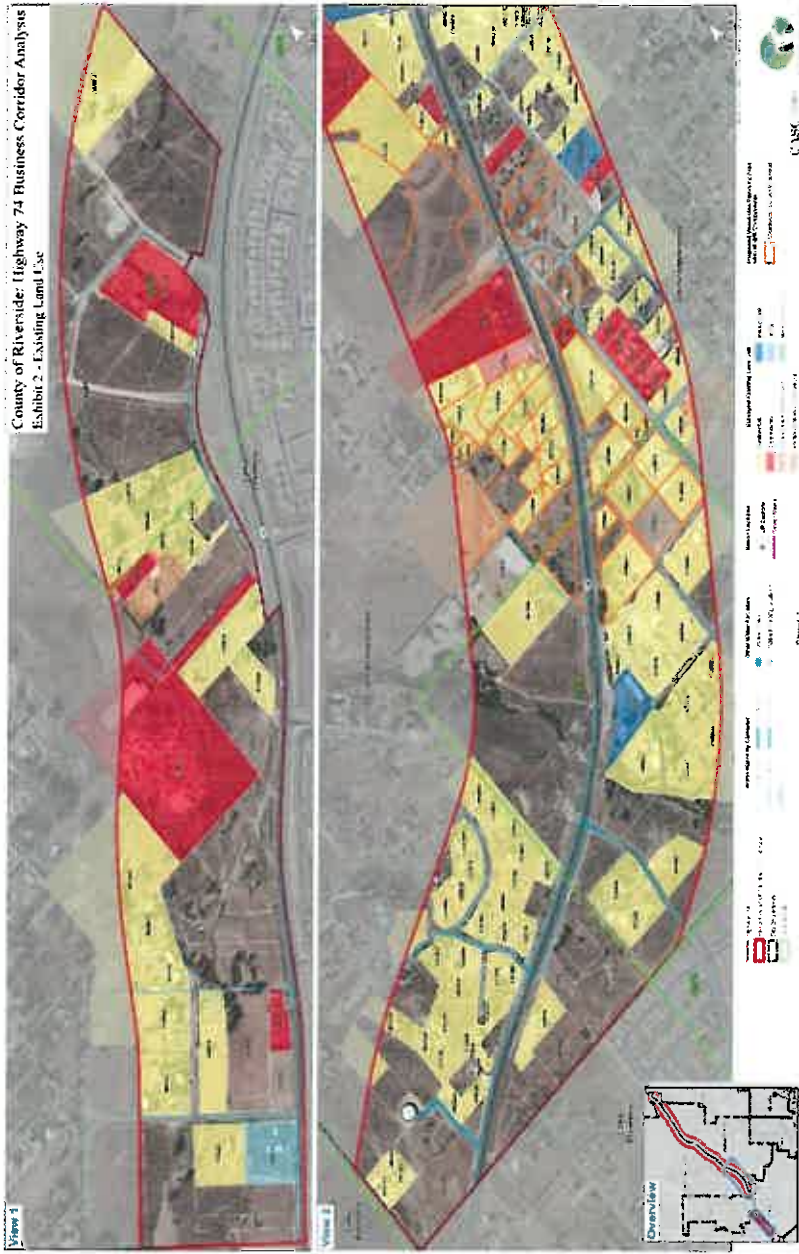


Exhibit 17 Existing LU Views 1 and 2

HIGHWAY 74 BUSINESS CORRIDOR LAND USE STUDY

As shown, many of the land use considerations are consistent with the current development patterns of the Study Area (i.e., low intensity businesses that require little to no infrastructure to operate effectively). Obviously, the County's long-term goal is to create a catalyst that provides economic development within this corridor. This goal provides a clear transition and appropriately lends itself to a more robust pattern of development; however, interim development opportunities are necessary which include possible legalization of existing commercial and industrial activities; establishment of new lower-profile activities (such as those items referenced in the bullet points above); and possible development of *Interim Use Guidelines* that will serve existing and future service-commercial opportunities. However, these interim development project still must comply with County



Exhibit 18 Existing LU Views 3 and 4

Codes, Regulations, and Ordinances which have been a challenge for developments in the past and will continue to present issues for new developments given the current lack of sewer facilities and highly restrictive water quality and environmental compliance standards. As a result of this dynamic, Supervisor Jeffries' Office is coordinating with County staff to ascertain the highest priority matters (from a public safety perspective) and transition the balance of active businesses and land use projects as smoothly as possible given the existing constraints.



Exhibit 19 Existing LU Views 5 and 6

VII. INTERESTED PARTIES CONTACTED

As with other regional projects the County has recently undertaken, there is a need to provide outreach and interaction with a series of local regional Special Districts associated with the current and future planning efforts for the Highway 74 Corridor. As such, the stakeholders involved span the spectrum of both the private and public sectors. The list of stakeholders currently engaged in this Study area are as follows:

- County Supervisor Kevin Jeffries (Project Sponsor)
- County of Riverside, Transportation Land Management Agency (Project Coordinator)
- Riverside County Transportation Commission (RCTC)
- City of Lake Elsinore (Regional Stakeholder)
- City of Perris (Regional Stakeholder)
- Eastern Municipal Water District (Responsible Water and Sewer District)
- Elsinore Valley Municipal Water District (Responsible Water and Sewer District)
- Greg Lansing (Property Owner)
- Shopoff Group (Property Owner)
- David Jeffers Consulting, Inc. (Property Representative)
- O'Reilly Public Relations (Property Representative)
- Mike Naggar and Associates (Property Representative)
- Inland Empire Real Estate Group (Property Representative)

The County has engaged a comprehensive list of Stakeholders and Interest Groups throughout the Study process to ascertain the range of interest and ability to participate in the future funding efforts that will develop the corridor. As part of the future phases of *The Highway 74 Business Corridor Study Area*, the County will continue to engage this Stakeholder group in an effort to develop a funding district capable of constructing the necessary infrastructure for future development.

In an effort to build the foundation of developing a well-planned funding district, the County hosted a **Stakeholder Coordination Meeting** on **November 2, 2015** with several of the entities listed above to begin the conversation of a infrastructure financing district. It is the responsibility of future project developers and community stakeholders to fund the infrastructure necessary for development of all types. Nevertheless, it is the County's obligation to ensure that development is not conducted in a "leapfrog" fashion throughout the corridor but rather in an orderly fashion that remains sensitive to the existing development, environment, and transitions current uses within the Study Area.

HIGHWAY 74 BUSINESS CORRIDOR LAND USE STUDY

NOTICE OF PUBLIC WORKSHOP
Good Hope / Midwaybrook
Municipal Advisory Council (MAC)
Moses-Schaffer Community Center
21665 Steels Peak Drive, Perris, CA 92570

A PUBLIC WORKSHOP has been scheduled by the County of Riverside Transportation and Land Management Agency (TLMA) to provide information and discuss the Highway 74 Business Corridor Study Area.

PROJECT DESCRIPTION: Highway 74 is currently a State Highway (SR-74) system that stretches from Orange County to Palm Desert. Riverside County Board of Supervisors has charged its staff with the task of analyzing and taking inventory of the existing land use along the 6.8-mile long corridor of SR-74 that begins at the City of Lake Elsinore and terminates at the City of Perris. The purpose of this study is to clearly describe -- in both graphic and text--the potential for enhanced development patterns along a narrow corridor of Highway 74 and test the potential for enhanced development characteristics along with consistency to existing land uses. This section of Highway 74 was chosen for study as it provides an opportunity to consolidate large and relatively undeveloped parcels. In addition, this section of Highway 74 is one of the last areas to be developed as incorporated Cities to the north and south continue to spur economic growth.

Purpose of Workshop: To inform and update the affected community, residents, business owners, and interested parties of the proposed study. In addition, the County is interested in community feedback, questions, and ideas on the proposed Highway 74 (SR-74) Business Corridor Study being conducted by the County of Riverside.

TIME OF WORKSHOP: 6:30 pm
DATE OF WORKSHOP: March 31, 2016
PLACE OF WORKSHOP: Moses-Schaffer Community Center
21665 Steels Peak Drive
Perris, CA 92570

For further information regarding this project, please contact Adam Rush AICP at (909) 783-0101 extension 5370 or via e-mail at arush@casinc.com.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public workshop; or, may appear and be heard at the time and place noted above. All comments received prior to the public workshop will be submitted to the Planning Department which will consider such comments in its evaluation of the study's conclusions. Be advised that as a result of public workshops and comments, the TLMA Director may amend, in whole or in part, the proposed project.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Adam Rush, AICP
1470 East Cooley Drive
Colton, CA 92324

Good Hope / Meadowbrook
MUSSELBROOK AVENUE (CA 92570)
Feb. 2, 2015 - Thursday 9:00 am
Meadowbrook Community Center
21260 Mead Brook Drive, Good Hope, CA

214 VBA

404 4310 Oakley Blvd., CA 92506
405 84455 Jack A. McDonald Blvd., Colton, CA 92530
406 11111 Sycamore Blvd., Colton, CA 92530
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VIII. PUBLIC NOTICE/COMMUNICATION

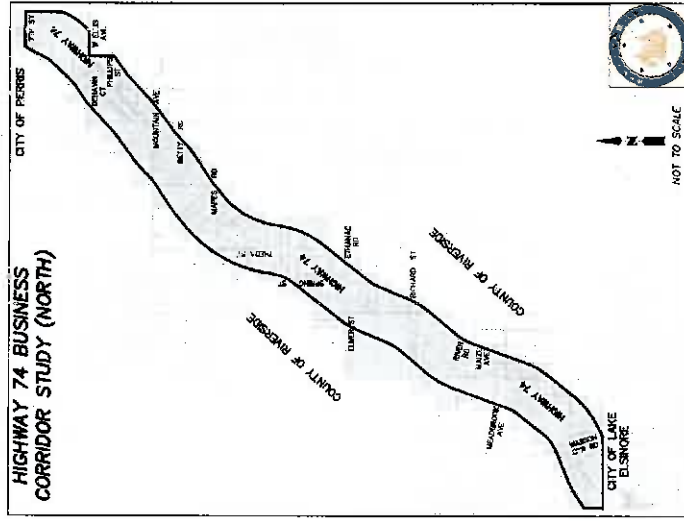
The County has provided notice before two community groups as reference above and held multiple meetings with both the Good Hope, Warm Springs, and Meadowbrook Communities. More specifically, these groups include the Good Hope/Meadowbrook Municipal Council (MAC) and the Warm Springs Community Council. These meetings took place on **July 2, 2015** and **August 26, 2015**, **March 3rd**, and **March 31st**, and lastly on **April 27th** in 2016, respectively. The notice for these meetings was provided through Supervisor Jeffries' Office as part of their normal agenda publication process (for the first two meetings in 2015) and then by formal published notices, via the County's typical public notification procedures. In addition, the County will provide an opportunity for the Planning Commission and Board of Supervisors to review the Highway 74 Study Corridor Report as a Board Initiated General Plan Amendment. These public meetings will be duly noticed according to County Ordinance No. 348. At the completion of the public meetings before the Commission and Board, the County will incorporate the direction, comments, and suggestions associated with the Corridor Study Report to prepare an update Policy document as the baseline for a Corridor Master Plan.

March 3, 2016 Public MAC Meeting:

In the evening of March 3, 2016, from 6:30pm till approximately 9:00pm, the County hosted a public outreach meeting with approximately 75 local residents of the Meadowbrook/Good Hope Communities. The meeting started, after the regularly scheduled MAC meeting, with a brief update regarding the status of the project, the goals, vision, and objectives associated with this project, and the anticipated timelines and then answered questions regarding the project. The range of questions and comments, regarding the County's overview, included concerns and input on eminent domain matters, concerns over the disruption caused by construction over the cost of possible public infrastructure improvements. In addition, several individuals, residents, and absentee property owners contacted the County Staff prior to this meeting, and then after the meeting as a follow up as well. Many of the initial phone calls and emails concerned the community's interest in possible eminent domain proceedings. The County Staff assured each property owner that property condemnation proceedings were not part of this project's evaluation or study; furthermore, the land use changes anticipated by the project would only be effective when and if a property is sold and ultimately developed.

March 31, 2016 Public MAC Meeting:

At the request of Supervisor Jeffries' Office, the County staff issued notifications to over 600 property owners, in anticipation for the March 31st meeting at the Moses-Schaffer Community Center, located at 21565 Steele Peak Drive, Perris, CA 92570, which is typically used as the meeting location for the Good Hope/Meadowbrook Municipal Advisory Council (MAC). The amount of public notifications transmitted, via US Mail,



AVISO DE TALLER PÚBLICO
Sesión Ejecutiva / Executive Session
Comité de Asesoramiento Municipal / Municipal Advisory Committee
21000 Sycamore Road, Irvine, CA 92614

Este aviso público tiene como propósito informar a la comunidad sobre el taller público que se llevará a cabo el día martes 27 de marzo de 2016, a las 6:00pm, en el salón de conferencias de la ciudad de Riverside. El taller público es una oportunidad para que los miembros de la comunidad expresen sus comentarios y opiniones sobre el estudio de uso de suelo que se está realizando en el corredor comercial de la carretera 74, entre la intersección con la carretera 78 y la intersección con la carretera 94. El taller público es una oportunidad para que los miembros de la comunidad expresen sus comentarios y opiniones sobre el estudio de uso de suelo que se está realizando en el corredor comercial de la carretera 74, entre la intersección con la carretera 78 y la intersección con la carretera 94. El taller público es una oportunidad para que los miembros de la comunidad expresen sus comentarios y opiniones sobre el estudio de uso de suelo que se está realizando en el corredor comercial de la carretera 74, entre la intersección con la carretera 78 y la intersección con la carretera 94.

DESCRIPCIÓN DEL PROYECTO: El estudio de uso de suelo que se está realizando en el corredor comercial de la carretera 74, entre la intersección con la carretera 78 y la intersección con la carretera 94, tiene como propósito determinar el uso de suelo más adecuado para el desarrollo del corredor comercial. El estudio de uso de suelo es un proceso que implica la recopilación de información sobre el uso de suelo actual y futuro, la identificación de las oportunidades de desarrollo y la elaboración de un plan de uso de suelo que guíe el desarrollo del corredor comercial.

FECHA: Martes 27 de marzo de 2016, a las 6:00pm.

LUGAR: Salón de Conferencias, 21000 Sycamore Road, Irvine, CA 92614.

CONTACTO: Erika Luna, 951-253-2200.

NOTICE OF PUBLIC WORKSHOP
Executive Session / Sesión Ejecutiva
Municipal Advisory Committee / Comité de Asesoramiento Municipal
21000 Sycamore Road, Irvine, CA 92614

This public notice is intended to inform the community about the public workshop that will be held on Tuesday, March 27, 2016, at 6:00pm, in the conference room of the City of Riverside. The public workshop is an opportunity for community members to express their comments and opinions on the land use study that is being conducted in the commercial corridor of Highway 74, between the intersection with Highway 78 and the intersection with Highway 94. The public workshop is an opportunity for community members to express their comments and opinions on the land use study that is being conducted in the commercial corridor of Highway 74, between the intersection with Highway 78 and the intersection with Highway 94. The public workshop is an opportunity for community members to express their comments and opinions on the land use study that is being conducted in the commercial corridor of Highway 74, between the intersection with Highway 78 and the intersection with Highway 94.

PROJECT DESCRIPTION: The land use study that is being conducted in the commercial corridor of Highway 74, between the intersection with Highway 78 and the intersection with Highway 94, is intended to determine the most appropriate land use for the development of the commercial corridor. The land use study is a process that involves the collection of information about the current and future land use, the identification of development opportunities, and the preparation of a land use plan that will guide the development of the commercial corridor.

DATE: Tuesday, March 27, 2016, at 6:00pm.

LOCATION: Conference Room, 21000 Sycamore Road, Irvine, CA 92614.

CONTACT: Erika Luna, 951-253-2200.

FOR FURTHER INFORMATION: For more information about the land use study, please contact Erika Luna at 951-253-2200 or visit the website at www.riversideca.gov/planning.

FOR MORE INFORMATION: Para obtener más información sobre el estudio de uso de suelo, por favor contacte a Erika Luna al 951-253-2200 o visite el sitio web en www.riversideca.gov/planning.

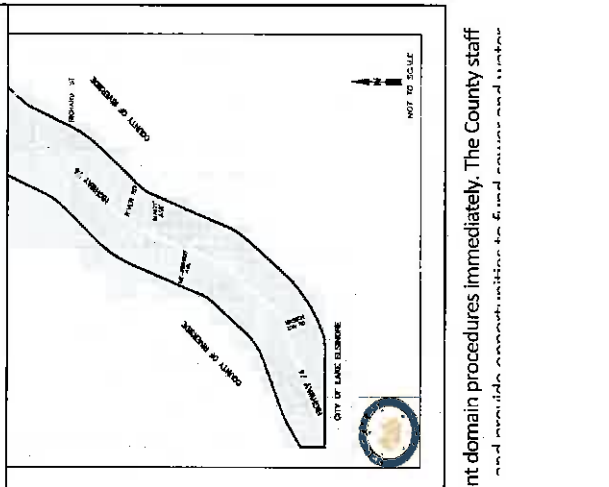
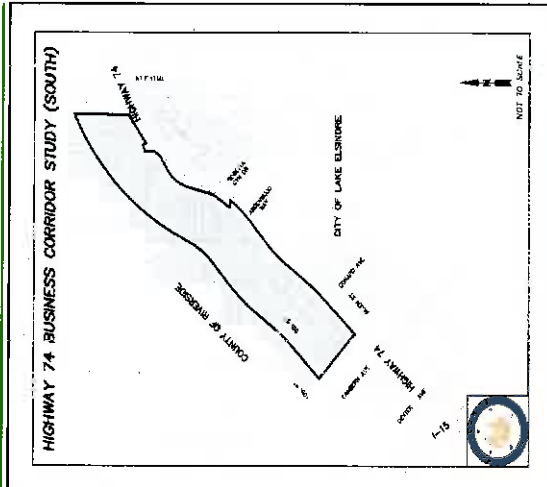
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provided the opportunity to the public and the community stakeholders to attend and listen to the County's goals and vision for the community. In the evening of March 31st, 2016, from 6:00pm till approximately 8:30pm, the County hosted a public outreach meeting with approximately 65 local residents of the Meadowbrook/Good Hope Communities. As referenced during the March 3rd meeting, the County staff provided a brief (15-20 minute overview) for the Highway 74 Business Corridor Study. At this meeting, several stakeholders attended the meeting and provided comments and asked questions regarding the completion of new land uses along the State Highway. During the initial overview presentation, residents were again concerned about possible eminent domain procedures that would result from this project, it's ultimate vision and implementation of the Highway Corridor Plan. As part of the public outreach efforts, the County Staff included an outline map for the Project Area, divided up for the purposes of the meeting logistics. This map provided an opportunity for each property owner receiving a notice to understand if the project included their property or not. In addition, residents planned ahead and brought the notices to the meeting, identifying their particular property location so that the County staff could assist with comments or questions.

Included herein are copies of the public notifications and published property owner fliers mailed out in accordance with these five County meetings to three community groups. The notifications were provided in both English and Spanish, as well as, hand-delivered by Riverside County Staff members given the high-degree of renters in the area that are not located on the property rolls and therefore would not have received the notice. Overall, the meeting attendance was high, relative to typically government-sponsored events and on the next page, this report identifies the major themes, comments, and support provided by the residents, during all the meetings. In addition, County staff held several follow up meetings with specific property owners, who are planning on possible development opportunities in the future and are actively interested within the region. Furthermore, the public outreach meetings were attended by developer partners known to the County, such as *Lansing and Associates* and the *Shopoff Group*, who both own property within the Study Area boundary. These developers are primarily interested in high-levels of residential density, that will hopefully support the incoming commercial development provided through the County Staff's updated Land Use recommendations.

April 27, 2016 Public MAC Meeting:
The County held their final public outreach meeting on April 27th, at Temescal Valley High School specifically as part of Supervisor Jeffries' Municipal Advisory Committee (MAC) monthly meeting. In the evening of April 27th, 2016, from 6:15pm till approximately 8:15pm, the County hosted a public outreach meeting with approximately 27 local residents of the area. The Warm Springs community definitely provided a different dynamic and level of interest, relative to their Meadowbrook and Good Hope neighbors. This community outreach event was attended by 27 residents from the surrounding community and the staff's initial overview concerned mostly the southern properties, located on the exhibit located herein. Several members of the community attendees were very concerned that the County's Highway 74 Corridor Project would promote increased development activity, in the near future, and then proceed with eminent domain procedures immediately. The County staff informed and assured the residents in attendance and provided an opportunity for the attendees to ask questions and provide comments on the project.



X. LAND USE RECOMMENDATIONS

The Study Area provides for several land use opportunities, associated with its unique terrain, characteristics, and circulation patterns. As such, the County has expressed interest in building upon this Corridor Study Plan with a more detailed Highway Specific Plan, initiated by the Riverside County Board of Supervisors, and integrating the existing residential and quasi-commercial uses within the study area. As detailed within this report, the Highway 74 Corridor includes a wide variety of Land Uses, from equestrian to rural and to residential lots accommodating both commercial and residential activities. It is apparent that uses within the Study Area, have essentially “sprung up” over time in a somewhat haphazard nature. It is this illogical progression of land uses and commercial activities that have facilitated a lack of interest and long-term planning along the corridor; however, with the transfer of Highway 74 from Caltrans to the County of Riverside Transportation Department, the opportunity is ripe to initiate direction within this area, direction that starts with a comprehensive and long-term infrastructure system and planning that can facilitate long-term and smart growth development throughout the region.

The Study Area is speckled with hundreds of small, narrow lots that sometimes include a variety of uses. In order for meaningful development to occur, these parcel areas (primarily located in the northeastern portion of the plan area) should be consolidated under a master plan, or series of master plans. It is this location, where the first of three central nodes and/or concentrations of activity are located; more specifically between West Ellis Avenue and Sophie St. This area of the plan encompasses several narrow and deep lots that typically encroach into the Highway Right-of-Way. This location is also consistent, and nearly adjacent to one of two locations identified by the County of future implementation of its Housing Element (see discussion on page 11). It is the County's belief that a *public-private partnership* is crucial to implementing effective land use changes within the corridor; this starts with the implementation of a Sewer Master Plan and its associated financing mechanism. As such, the County has initiated such an effort to bring sewer facilities to this Highway Corridor in an effort to spur development opportunities. Furthermore, the areas just south of the County's Housing Element identified parcels will require consolidation and assemblage of many parcels, an effort likely successful through a publically-initiated effort wherein the development community can take advantage of the decreased barriers towards development.

The second area of focus is the intersection of Highway 74 and Ethanac Road. This has already been identified as a crucial intersection as well as a circulation corridor by the Riverside Transportation Commission, which is currently funding an effort associated with the alignment study for Ethanac Road, easterly towards the City of Canyon Lake. This alignment study will provide the crucial backbone infrastructure necessary to integrate a major east-west outlet from Highway 74. It is at this location, and primarily based upon the future plans of Ethanac Rd. and Highway 74, that the County is planning a large-scale hub of mixed use commercial and higher density residential, sold at a market-rate to accommodate and support the surrounding destination activities. This location, as with other areas along the 74 route, is peppered with infrastructure constraints; including several narrow and deep lots that also include quasi-commercial uses, buildings, and structures that sometimes encroach into the R-O-W. It is this location, which is more apparent than the rest, that dedication of additional Right-of-Way and accommodation of both wet and dry utilities is challenging. Furthermore, the intersection of Ethanac Rd. and Highway 74 is encumbered by an electrical distribution line at the rating of 220 KV that runs in an northerly to easterly direction and parallels Ethanac Rd. as it routes into Eugene Rd. on the west side of Highway 74. While it is not uncommon for new development to work in and around existing transmission lines development can even go so far as to integrate large-scale transmission and distribution lines into a comprehensive master plan as trails, passive recreation, or even for agricultural uses in some areas (e.g., adjacent to the 405 freeway in Orange County). However, the presence of this electrical infrastructure does require enhanced planning, engineering, and above-all else, coordination efforts with the utility surveyor.

That being said, this location still remains ideal as a major hub of development for several reasons: (1) the location is situated equidistance from the northern boundary near Perris to the southern boundary near Lake Elsinore; (2) the project is located within an equal distance from the two Housing Element rezoning sites, as described herein; (3) the intersection is subject to the largest infrastructure upgrade currently planned for the Study Corridor; and (4) the site is within a few thousand feet from the adopted Specific Plan (Colinas Del Oro), which will serve as the primary catalyst for the areas initial development opportunities.

Lastly, it is the County's intent to provide consistency and lay the groundwork necessary for a *Highway Specific Plan* by evaluating the level to which Highway 74 needs to expand its Right-of-Way and sub-surface utility infrastructure, to accommodate future growth opportunities; yet reserve a streamlined version of the roadway that is accommodating to pedestrians and other forms of non-motorized transportation. This concern is

arising from a number of situations, that have developed from past development projects, where the planning and environmental aspects incorporate various levels of pedestrian, cycling, transit, and various forms of multi-modal circulation which is superseded by a 6-lane, divide, highway with limited ingress and egress points and little opportunity to create a mixed use, pedestrian-friendly environment. That is why the County wishes to initiate a program, similar to a hybrid between standard Safe Routes and Complete Streets and a Specific Plan of Land Use that evaluates a typical means of accommodating the traffic volumes necessary for not just the General Plan buildout of both the Mead Valley (MVAP) and Elsinore Valley Area Plans (EVAP), but also to include the additional units derived from the mixed use nodes and Housing Element locations described above. It is the intention to focus retail and tourist commercial uses along the edge of an expanded parkway, adjacent to Highway 74, that may accommodate various forms of multi-modal transit opportunities. The County also intends to coordinate with the Riverside County Transportation Commission (RCTC), the Western Riverside County Council of Governments (WRCOG), and the Riverside Transit Agency (RTA) to coordinate and seek future funding opportunities associated with this multi-modal approach and implementation of traffic calming efforts for the anticipated 20,000 to 25,000 Average Daily Trips (ADT) that will occur if this plan is implemented. These changes will ultimately result in a Highway 74 Corridor Specific Plan, that will incorporate a General Plan Amendment (GPA), Change of Zone (CZ), and infrastructure master plan, at a minimum.

Resulting from the public outreach sessions, the community members expressed serious interest in the County providing increased residential densities within the area, densities that can support increases in commercial and job-creating land use opportunities. As such, the County is recommending new mixed use land uses (including commercial and high density residential) land uses around the intersection of Highway 74 and Fithian Road. Secondly, several parcels along the border of Highway 74, are being modified and amended to provide for both commercial office and retail uses to capture the nearly 25,000 trips anticipated for the Highway over the next 15 years (given current land use conditions). The land use maps have been modified to include both the community recommendations of change and the staff analysis as to where increased land uses can be accommodated with little to no impact upon the residential community. Furthermore, it is critical to understand that several members of the community have a very different opinion of the area, and especially the County's plans for development. For example, during the April 27th public outreach meeting, several existing residents again expressed concerns over eminent domain proceedings, specifically affecting individual parcels and displacing long-time residents. County staff, and representatives from Supervisor Jeffries' Office were both in attendance, and made efforts to address the community's concerns. Also, during the April 27th outreach meeting, several members of the community's were interested in environmental sustainability and protection of the environment. Staff addressed these concerns that the forthcoming land use changes will require a full environmental analysis associated with the project and such issues would be studied, evaluated, and addressed. At this time, the amended land use maps provide for 203 individual parcel changes, the majority of which include a change from Lower-Density Residential (LDR) to Commercial Retail (CR) and High Density Residential (H⁺HDR, HDR and VHDR) located primarily along Highway 74 that will likely be supported by the increasing vehicle trips anticipated along Highway 74. It is also critical to provide for the supportive land uses, such as Higher Density Residential (HDR) and Very High Density Residential (VHDR), within the corridor boundary; however, trying to stay at least 500-feet from the highway due to safety and air quality concerns. Based upon the recommended land use maps, the following table is a summary of changes being implemented within the Project Study Corridor:

Commercial	Industrial	High Density Residential	Business Park
64	24	104	6

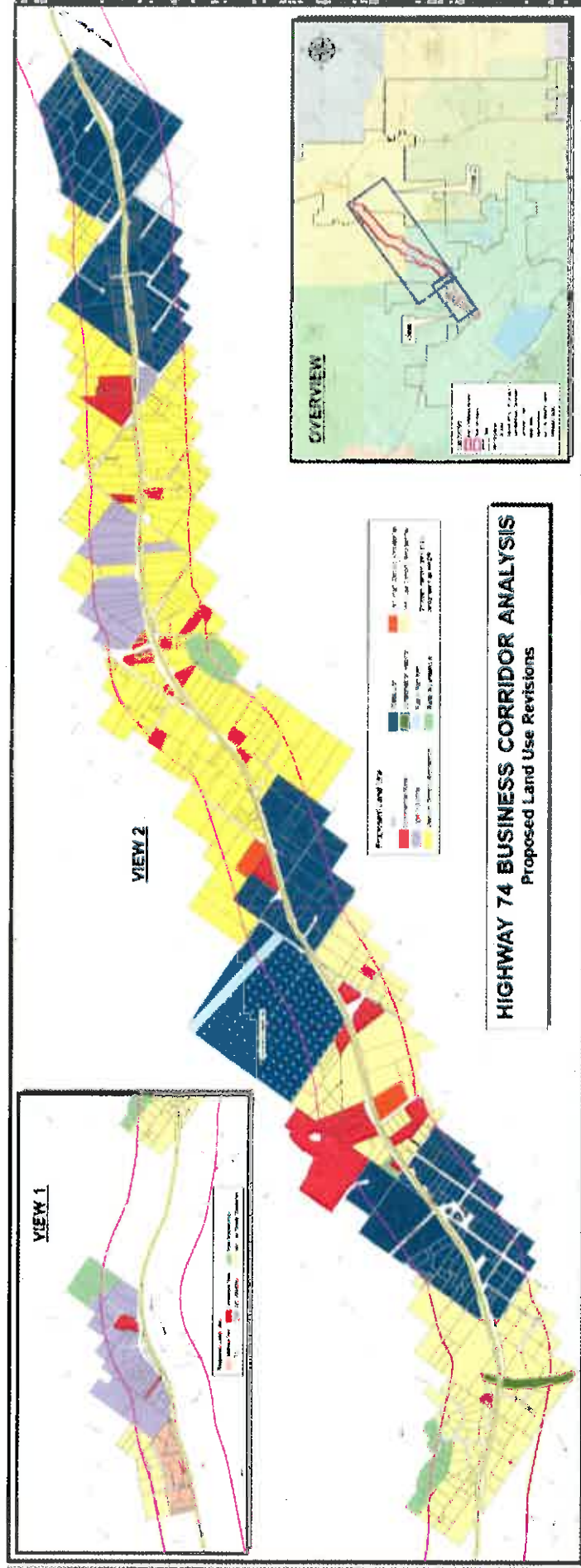
The majority of the residential parcel changes are associated with the County's Housing Element changes; however, several are based upon individual developer requests and were incorporated into the updated land use plan, where the changes are appropriate and do not create incompatible land use between the rural community and anticipated elements of the community. All these changes are planned to address possible land use and zoning conflicts and compatibility issues between the existing neighborhood that enjoy the rural lifestyle and new elements within the community, such as commercial retail, high density residential, and job opportunities to facilitate the community's growth. These efforts will continue to involve a collaborative effort with the community, the existing stakeholder groups, such as the Warm Springs and Good/Hope Municipal Advisory Committee (MAC).

X. LAND USE RECOMMENDATIONS (CONT'D):

Within this amended land use plan, the parcels identified within the County's 5th RHNA Cycle Housing Element Update, which is generally located towards the southwestern portion of the Project Area, are included and incorporated within the exhibit below. These parcels are critical to facilitate investment opportunities from stakeholders, developers, and business interest partners. Secondly, *View 1*, already includes several parcels, recently amended by the County, to include Business Park and Industrial Land Uses that provides nearly 100 acres of mixed use industrial and professional uses with direct adjacency to Highway 74 with supportive High Density housing within bicycle access to the future job centers. In addition, additional mixed use industrial/business opportunity land uses. In this amended land use exhibit, the County has evaluated changes to several parcels, that include modifications from Low Density Residential to both Very High Density Residential (VHDR) and Commercial Land Uses (CR). It is recommended that these commercial land uses be rezoned, under future phases of planning efforts, to incorporate a Mixed-Use provision to allow for high-density residential in a vertical mixed-use element within a commercial neighborhood environment. The Study Area is quite large and as such, includes a wide diversity of land uses, environmental constraints, and infrastructure challenges associated with the 6.8 linear miles associated with the *Highway 74 Business Corridor Study Area*. The existing project area, and moreover, the current land use plans being the Mead Valley and Elsinore Area Plans, includes elements from four (4) out of the five (5) General Plan Foundations (with the exception of the Agricultural Land Use) and Land Use Designations (LUD) from more than half of the designations available. The primary land uses, associated with the existing land uses, are compiled of mostly residential and following this is the commercial land uses. Outside of these two land uses, are some parcels designated as Light Industrial (LI), Open Space—Conservation (OS-C), Open Space—Conservation Habitat (OS-CH), and Rural Mountain (RM) Land Uses that specifically identify areas of rock outcroppings, some of the various hills, and areas of high topography. Secondly, the area shown on various exhibits, of short, narrow, lots, which are located approximately one-mile from the City of Perris border, which provides a challenge from a land planning perspective. This area was initially designated as Commercial—Retail; however, after meeting with the County Planning Department, the recommendations changed to the designation that most closely matches the Mixed Use Planning Area (MUPA).

One of the land use constraints that encumbers this Project Area is the number of small and narrow parcels, aligned in a dense and compact environment. This proves difficult for the County Land Planners to ensure that there is a diverse spectrum of land use development opportunities without over-concentrating the area with too much of one particular land use designation. A method to combat these constraints is also amending the existing Rural Village Study Overlay or creating a new overlay that allows the transfer of both density and commercial square-footage within the Project Area so that no net increase in either land use, as ultimately determined by the Certified Environmental Document, will be approved yet developers will be offered the flexibility to modify and change their development plans as the project area evolves and changes throughout its implementation.

However, such a *Transfer of Density* or square footage becomes difficult to track, implement and regulate on behalf of the County staff. For example, the possibility exists for over 2.8 million additional square feet of commercial retail and office development, nearly 8,500 new residential units throughout the 7.8 mile Highway Project Corridor. The volume of possible development to track would prove difficult for the County to track over a 15-year timeframe. As such, an alternative for more efficient use of tracking, while providing for smooth project implementation will be the establishment of a flexible zoning criteria that allows both higher density residential products, such as podium and high density wrap buildings, commercial/retail mixed use, and other uses that promote active transportation measure such as bicycling, increase in pedestrian trails, and connection to a revitalized highway plan that connects to the County's robust trail network, while also providing connections to the City's of Lake Elsinore, Canyon Lake, Menifee, and the City of Perris. In this amended Land Use Plan, the County staff is recommending that all land uses within the Rural Community and Rural Foundations be amended to a corresponding Community Foundation, within the Residential Land Use Designation. For purposes of the *Highway 74 Business Corridor Land Use Study*, the County will place a Medium Density Residential Land Use Designation, within the Community Development Foundation (MDR-LUD) as a baseline "holding" zone that will allow and promote non-foundation level changes, based upon a developer-initiated basis, or through future land use opportunities. In addition, there are several long and narrow properties located outside of the City of Perris, which primarily include commercial land uses without permit approval, primarily due to the expense of processing a General Plan Amendment, as is detailed in the attached picture. Plus, developer consolidation of commercial parcels provides a much more efficient opportunity for land developers to invest.

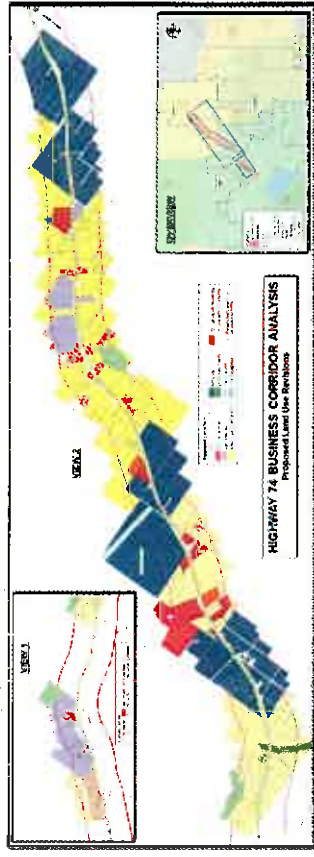
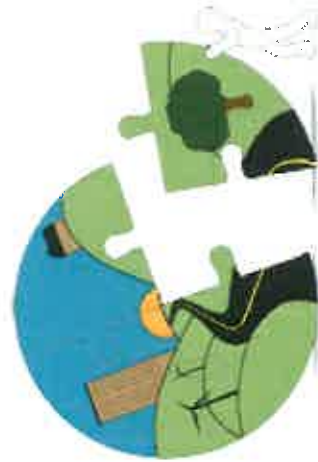


XIII. CONCLUSIONS

It is the intention of the County to gather a group of stakeholders together to evaluate and ascertain the feasibility of forming a financing district associated with providing sewer service to the Corridor Study Area. As we discussed, the County Board of Supervisors recently approved the Colinas del Oro Specific Plan, which will create a catalyst and serve as the first major development project to open in the area for some time. The Colinas Del Oro project anticipates bringing a sewer line, several miles to the northwest, to connect to their project, which resides just south of Ethanac and Highway 74. Although, this sewer line will not accommodate capacity for the entire region, it is a positive step, in the right direction.

As such, the following steps are suggested in order to continue with an economic development plan for Highway 74:

1. Initiate a working group of stakeholders, property owners, and local interest groups to investigate and ascertain the interest in developing a Sewer Master Plan.
2. Open dialogues with both Water and Sewer providers that serve the subject area. These entities are the Eastern Municipal Water District (EMWD) and the Elsinore Valley Water District (EVMWD).
3. County Staff shall request that the Riverside County Board of Supervisors initiate a resolution of support for this project, and initiate a leadership role to form the necessary public-private partnerships to begin the preliminary investigation and feasibility studies.
4. Encourage the Board of Directors for both EMWD and EVMWD to pass supporting resolutions committing financial and staffing resources to the preliminary investigation necessary to determine sewer feasibility.
5. Encourage the private parties included within the Highway 74 Stakeholders Group to commit financially to this effort and initiate a Sewer Master Plan for the Highway 74 Corridor.
6. Encourage the Board of Supervisors to adopt this *Highway 74 Business Corridor Study Area* as a policy document, which will serve as the foundation for an ultimate master planning effort, as well as provide validity to the County's ultimate goal of a Highway 74 Corridor Specific Plan.
7. Direct the Riverside County Economic Development Department to initiate the lead on developing the financing mechanisms and feasibility associated with the future infrastructure plans for the region.
8. Encourage the County to hold public hearings, community workshops, and generally solicit comments from the public on this study, its preliminary findings, and the goals specified therein.



XII. NEXT STEPS/COUNTY ACTIONS

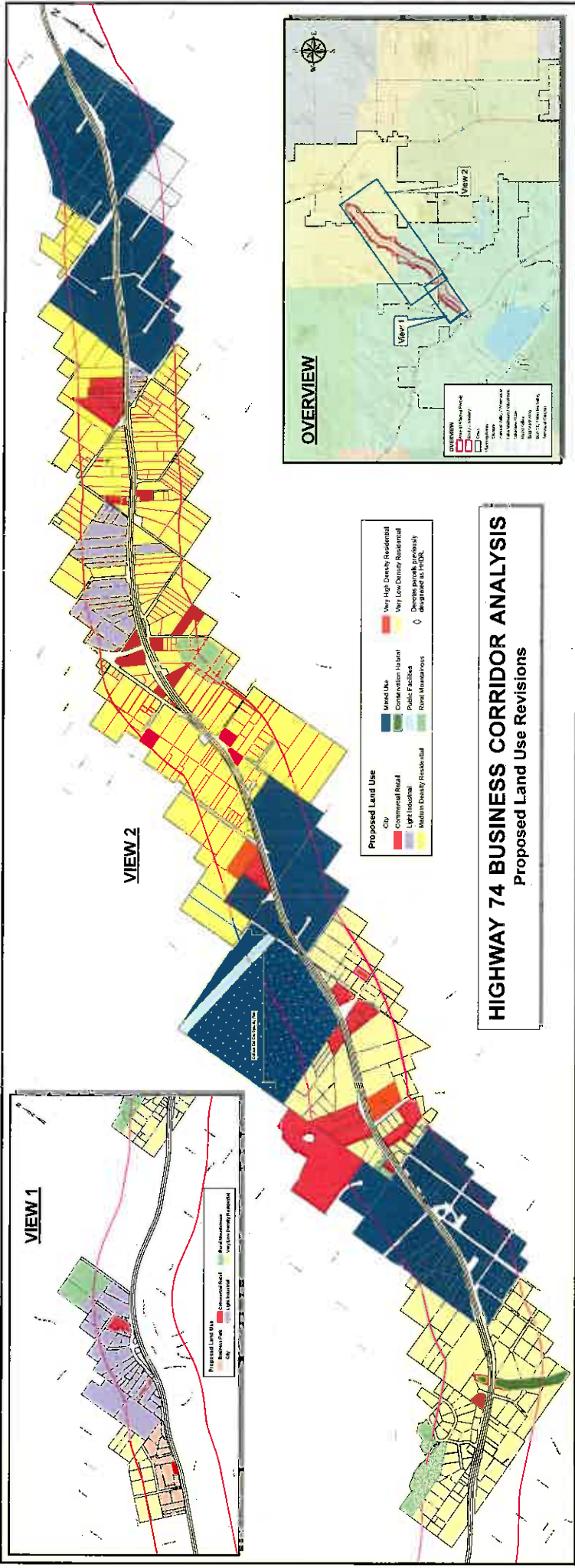
The overarching purpose of the *Highway 74 Business Corridor Land Use Study* is intended to promote well-planned and efficient development opportunities within the County of Riverside Area Plans of Mead Valley and Lake Elsinore. To that end, the County's internal protocols and compliance with California State Environmental and Planning Law requires the processing of several regulator steps necessary to initiate and effectuate the plans at hand. These steps are summarized and itemized below for the benefit of the public and stakeholders involved:

1. Staff Presentation for a General Plan Initiation before the Riverside County Planning Commission: County Planning Staff will take the amended land use plan, provided herein, and provide this, along with the supportive findings and appropriate General Plan provisions, to the Planning Commission for their review and positive recommendation to the County Board of Supervisors.
2. Pending a successful outcome before the Planning Commission, the Board of Supervisors will consider the General Plan Initiation, as recommended by the Planning Commission and County Staff. At this time, the Board has the right and ability to accept and initiate the amendment, modify the plan, reject it in part or in whole. However, Supervisor Jeffries' Office has been involved since the Project's initiation and continues to support efforts to revitalize this area of the County. As such, it is anticipated that the project will receive favorable support from the Board in its entirety.
3. If and when the County Board of Supervisor's initiates the project and the accompanying General Plan Amendment, the County Staff will then have the obligation of preparing an Environmental document in compliance with the California Environmental Quality Act (CEQA). In addition, the County anticipates that the applicable portions of Highway 74 (between the Cities of Perris and Lake Elsinore) will be completely transferred over to the County for operation and maintenance and as such, the County will not be required to provide NEPA clearance for the project, but only go through the Local Assistance Program (LAP) with Caltrans. Nevertheless, this environmental document will likely take the form of a Programmatic Environmental Impact Report (either separately from a more comprehensive General Plan Update or as part of concurrent efforts by the County). In either scenario, the County can complete the EIR "in-house" or contract with a professional consultant team to prepare the project's environmental document. In the latter situation, the County will be obligated to release a Request for Proposal (RFP) in accordance with the County's purchasing policies and to provide a fair and equitable opportunity to all professional environmental planners. This is a process the County frequently engages upon and the selected consultant will work concurrently with the County to prepare the Programmatic EIR and Special Studies associated with the specific land use, and possibly, policy changes associated with the *Highway 74 Business Corridor Land Use Study*.

4. A Programmatic EIR, along with the full spectrum of Environmental Studies, will likely take the County about 18 months to complete given the geographical size of the project area and the complexities of the environmental process. In brief, the County will likely need to complete a range of environmental reports, which would include, but not be limited to Geological, Traffic, Air Quality/Greenhouse Gas Emissions (GHG), Water Quality and Hydrology, as well as a Biological Impact Analysis and MISHCP Compliance Report. These studies will be completed by professional environmental planners and specialist in their applicable fields and combined into an Environmental Document for public to the community, project area stakeholders, and for ultimate consideration by the Riverside County Board of Supervisors.

5. In addition, the County will pursue a specialized transportation planning effort and its possible expansion throughout the evolution of this project. The County will strive to prevent Highway 74 from reaching "freeway-capacity" creating both an unsafe and unhealthy environment for future residents, visitors, and patrons. Elements that promote active transportation and possibly even a "light-rail" or trolley system is being contemplate to create a downtown environment within this corridor that is less dependent and reliable on the single-occupancy vehicle. The County is interested in pursuing both State and Federal funding opportunities to initiate both planning and infrastructure efforts that will implement an enhanced trail and bicycle network, as well as a possible trolley/light rail system within the Corridor. Such plans promote a multi-modal transportation networks that promote efficient and active transportation throughout California, such as Long Beach, San Francisco, and even an active trolley system in downtown Riverside. The County's goal is to promote economic development along with a safe and healthy environment. These goals are met by investing in the foundation of land use changes and environmental clearance that breaks down the development constraints and allows the free market to take over and promote safer community for all residents.





VIEW 1

VIEW 2

OVERVIEW

HIGHWAY 74 BUSINESS CORRIDOR ANALYSIS
Proposed Land Use Revisions

- Proposed Land Use**
- City
 - Commercial Retail
 - Light Industrial
 - Medium Density Residential
 - Mixed Use
 - Conservation Island
 - Public Facilities
 - Rural, Mountains
 - Very High Density Residential
 - Very Low Density Residential
 - Deviates from or previously designated as I-10R

- Proposed Land Use**
- Conservation Island
 - Light Industrial
 - Medium Density Residential
 - Very Low Density Residential

- OVERVIEW**
- City
 - Commercial Retail
 - Light Industrial
 - Medium Density Residential
 - Very High Density Residential
 - Very Low Density Residential
 - Deviates from or previously designated as I-10R

Name	Address	Assessors Parcel #	Land Use Change	Years in Community	No Change Desired	Some Change Desired	Significant Change Desired	Comments
	345-070-021	345-070-021	Very High Density Residential (VH10H)					
	345-070-039	345-070-039	Very High Density Residential (VH10H)					
	345210001	345210001	Commercial					
	345210002	345210002	Commercial					
Perez, Jose A.	25215 Highway 74, Perris, CA 92570	345200007	Commercial	30+	X	X	X	Is going commercial and the flooding on Hwy 74 and Caltrans is not cleaning up.
Solomon, Joe and Jackie	23205 Magarini, Perris, CA 92570 (345-100-039)	345100032	Commercial	30+, since 1997	X	X	X	What is the significance of 1,000? Is it best? How will that affect residential code?
Tolson, Daniel	APN 345-050-014	345050014	Commercial	23	X	X	X	Commercial, street lighting, sewer.
Edwards, Robert	APN 345-060-006	345060008	Commercial	10	X	X	X	Commercial, small business use. Request any overlay sign place in effect. Thank you!
	951-657-8156	345090074	Commercial	20	X	X	X	Would like to see more stoplights to slow down the traffic some. I would like to commercialize my lot so I can start a firm!
Majors, Mike	22201 Norma St., Perris, CA 92570	345090066	Commercial	20	X	X	X	Would like to build senior housing complex and apartment.
Pham, Cindy	APN 345-090-046	345090046	Commercial	20	X	X	X	May interested in changing our property to commercial. We want our property to be commercial.
Radford, Troy	22220 Norma St., Perris, CA 92570 (345080021)	345080021	Commercial					We have a three-acre parcel, which is zoned for the above Assessor Parcel Numbers and ownership under Prime Corners, LP.
	17671 High Bluff Dr., Ste 150, San Diego, CA 92130	345070028	Very High Density Residential (VH10H)					On March 3, 2018 at 6:30 pm the County of Riverside is conducting a workshop for State Highway (SR 74). The purpose of this workshop is analyzing and taking inventory of the existing land uses for the potential enhancement of development in the corridor.
Lanning Companies Daniel Scott	22220 Norma St., Perris, CA 92570 (345080021)	345080021	Commercial					The Parcel herein is currently zoned Rural Residential, but we are very much interested and will seek R2, Multi-Family Zoning.
Marrig, Mike	22201 Norma St., Perris, CA 92570	345080066	Commercial	75 yrs	X	X	X	Interested in setting up a small business on this property (345-060-066). I would like to see on Highway 74 more commercial business, stores, restaurants, etc.
Chambl, John	25295 Highway 74, Perris, CA 92570	345210051	Commercial	5 yrs.				Interested in some change to commercial from residential.
Keil, Glenn	26739 St Hwy 74, Perris, CA (945210001)	345210001	Commercial	44 yrs.				Commercial, lots of development.
Dyker, Ed and Dana	25281 State Hwy 74 (145070046)	345070046	Commercial	37 yrs.	X	X	X	Allow commercial development.
Schubert, Marve L.	26745 State Hwy 74 (145070046)	345210002	Commercial	13	X	X	X	My wife and I are great for everyone. Commercial.
Pantelakis, Mike	24694 Highway 74 (342130012)	342130012	Commercial	20 yrs.	X	X	X	Show us the money.
Chavez, Juan Loreal	342130-010	342130010	Mixed Use	4 yrs.				Commercial and apartment buildings.
	APN 345-090-027 - 37	345090027	Commercial	35 yrs.				Zone change, development, desired, commercial, gas stations
Sallis, Joe	9638 Redondo, Bonnell 97003	345220087	Commercial	12 yrs.	X	X	X	Commercial, high industrial, storage, some change.
Bozner, Barry	26900 Hwy 74 (245200087)	345200087	Commercial	4 yrs.	X	X	X	Commercial
Chavez, Gen Loreal	APN 345-070-021 - 049	345070021	Mixed Use	20 yr owner	X	X	X	Highest density multi-family with small 1 apt. commercial in front.
Prime Corners, LP	12671 High Bluff #150, San Diego, CA 92130	345050030	Commercial					Commercial (see recent filing)
Sato, Ichiro	24228 State St (342050030)	342050030	Commercial	25 yrs.				Zone change, commercial, shopping centers, lights, sewer.
Torres, Daniel	21811 Shisp Rd.	345050014	Commercial	46 yrs.	X	X	X	To be commercial and improve area on dirt road.
Campas, Gilbert & Greas	25850 Ethane Rd, Perris	346070033; 345070035	Commercial	15 yrs.				Interested to meet you Monday and had learned more of public input from the most recent public hearing on 3/30. The 4.76 ac acquisition one year ago was another step moving forward for the land assembly of whole block from Hwy 74 to old Frieda street and Betty road to new Thoda street, a 22 ac future commercial/community hub. At the time being I already have 10 ac secured as SR coming off Hwy 74 (new Thoda street intersection). Just like to give you a heads up per your request.
Loranzo, Pedro	24192 State Hwy 74, Perris, CA (342050027)	342050027	Commercial					Interested in some change to commercial from residential.
Isa, Patrick	951-329-2889 pmaorini@gmail.com	345080064; 345080072; 345080071; 345080070; 345080057; 345080066	Commercial					* 24443 Hwy 74 - 342-100-061 * 24461 Hwy 74 - 342-100-058 * *24487 Hwy 74 - 342-100-057 * *24495 Hwy 74 * Vicant Land - 326-250-037
	342100016; 342100061; 342100068; 342100057; 342050037		Commercial					Per our conversations, I am very interested in working with the county to improve the conditions of the Hwy 74 corridor. Like the county, believe this to be an integral east - west bypass for the County of Riverside. My intentions are to develop a self storage location on 2 of the parcels (see #). If the county has any other ideas or thoughts, I'd be open to discussion to better return the acreage. Should you have any questions or desire additional information, please contact me at pmaorini@isabak.com (951) 443-7622
	APN 326-250-035	326250035	Industrial					Application - GP4000864, Proposal - MDR to BP. Application 82214970, Proposal - Office Bldg to service station.
	22690 Highway 74	346250020	Business Park					Application - GP4000864, Proposal - MDR to BP.
	22660 Elm St.	346250018	Business Park					Application - GP4000864, Proposal - MDR to BP.
	APN 226-250-018	346250018	Business Park					Application - GP4000864, Proposal - MDR to BP.
	22801 Elm St.	346250016	Business Park					Application - BDE100086, Proposal - Demo SFR
	22870 Highway 74	346250016	Business Park					
	APN 226-250-039	346250039	Business Park					
	23746 Highway 74		Business Park					

STAFF CHANGES

ASSESSOR'S PARCEL NUMBER	AMENDED LAND USE
347090045	COMMERCIAL
347130008	COMMERCIAL
377372032	COMMERCIAL
349080078	COMMERCIAL
349124010	COMMERCIAL
349124009	COMMERCIAL
349124008	COMMERCIAL
349124007	COMMERCIAL
349124006	COMMERCIAL
349350010	COMMERCIAL
349350009	INDUSTRIAL
346240037	COMMERCIAL
345220079	COMMERCIAL
349342028	COMMERCIAL
345220042	COMMERCIAL
345210029	COMMERCIAL
345220086	INDUSTRIAL
345160013	COMMERCIAL
345150041	INDUSTRIAL
345150037	INDUSTRIAL
345150013	INDUSTRIAL
345150014	INDUSTRIAL
345080069	COMMERCIAL
345060061	COMMERCIAL
342210042	COMMERCIAL
346240037	COMMERCIAL
345220079	COMMERCIAL
345220086	INDUSTRIAL
345070006	COMMERCIAL
345070038	COMMERCIAL
342120054	INDUSTRIAL
342120050	INDUSTRIAL
342120052	INDUSTRIAL
342120051	INDUSTRIAL
342120053	INDUSTRIAL
342120040	INDUSTRIAL
342120039	INDUSTRIAL
342120038	INDUSTRIAL
342210052	INDUSTRIAL
342150018	INDUSTRIAL
342100060	COMMERCIAL
342100058	COMMERCIAL
342100057	COMMERCIAL
342100061	COMMERCIAL
342100016	COMMERCIAL

342100014	COMMERCIAL
342100015	COMMERCIAL
342100031	COMMERCIAL
342100053	COMMERCIAL
342200069	COMMERCIAL
342200049	COMMERCIAL
342200056	COMMERCIAL
342092017	COMMERCIAL
342100054	INDUSTRIAL
342100049	INDUSTRIAL
342100056	INDUSTRIAL
342100047	INDUSTRIAL
342100052	INDUSTRIAL
342100051	INDUSTRIAL
342092033	INDUSTRIAL

HOUSING CHANGES

ASSESSOR'S PARCEL NUMBER	AMENDED LAND USE
349080077	HIGHEST DENSITY RESIDENTIAL
349080078	HIGHEST DENSITY RESIDENTIAL
346240021	HIGHEST DENSITY RESIDENTIAL
349080063	HIGHEST DENSITY RESIDENTIAL
349100045	HIGHEST DENSITY RESIDENTIAL
349080067	HIGHEST DENSITY RESIDENTIAL
349080015	HIGHEST DENSITY RESIDENTIAL
349080062	HIGHEST DENSITY RESIDENTIAL
349080060	HIGHEST DENSITY RESIDENTIAL
349080069	HIGHEST DENSITY RESIDENTIAL
349080070	HIGHEST DENSITY RESIDENTIAL
349080017	HIGHEST DENSITY RESIDENTIAL
349341004	HIGHEST DENSITY RESIDENTIAL
349080065	HIGHEST DENSITY RESIDENTIAL
349080026	HIGHEST DENSITY RESIDENTIAL
349080072	HIGHEST DENSITY RESIDENTIAL
349080066	HIGHEST DENSITY RESIDENTIAL
349341003	HIGHEST DENSITY RESIDENTIAL
349080054	HIGHEST DENSITY RESIDENTIAL
349080056	HIGHEST DENSITY RESIDENTIAL
349080061	HIGHEST DENSITY RESIDENTIAL
349080004	HIGHEST DENSITY RESIDENTIAL
349080068	HIGHEST DENSITY RESIDENTIAL
345220085	HIGHEST DENSITY RESIDENTIAL
349080076	HIGHEST DENSITY RESIDENTIAL
349100044	HIGHEST DENSITY RESIDENTIAL
349080078	HIGHEST DENSITY RESIDENTIAL
349080077	HIGHEST DENSITY RESIDENTIAL
349100008	HIGHEST DENSITY RESIDENTIAL
349100006	HIGHEST DENSITY RESIDENTIAL
349080071	HIGHEST DENSITY RESIDENTIAL
349100007	HIGHEST DENSITY RESIDENTIAL
349100009	HIGHEST DENSITY RESIDENTIAL
349080070	HIGHEST DENSITY RESIDENTIAL
349342018	HIGHEST DENSITY RESIDENTIAL
349080020	HIGHEST DENSITY RESIDENTIAL
349080072	HIGHEST DENSITY RESIDENTIAL
349080066	HIGHEST DENSITY RESIDENTIAL
349080065	HIGHEST DENSITY RESIDENTIAL
349080069	HIGHEST DENSITY RESIDENTIAL
349342017	HIGHEST DENSITY RESIDENTIAL
349342029	HIGHEST DENSITY RESIDENTIAL
349080067	HIGHEST DENSITY RESIDENTIAL
349080068	HIGHEST DENSITY RESIDENTIAL
349342010	HIGHEST DENSITY RESIDENTIAL

349100046	HIGHEST DENSITY RESIDENTIAL
349080075	HIGHEST DENSITY RESIDENTIAL
349100043	HIGHEST DENSITY RESIDENTIAL
349080064	HIGHEST DENSITY RESIDENTIAL
349124024	HIGHEST DENSITY RESIDENTIAL
349342025	HIGHEST DENSITY RESIDENTIAL
349124027	HIGHEST DENSITY RESIDENTIAL
326250036	HIGHEST DENSITY RESIDENTIAL
326250011	HIGHEST DENSITY RESIDENTIAL
326250040	HIGHEST DENSITY RESIDENTIAL
326250041	HIGHEST DENSITY RESIDENTIAL
326240079	HIGHEST DENSITY RESIDENTIAL
326250001	HIGHEST DENSITY RESIDENTIAL
326240008	HIGHEST DENSITY RESIDENTIAL
326240060	HIGHEST DENSITY RESIDENTIAL
326250043	HIGHEST DENSITY RESIDENTIAL
326250037	HIGHEST DENSITY RESIDENTIAL
326250039	HIGHEST DENSITY RESIDENTIAL
326240077	HIGHEST DENSITY RESIDENTIAL
326250022	HIGHEST DENSITY RESIDENTIAL
326250023	HIGHEST DENSITY RESIDENTIAL
326240061	HIGHEST DENSITY RESIDENTIAL
326240076	HIGHEST DENSITY RESIDENTIAL
326250038	HIGHEST DENSITY RESIDENTIAL
326240085	HIGHEST DENSITY RESIDENTIAL
326240082	HIGHEST DENSITY RESIDENTIAL
326250029	HIGHEST DENSITY RESIDENTIAL
326250018	HIGHEST DENSITY RESIDENTIAL
326240050	HIGHEST DENSITY RESIDENTIAL
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326250035	HIGHEST DENSITY RESIDENTIAL
326240030	HIGHEST DENSITY RESIDENTIAL
326250020	HIGHEST DENSITY RESIDENTIAL
326240038	HIGHEST DENSITY RESIDENTIAL
326240083	HIGHEST DENSITY RESIDENTIAL
326250031	HIGHEST DENSITY RESIDENTIAL
326250042	HIGHEST DENSITY RESIDENTIAL
326250028	HIGHEST DENSITY RESIDENTIAL
326240081	HIGHEST DENSITY RESIDENTIAL
326250027	HIGHEST DENSITY RESIDENTIAL
326240047	HIGHEST DENSITY RESIDENTIAL
326240084	HIGHEST DENSITY RESIDENTIAL
326240048	HIGHEST DENSITY RESIDENTIAL
326240080	HIGHEST DENSITY RESIDENTIAL
326240054	HIGHEST DENSITY RESIDENTIAL
326240075	HIGHEST DENSITY RESIDENTIAL
326240078	HIGHEST DENSITY RESIDENTIAL

326250032	HIGHEST DENSITY RESIDENTIAL
326240053	HIGHEST DENSITY RESIDENTIAL
326240044	HIGHEST DENSITY RESIDENTIAL
326240074	HIGHEST DENSITY RESIDENTIAL
326250030	HIGHEST DENSITY RESIDENTIAL
326240018	HIGHEST DENSITY RESIDENTIAL
326240037	HIGHEST DENSITY RESIDENTIAL
326250025	HIGHEST DENSITY RESIDENTIAL
326250024	HIGHEST DENSITY RESIDENTIAL

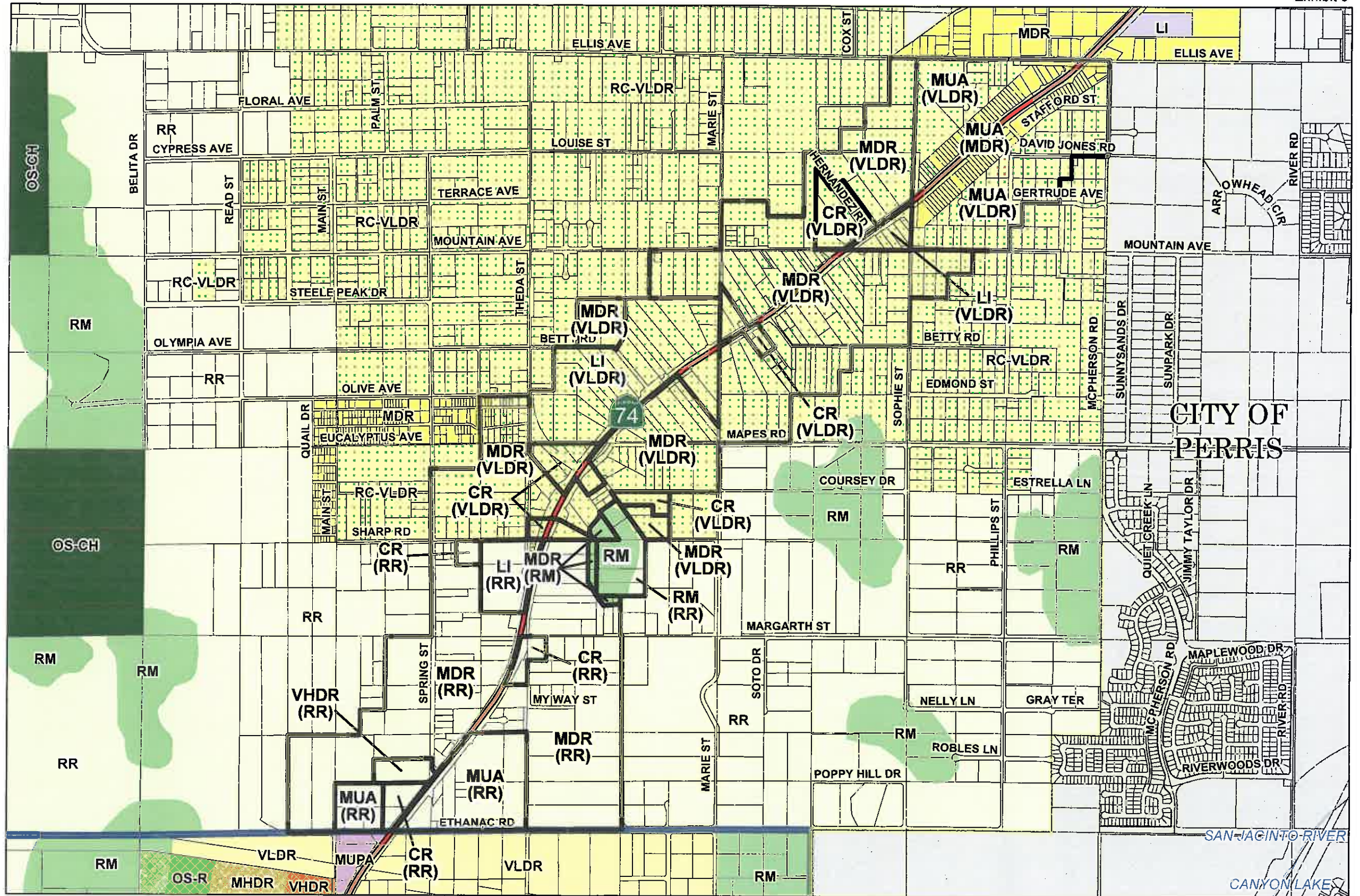


Supervisor: Jeffries
District: 1

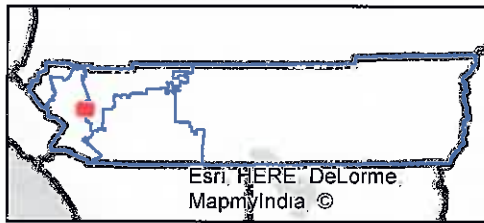
Highway 74 Good Hope Vicinity GPA 01205 : Proposed General Plan

Exhibit 6

- Highways
- Parcels
- GPA01205 Proposed
- Supervisorial District
- Area Plans
- Cities
- Water

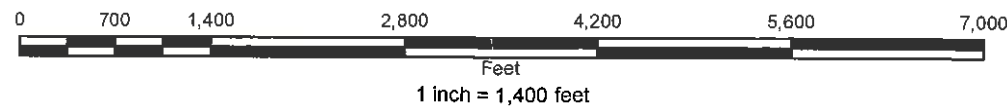


9/29/2016



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Zoning Area: Good Hope



GPA 1205 - Highway 74 Good Hope

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342040008	1	RC-VLDR	N		CD-MUA
342040009	1.25	RC-VLDR	N		CD-MUA
342040013	8.6	RC-VLDR	N		CD-MUA
342040033	0.72	RC-VLDR	N		CD-MUA
342040034	0.01	RC-VLDR	N		CD-MUA
342040035	1.08	RC-VLDR	N		CD-MUA
342040036	1.69	RC-VLDR	N		CD-MUA
342040037	2.27	RC-VLDR	N		CD-MUA
342040038	1.14	RC-VLDR	N		CD-MUA
342040039	1.35	RC-VLDR	N		CD-MUA
342040040	0.72	RC-VLDR	N		CD-MUA
342040041	0.94	RC-VLDR	N		CD-MUA
342040042	1.14	RC-VLDR	N		CD-MUA
342040043	1.14	RC-VLDR	N		CD-MUA
342040044	0.46	RC-VLDR	N		CD-MUA
342040045	0.68	RC-VLDR	N		CD-MUA
342040046	1.41	RC-VLDR	N		CD-MUA
342040047	1.47	RC-VLDR	N		CD-MUA
342040053	1.14	RC-VLDR	N		CD-MUA
342040055	1.25	RC-VLDR	N		CD-MUA
342040057	0.95	RC-VLDR	N		CD-MUA
342040058	0.94	RC-VLDR	N		CD-MUA
342040059	0.8	RC-VLDR	N		CD-MUA
342040060	0.85	RC-VLDR	N		CD-MUA
342040061	0.33	CD-MDR	Y	CD-MDR	CD-MUA
342051018	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342051019	0.29	CD-MDR	Y	CD-MDR	CD-MUA

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342051020	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051021	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051022	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051023	0.68	CD-MDR	Y	CD-MDR	CD-MUA
342051024	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051025	0.26	CD-MDR	Y	CD-MDR	CD-MUA
342051026	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342051027	0.24	CD-MDR	Y	CD-MDR	CD-MUA
342051028	0.22	CD-MDR	Y	CD-MDR	CD-MUA
342051029	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051030	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051031	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342051032	0.57	CD-MDR	Y	CD-MDR	CD-MUA
342052018	0.34	CD-MDR	Y	CD-MDR	CD-MUA
342052019	0.36	CD-MDR	Y	CD-MDR	CD-MUA
342052024	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342052025	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342052026	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342052027	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342052028	0.58	CD-MDR	Y	CD-MDR	CD-MUA
342052029	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342052030	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342052031	0.28	CD-MDR	Y	CD-MDR	CD-MUA
342052032	0.3	CD-MDR	Y	CD-MDR	CD-MUA
342052033	0.3	CD-MDR	Y	CD-MDR	CD-MUA
342052034	0.3	CD-MDR	Y	CD-MDR	CD-MUA
342052035	1.14	CD-MDR	Y	CD-MDR	CD-MUA
342052036	0.29	CD-MDR	Y	CD-MDR	CD-MUA

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342052037	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342052038	0.29	CD-MDR	Y	CD-MDR	CD-MUA
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342052041	0.3	CD-MDR	Y	CD-MDR	CD-MUA
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342061012	0.58	CD-MDR	Y	CD-MDR	CD-MUA
342061013	0.3	CD-MDR	Y	CD-MDR	CD-MUA
342061014	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342061015	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342061016	0.59	CD-MDR	Y	CD-MDR	CD-MUA
342061017	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342061018	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342062008	0.51	CD-MDR	Y	CD-MDR	CD-MUA
342062010	0.85	CD-MDR	Y	CD-MDR	CD-MUA
342062011	0.33	CD-MDR	Y	CD-MDR	CD-MUA
342062012	0.31	CD-MDR	Y	CD-MDR	CD-MUA
342062013	0.31	CD-MDR	Y	CD-MDR	CD-MUA
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342062015	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342062016	0.3	CD-MDR	Y	CD-MDR	CD-MUA
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342063002	2.29	CD-MDR	Y	CD-MDR	CD-MUA
342064022	0.27	CD-MDR	Y	CD-MDR	CD-MUA
342064023	0.27	CD-MDR	Y	CD-MDR	CD-MUA
342064024	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342064025	0.29	CD-MDR	Y	CD-MDR	CD-MUA

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
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342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342064026	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342064027	0.29	CD-MDR	Y	CD-MDR	CD-MUA
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342071013	0.47	CD-MDR	Y	CD-MDR	CD-MUA
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342071019	0.61	CD-MDR	Y	CD-MDR	CD-MUA
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342071021	0.27	CD-MDR	Y	CD-MDR	CD-MUA
342071022	0.04	CD-MDR	Y	CD-MDR	CD-MUA
342072016	0.3	CD-MDR	Y	CD-MDR	CD-MUA
342072017	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342072018	0.33	CD-MDR	Y	CD-MDR	CD-MUA
342072019	0.28	CD-MDR	Y	CD-MDR	CD-MUA
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342072027	0.25	CD-MDR	Y	CD-MDR	CD-MUA
342072028	0.25	CD-MDR	Y	CD-MDR	CD-MUA
342072029	0.49	CD-MDR	Y	CD-MDR	CD-MUA
342072030	0.29	CD-MDR	Y	CD-MDR	CD-MUA
342072031	0.26	CD-MDR	Y	CD-MDR	CD-MUA
342072032	0.22	CD-MDR	Y	CD-MDR	CD-MUA
342072033	0.26	CD-MDR	Y	CD-MDR	CD-MUA
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342072035	0.27	CD-MDR	Y	CD-MDR	CD-MUA

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
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342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342072036	0.25	CD-MDR	Y	CD-MDR	CD-MUA
342072037	0.22	CD-MDR	Y	CD-MDR	CD-MUA
342072038	0.26	CD-MDR	Y	CD-MDR	CD-MUA
342072039	0.55	CD-MDR	Y	CD-MDR	CD-MUA
342091002	1.7	RC-VLDR	Y	CD-CR	CD-MUA
342092001	1.41	RC-VLDR	N		CD-MUA
342092008	1	RC-VLDR	N		CD-MUA
342092009	0.72	RC-VLDR	N		CD-MUA
342092010	1.14	RC-VLDR	N		CD-MUA
342092011	1.14	RC-VLDR	N		CD-MUA
342092012	1.14	RC-VLDR	N		CD-MUA
342092014	0.94	RC-VLDR	N		CD-MUA
342092015	1.15	RC-VLDR	N		CD-MUA
342092016	1.15	RC-VLDR	N		CD-MUA
342092017	1.15	RC-VLDR	N		CD-MUA
342092018	0.94	RC-VLDR	N		CD-MUA
342092019	1.13	RC-VLDR	N		CD-MUA
342092020	0.77	RC-VLDR	N		CD-MUA
342092021	1.14	RC-VLDR	N		CD-MUA
342092022	1.33	RC-VLDR	N		CD-MUA
342092023	0.72	RC-VLDR	N		CD-MUA
342092029	1.14	RC-VLDR	N		CD-MUA
342092030	0.3	RC-VLDR	N		CD-MUA
342092031	0.86	RC-VLDR	N		CD-MUA
342092032	0.58	RC-VLDR	N		CD-MUA
342092033	0.74	RC-VLDR	N		CD-MUA
342092034	0.41	RC-VLDR	Y	CD-MDR	CD-MUA
342093001	0.94	RC-VLDR	N		CD-MUA

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342094001	0.94	RC-VLDR	N		CD-MUA
342094002	1.14	RC-VLDR	N		CD-MUA
342094003	2.29	RC-VLDR	N		CD-MUA
342094004	1.14	RC-VLDR	N		CD-MUA
342094013	1.14	RC-VLDR	N		CD-MUA
342094014	1.14	RC-VLDR	N		CD-MUA
342094015	1.14	RC-VLDR	N		CD-MUA
342094016	0.94	RC-VLDR	N		CD-MUA
342100002	4.96	RC-VLDR	N		CD-MDR
342100006	4.97	RC-VLDR	N		CD-MDR
342100007	4.95	RC-VLDR	N		CD-MDR
342100009	4.95	RC-VLDR	N		CD-MDR
342100014	0.5	RC-VLDR	Y	CD-CR	CD-CR
342100015	0.41	RC-VLDR	Y	CD-CR	CD-CR
342100016	0.58	RC-VLDR	Y	CD-CR	CD-CR
342100021	3.28	RC-VLDR	Y	CD-CR	CD-MDR
342100030	0.27	RC-VLDR	N		CD-MDR
342100031	0.19	RC-VLDR	Y	CD-CR	CD-CR
342100032	0.31	RC-VLDR	Y	CD-CR	CD-CR
342100036	1.26	RC-VLDR	N		CD-MDR
342100037	0.15	RC-VLDR	N		CD-MDR
342100039	0.44	RC-VLDR	N		CD-MDR
342100042	0.7	RC-VLDR	N		CD-MDR
342100043	0.4	RC-VLDR	N		CD-MDR
342100046	4.09	RC-VLDR	Y	CD-CR	CD-MDR
342100047	0.8	RC-VLDR	Y	CD-CR	CD-LI
342100049	0.58	RC-VLDR	Y	CD-CR	CD-LI
342100050	4.38	RC-VLDR	Y	CD-CR	CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342100051	0.25	RC-VLDR	Y	CD-CR	CD-LI
342100052	0.71	RC-VLDR	Y	CD-CR	CD-LI
342100053	3.07	RC-VLDR	Y	CD-CR	CD-CR
342100054	0.83	RC-VLDR	Y	CD-CR	CD-LI
342100056	0.74	RC-VLDR	Y	CD-CR	CD-LI
342100057	0.61	RC-VLDR	Y	CD-CR	CD-CR
342100058	4.28	RC-VLDR	Y	CD-CR	CD-CR
342100059	3.77	RC-VLDR	Y	CD-CR	CD-MDR
342100060	3.93	RC-VLDR	Y	CD-CR	CD-CR
342100061	1.27	RC-VLDR	Y	CD-CR	CD-CR
342120008	2.4	RC-VLDR	N		CD-MDR
342120009	2.4	RC-VLDR	N		CD-MDR
342120010	4.51	RC-VLDR	N		CD-MDR
342120017	4.65	RC-VLDR	N		CD-MDR
342120018	4.79	RC-VLDR	N		CD-MDR
342120028	2.03	RC-VLDR	N		CD-MDR
342120038	1.04	RC-VLDR	Y	CD-VHDR	CD-LI
342120039	1.1	RC-VLDR	Y	CD-VHDR	CD-LI
342120040	1.13	RC-VLDR	Y	CD-VHDR	CD-LI
342120044	2.4	RC-VLDR	N		CD-MDR
342120048	2.22	RC-VLDR	Y	CD-CR	CD-LI
342120050	5.09	RC-VLDR	Y	CD-CR	CD-LI
342120051	5.55	RC-VLDR	Y	CD-VHDR	CD-LI
342120052	4.75	RC-VLDR	Y	CD-VHDR	CD-LI
342120053	1.15	RC-VLDR	Y	CD-VHDR	CD-LI
342120054	1.97	RC-VLDR	Y	CD-VHDR	CD-LI
342130006	0.19	RC-VLDR	Y	CD-VHDR	CD-MDR
342130007	1.38	RC-VLDR	Y	CD-VHDR	CD-MDR

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342130008	2.27	RC-VLDR	Y	CD-VHDR	CD-MDR
342130011	0.78	RC-VLDR	Y	CD-VHDR	CD-MDR
342130012	1.83	RC-VLDR	Y	CD-VHDR	CD-CR
342130013	4.41	RC-VLDR	Y	CD-VHDR	CD-MDR
342130014	2.6	RC-VLDR	Y	CD-VHDR	CD-MDR
342130015	1.13	RC-VLDR	Y	CD-VHDR	CD-MDR
342130016	0.15	RC-VLDR	Y	CD-VHDR	CD-MDR
342140001	0.83	RC-VLDR	Y	CD-MDR	CD-MDR
342140002	1.38	RC-VLDR	Y	CD-MDR	CD-MDR
342140003	0.4	RC-VLDR	Y	CD-MDR	CD-MDR
342140013	2.16	RC-VLDR	Y	CD-MDR	CD-MDR
342140014	1.25	RC-VLDR	Y	CD-MDR	CD-MDR
342140015	0.66	RC-VLDR	Y	CD-MDR	CD-MDR
342140016	0.27	RC-VLDR	Y	CD-MDR	CD-MDR
342140017	0.42	RC-VLDR	Y	CD-MDR	CD-MDR
342140018	0.48	RC-VLDR	Y	CD-MDR	CD-MDR
342140019	0.1	RC-VLDR	Y	CD-MDR	CD-MDR
342150002	0.55	RC-VLDR	Y	CD-CR	CD-MDR
342150003	0.72	RC-VLDR	Y	CD-CR	CD-MDR
342150006	1	RC-VLDR	Y	CD-CR	CD-MDR
342150017	2.23	RC-VLDR	Y	CD-CR	CD-MDR
342150018	2.68	RC-VLDR	Y	CD-CR	CD-MDR
342150019	2.61	RC-VLDR	Y	CD-CR	CD-MDR
342150020	3.28	RC-VLDR	Y	CD-CR	CD-MDR
342150021	0.7	RC-VLDR	Y	CD-CR	CD-MDR
342150022	1.1	RC-VLDR	Y	CD-CR	CD-MDR
342150023	2.22	RC-VLDR	Y	CD-CR	CD-MDR
342150024	0.54	RC-VLDR	Y	CD-CR	CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342150025	2.32	RC-VLDR	Y	CD-CR	CD-MDR
342150026	2.09	RC-VLDR	Y	CD-CR	CD-MDR
342150027	0.42	RC-VLDR	Y	CD-CR	CD-MDR
342150028	0.97	RC-VLDR	Y	CD-CR	CD-MDR
342160002	0.64	RC-VLDR	N		CD-MDR
342160004	2.24	RC-VLDR	N		CD-MDR
342160005	2.24	RC-VLDR	N		CD-MDR
342160006	1.24	RC-VLDR	N		CD-MDR
342160007	2.02	RC-VLDR	N		CD-MDR
342160008	2.02	RC-VLDR	N		CD-MDR
342160009	2	RC-VLDR	N		CD-MDR
342160012	0.92	RC-VLDR	N		CD-MDR
342160013	1.01	RC-VLDR	N		CD-MDR
342160014	0.82	RC-VLDR	N		CD-MDR
342170001	0.95	RC-VLDR	N		CD-MDR
342170002	1.16	RC-VLDR	N		CD-MDR
342170003	2.32	RC-VLDR	N		CD-MDR
342170004	1.16	RC-VLDR	N		CD-MDR
342170075	1.16	RC-VLDR	N		CD-MDR
342170076	1.16	RC-VLDR	N		CD-MDR
342170077	0.95	RC-VLDR	N		CD-MDR
342200001	4.46	RC-VLDR	N		CD-MDR
342200002	4.76	RC-VLDR	N		CD-MDR
342200005	2.38	RC-VLDR	N		CD-MDR
342200019	0.96	RC-VLDR	N		CD-MDR
342200020	2.38	RC-VLDR	N		CD-MDR
342200021	1	RC-VLDR	N		CD-MDR
342200022	1	RC-VLDR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342200023	2	RC-VLDR	N		CD-MDR
342200026	0.97	RC-VLDR	Y	CD-MDR	CD-MDR
342200037	2.38	RC-VLDR	N		CD-MDR
342200047	0.8	RC-VLDR	Y	CD-MDR	CD-MDR
342200049	0.05	RC-VLDR	Y	CD-MDR	CD-MDR
342200050	0.36	RC-VLDR	N		CD-MDR
342200052	0.43	RC-VLDR	N		CD-MDR
342200056	0.01	RC-VLDR	Y	CD-MDR	CD-MDR
342200057	1.4	RC-VLDR	N		CD-MDR
342200058	0.48	RC-VLDR	Y	CD-MDR	CD-MDR
342200066	1.15	RC-VLDR	N		CD-MDR
342200067	3.73	RC-VLDR	Y	CD-MDR	CD-MDR
342200068	2.35	RC-VLDR	Y	CD-MDR	CD-MDR
342200069	1.47	RC-VLDR	Y	CD-MDR	CD-CR
342200070	4.13	RC-VLDR	Y	CD-MDR	CD-MDR
342200071	2.4	RC-VLDR	Y	CD-MDR	CD-MDR
342200072	0.19	RC-VLDR	Y	CD-MDR	CD-MDR
342210003	0.42	RC-VLDR	N		CD-LI
342210005	4.76	RC-VLDR	N		CD-LI
342210016	4.07	RC-VLDR	Y	CD-LI	CD-LI
342210017	3.32	RC-VLDR	Y	CD-LI	CD-MDR
342210028	3.46	RC-VLDR	Y	CD-LI	CD-MDR
342210032	2.56	RC-VLDR	Y	CD-LI	CD-LI
342210040	3.07	RC-VLDR	N		CD-LI
342210041	1.76	RC-VLDR	Y	CD-LI	CD-LI
342210042	4.86	RC-VLDR	Y	CD-CR	CD-LI
342210043	1.01	RC-VLDR	Y	CD-LI	CD-MDR
342210044	4.06	RC-VLDR	Y	CD-CR	CD-LI

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342210045	2.66	RC-VLDR	Y	CD-CR	CD-LI
342210046	1.13	RC-VLDR	Y	CD-LI	CD-MDR
342210047	0.99	RC-VLDR	Y	CD-LI	CD-MDR
342210048	1.38	RC-VLDR	Y	CD-LI	CD-MDR
342210049	3.21	RC-VLDR	Y	CD-CR	CD-MDR
342210050	5.35	RC-VLDR	Y	CD-LI	CD-LI
342210051	2.45	RC-VLDR	Y	CD-LI	CD-LI
342210052	3.17	RC-VLDR	Y	CD-LI	CD-LI
342210053	2.09	RC-VLDR	Y	CD-LI	CD-MDR
342210054	2.1	RC-VLDR	Y	CD-LI	CD-MDR
343266001	0.22	RC-VLDR	N		CD-MDR
343266003	0.22	RC-VLDR	N		CD-MDR
343266005	0.22	RC-VLDR	N		CD-MDR
343266006	0.22	RC-VLDR	N		CD-MDR
343266018	0.2	RC-VLDR	N		CD-MDR
343266024	0.2	RC-VLDR	N		CD-MDR
345020018	10	R-RR	N		CD-MDR
345020019	10	R-RR	N		CD-MDR
345040003	3.48	RC-VLDR	N		CD-MDR
345040004	0.45	RC-VLDR	N		CD-MDR
345040005	0.35	RC-VLDR	N		CD-MDR
345040006	0.35	RC-VLDR	N		CD-MDR
345040008	4.78	RC-VLDR	N		CD-MDR
345040009	4.62	RC-VLDR	N		CD-MDR
345040018	4.78	RC-VLDR	N		CD-MDR
345040019	2.31	RC-VLDR	N		CD-MDR
345040024	0.23	RC-VLDR	N		CD-MDR
345040025	0.29	RC-VLDR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345040027	1.58	RC-VLDR	N		CD-MDR
345040028	0.29	RC-VLDR	N		CD-MDR
345040030	0.99	RC-VLDR	N		CD-MDR
345040031	0.76	RC-VLDR	N		CD-MDR
345040044	2.29	RC-VLDR	N		CD-MDR
345040047	1.07	RC-VLDR	N		CD-MDR
345040048	1.08	RC-VLDR	N		CD-MDR
345050014	2.34	R-RR	N		CD-CR
345050015	4.2	R-RR	N		CD-MDR
345050019	3.05	R-RR	N		CD-MDR
345050021	0.92	R-RR	N		CD-MDR
345050022	3.78	R-RR	N		CD-MDR
345050023	1	R-RR	N		CD-MDR
345050024	4.78	R-RR	N		CD-MDR
345050027	0.4	R-RR	N		CD-MDR
345050037	4.55	R-RR	N		CD-MDR
345050038	4.42	R-RR	N		CD-MDR
345050039	3.34	R-RR	N		CD-MDR
345060007	2.5	R-RR	N		CD-MDR
345060008	9.54	R-RR	N		CD-MDR
345060009	4.78	R-RR	N		CD-MDR
345060010	4.78	R-RR	N		CD-MDR
345060011	3.83	R-RR	N		CD-MDR
345060012	0.95	R-RR	N		CD-MDR
345060013	4.78	R-RR	N		CD-MDR
345060015	0.46	R-RR	N		CD-MDR
345060030	0.48	R-RR	N		CD-MDR
345060032	0.01	R-RR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345060033	0.46	R-RR	N		CD-MDR
345060034	1.6	R-RR	N		CD-MDR
345060035	3.18	R-RR	N		CD-MDR
345060037	0.45	R-RR	N		CD-MDR
345060040	0.09	R-RR	N		CD-MDR
345060042	1.04	R-RR	N		CD-MDR
345060044	1.04	R-RR	N		CD-MDR
345060048	0.15	R-RR	N		CD-CR
345060054	0.08	R-RR	N		CD-MDR
345060055	0.87	R-RR	N		CD-MDR
345060056	0.8	R-RR	N		CD-MDR
345060057	0.79	R-RR	N		CD-MDR
345060058	0.38	R-RR	N		CD-MDR
345060059	1.14	R-RR	N		CD-MDR
345060060	2.63	R-RR	N		CD-MDR
345060061	1.83	R-RR	N		CD-CR
345060062	1.97	R-RR	N		CD-MDR
345060063	2.05	R-RR	N		CD-MDR
345060064	1.69	R-RR	N		CD-MDR
345070001	8	R-RR	N		CD-MDR
345070002	5.78	R-RR	N		CD-MDR
345070004	5.15	R-RR	N		CD-MUA
345070006	1	R-RR	N		CD-MUA
345070007	2.03	R-RR	N		CD-MUA
345070011	0.72	R-RR	N		CD-MDR
345070012	0.58	R-RR	N		CD-MDR
345070015	0.21	R-RR	N		CD-MDR
345070016	0.26	R-RR	N		CD-MUA

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345070021	5	R-RR	N		CD-MUA
345070022	5	R-RR	N		CD-MUA
345070025	0.76	R-RR	N		CD-MUA
345070026	0.76	R-RR	N		CD-MUA
345070027	1.52	R-RR	N		CD-MUA
345070028	0.25	R-RR	N		CD-MUA
345070030	1	R-RR	N		CD-MUA
345070033	5.96	R-RR	N		CD-MUA
345070036	0.54	R-RR	N		CD-MDR
345070037	1.46	R-RR	N		CD-CR
345070038	3.35	R-RR	N		CD-CR
345070039	7.62	R-RR	N		CD-MUA
345070040	5.76	R-RR	N		CD-VHDR
345070041	1.75	R-RR	N		CD-MUA
345070042	0.8	R-RR	N		CD-MDR
345070043	1.13	R-RR	N		CD-MUA
345070044	0.74	R-RR	N		CD-MUA
345070045	3.14	R-RR	N		CD-MUA
345070046	2.47	R-RR	N		CD-MUA
345080007	0.4	RC-VLDR	Y	CD-LI	CD-CR
345080008	0.51	RC-VLDR	Y	CD-LI	CD-CR
345080009	0.3	RC-VLDR	N		CD-MDR
345080009	0.01	R-RM	N		R-RM
345080010	0.88	RC-VLDR	Y	CD-LI	CD-MDR
345080012	1.65	RC-VLDR	N		CD-MDR
345080013	1.65	RC-VLDR	N		CD-MDR
345080014	1.47	RC-VLDR	N		CD-MDR
345080015	4.77	RC-VLDR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345080016	4.47	RC-VLDR	N		CD-MDR
345080019	3.22	RC-VLDR	N		CD-MDR
345080020	1.21	RC-VLDR	N		CD-MDR
345080021	3.69	RC-VLDR	N		CD-CR
345080025	0.24	RC-VLDR	N		CD-MDR
345080025	1.42	R-RM	N		R-RM
345080026	0.33	RC-VLDR	N		CD-MDR
345080026	1.38	R-RM	N		R-RM
345080032	0.49	RC-VLDR	N		CD-MDR
345080033	0.28	RC-VLDR	N		CD-MDR
345080033	0.03	R-RM	N		R-RM
345080034	0.02	RC-VLDR	N		CD-MDR
345080035	0.49	RC-VLDR	N		CD-MDR
345080036	0.57	RC-VLDR	N		CD-MDR
345080037	0.65	RC-VLDR	N		CD-MDR
345080038	0.78	RC-VLDR	N		CD-MDR
345080039	1.14	RC-VLDR	N		CD-MDR
345080041	2.35	RC-VLDR	Y	CD-LI	CD-MDR
345080058	3.16	RC-VLDR	N		CD-MDR
345080063	1.01	RC-VLDR	Y	CD-LI	CD-MDR
345080064	0.64	RC-VLDR	Y	CD-LI	CD-MDR
345080065	2.85	RC-VLDR	N		CD-MDR
345080065	1.76	R-RM	N		R-RM
345080066	1.52	RC-VLDR	N		CD-CR
345080067	1.04	RC-VLDR	Y	CD-LI	CD-CR
345080068	0.09	RC-VLDR	Y	CD-LI	CD-CR
345080069	2.06	RC-VLDR	N		CD-CR
345080069	0.07	R-RM	N		R-RM

APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345080070	0.55	RC-VLDR	Y	CD-LI	CD-CR
345080071	0.51	RC-VLDR	Y	CD-LI	CD-CR
345080072	2.74	RC-VLDR	Y	CD-LI	CD-CR
345080073	1.48	RC-VLDR	N		CD-MDR
345080073	0.09	R-RM	N		R-RM
345080074	0.24	RC-VLDR	Y	CD-LI	CD-MDR
345080075	1.4	RC-VLDR	N		CD-MDR
345080076	0.05	RC-VLDR	N		CD-MDR
345090001	0.1	R-RR	Y	CD-LI	CD-MDR
345090002	0.08	R-RR	Y	CD-LI	CD-MDR
345090012	0.79	R-RR	N		CD-MDR
345090012	5.21	R-RM	N		R-RM
345090023	1.05	R-RR	N		CD-MDR
345090023	0.17	R-RM	N		R-RM
345090024	1	R-RR	N		CD-MDR
345090025	0.26	R-RR	Y	CD-LI	CD-MDR
345090033	0.7	R-RR	N		CD-MDR
345090033	2.12	R-RM	N		R-RM
345090034	1.02	R-RR	N		CD-MDR
345090034	1.8	R-RM	N		R-RM
345090039	3.7	R-RR	N		CD-MDR
345090040	4.59	R-RR	N		CD-MDR
345090041	1.93	R-RR	N		CD-MDR
345090042	3.29	R-RR	N		CD-MDR
345090042	0.53	R-RM	N		R-RM
345090043	2.93	R-RR	N		CD-MDR
345090043	0.54	R-RM	N		R-RM
345090044	2.67	R-RR	N		CD-MDR


APN	ACRE	Existing LUD	RVLUD Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345090044	0.51	R-RM	N		R-RM
345090045	3.21	R-RR	N		CD-MDR
345090045	0.18	R-RM	N		R-RM
345090046	0.13	R-RR	Y	CD-LI	CD-CR
345090047	0.09	R-RR	Y	CD-LI	CD-MDR
345100002	1.98	R-RR	N		CD-MDR
345100003	1.98	R-RR	N		CD-MDR
345100004	1	R-RR	N		CD-MDR
345100005	3.07	R-RR	N		CD-MDR
345100008	2.5	R-RR	N		CD-MDR
345100009	1.25	R-RR	N		CD-MDR
345100010	1.25	R-RR	N		CD-MDR
345100011	5	R-RR	N		CD-MDR
345100013	5	R-RR	N		CD-MDR
345100014	10	R-RR	N		CD-MDR
345100015	10	R-RR	N		CD-MDR
345100016	10	R-RR	N		CD-MDR
345100017	10	R-RR	N		CD-MDR
345100028	0.76	R-RR	N		CD-MDR
345100029	1.06	R-RR	N		CD-MDR
345100030	1.06	R-RR	N		CD-MDR
345100031	1.06	R-RR	N		CD-MDR
345100032	1.95	R-RR	N		CD-CR
342092013	0.94	RC-VLDR	N		CD-MDR
342100033	0.24	RC-VLDR	N		CD-MDR
342100034	0.25	RC-VLDR	N		CD-MDR
342100035	0.25	RC-VLDR	N		CD-MDR
342120029	0.29	RC-VLDR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
342160010	2.24	RC-VLDR	N		CD-MDR
342160011	1	RC-VLDR	N		CD-MDR
343264002	0.32	RC-VLDR	N		CD-MDR
343264004	0.32	RC-VLDR	N		CD-MDR
343264007	0.21	RC-VLDR	N		CD-MDR
343264011	0.11	RC-VLDR	N		CD-MDR
343264012	0.11	RC-VLDR	N		CD-MDR
343264013	0.11	RC-VLDR	N		CD-MDR
343264014	0.11	RC-VLDR	N		CD-MDR
343265001	0.22	RC-VLDR	N		CD-MDR
343265002	0.31	RC-VLDR	N		CD-MDR
343265005	0.38	RC-VLDR	N		CD-MDR
343265007	0.43	RC-VLDR	N		CD-MDR
343265009	0.4	RC-VLDR	N		CD-MDR
343265010	0.1	RC-VLDR	N		CD-MDR
343265011	0.32	RC-VLDR	N		CD-MDR
343266008	0.18	RC-VLDR	N		CD-MDR
343266010	0.37	RC-VLDR	N		CD-MDR
343266013	0.1	RC-VLDR	N		CD-MDR
343266017	0.1	RC-VLDR	N		CD-MDR
343266020	0.37	RC-VLDR	N		CD-MDR
343266021	0.34	RC-VLDR	N		CD-MDR
343266027	0.19	RC-VLDR	N		CD-MDR
345040045	1.07	RC-VLDR	N		CD-MDR
345040046	1.07	RC-VLDR	N		CD-MDR
345050012	0.53	R-RR	N		CD-MDR
345050013	0.36	R-RR	N		CD-MDR
345050020	0.41	R-RR	N		CD-MDR

APN	ACRE	Existing LUD	RVLUO Y/N	Alternative LUD	Proposed LUD
342030011	4.82	RC-VLDR	N		CD-MDR
342030014	5.1	RC-VLDR	N		CD-MDR
342030015	5.1	RC-VLDR	N		CD-MDR
342030019	2.04	RC-VLDR	N		CD-MDR
342040001	8.26	RC-VLDR	N		CD-MUA
342040003	0.62	RC-VLDR	N		CD-MUA
342040004	0.62	RC-VLDR	N		CD-MUA
342040005	0.62	RC-VLDR	N		CD-MUA
342040006	1.12	RC-VLDR	N		CD-MUA
342040007	0.12	RC-VLDR	N		CD-MUA
345050025	0.49	R-RR	N		CD-MDR
345050031	0.57	R-RR	N		CD-MDR
345060065	0.11	R-RR	N		CD-MDR
345060066	0.15	R-RR	N		CD-MDR
345070047	0.81	R-RR	N		CD-MDR
345070048	0.87	R-RR	N		CD-MDR
345090026	1.5	R-RR	N		CD-MDR
345090027	1.16	R-RR	N		CD-MDR
345100018	10	R-RR	N		CD-MDR

Agenda Item No.: 2.2
Area Plan: The Pass
Supervisorial District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission Hearing: December 7, 2016

General Plan Amendment No. 1206
Property Owners: Various
Representative: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County-Initiated General Plan Amendment No. 1206 (GPA No. 1206) proposes to amend the Foundation Component and accompanying land use designations of approximately 470 gross acres (209 parcels) generally located within the vicinity of San Geronio Pass as shown on Attachment A attached hereto and made a part hereof. The amendment focuses on four areas within the region and proposes changing the Foundation Component of all of the areas to Community Development (CD) with different land use designations depending on current land and surrounding uses:

Area 1: This area is located adjacent to existing factory stores, single family residential units and the Morongo Band of Mission Indians Reservation. The project proposes to amend this area's Land Use Designation from Rural – Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to support workforce housing and other neighborhood commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 2: This area is located south of Interstate 10 and includes a surface mining operation that has been in production since the late 1960's. Multiple reclassification efforts have left a sliver of an incongruous Land Use Designation. The proposed Land Use Designation will correct this mapping anomaly and reflect the current light industrial land use. The project proposes to amend this area's designation from Rural – Rural Residential (R-RR) to Community Development -Light industrial (CD-LI).

Area 3: This area is located directly east of the Morongo Band of Mission Indians Reservation where the Morongo Casino and Resort is located. Additionally, approximately 15 acres located near the project site is already within the Community Development Foundation and included in the 5th Cycle Housing Element Project as an area that can support Highest Density Residential (HHDR) development. GPA No. 1206 proposes to amend the area's Land Use Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 4: This area is located near an area designated as Community Development: Medium Density Residential (CD-MDR) and Public Facility (CD-PF). It is located adjacent to properties within the Morongo Band of Mission Indians Reservation. The project proposes to amend the Land Use Designation from Rural- Rural Residential (R-RR) and Rural- Rural Desert (R-RD) to Community Development – Medium Density Residential (CD-MDR), Community Development –Low Density Residential (CD-LDR), and Community Development –Estate Density Residential (CD-EDR) to reflect the current lot sizes and adjacent Land Use Designations.

LOCATION:

The project is comprised of approximately 470 gross acres (209 parcels) generally located within the vicinity of San Gorgonio Pass as shown on Attachment A. The first area is northerly of the existing factory outlet stores, west of Millard Pass Road, and south of 10th Street. The second area is just south of I-10 abutting the Freeway ROW, east of the City of Banning, west of Apache Trail and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east. The fourth area is located northeast and southwest of the Rushmore Avenue and Penland Road intersection and is bounded by the flood plain and rural mountainous approximately 0.6 miles to the west and 0.5 miles to the east.

PROJECT APN(s): 209 parcels (refer to Attachment B)

BACKGROUND:

The County of Riverside Planning Department proposes GPA No. 1206 to evaluate the land use patterns and policies that guide development near the Cabazon Community and proposes to amend them based on future Community outreach efforts. The Cabazon Vicinity Study Area generally includes four areas that may support community development land uses based on existing uses, parcel size, and surrounding land uses.

The proposed GPA No. 1206 is based on the preliminary discussions with community members and will require additional community outreach to further refine the land use plan and polices, including further discussions with the Morongo Band of Mission Indians Tribal Government and other stakeholders. The results of the Cabazon Vicinity Study will involve different types of General Plan Amendment categories in order to adequately fold the Community's visions and goals into the General Plan, including "Foundation Component Amendment" and "Entitlement/Policy Amendment", and may expand into other categories upon further analysis.

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are 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 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, and 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:

Pursuant to 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.

The justification for the proposed Foundation General Plan Amendment to modify the General Plan is based on the circumstances enumerated below.

Community outreach conducted after the preparation of the General Plan in 2008 revealed a desire within the communities for additional mixed use areas close to existing employment centers. Additionally, approximately 15 acres located near the project site is already within the Community Development Foundation and included in the 5th Cycle Housing Element Project. The 5th Cycle Housing Element includes new policies and objectives that encourage the creation of town centers that provide diverse housing and mixed use opportunities for the County's residents. GPA No. 1206 will create consistency with these town centers and further the goals and desires of the community. Additionally, GPA No. 1206 proposes to amend the area's Land Use Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Finally, GPA No. 1206 identifies areas that are more suitable for Community Development and proposes land use designations that are consistent with the existing uses, development pattern and lot size of the areas.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the GPAC during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission by a unanimous vote. The GPAC supports workforce housing, especially within this area, and for updating land use designations to match existing uses and lot sizes as long as "paper lots" are not created, with the exception of the proposed CD-EDR area located in Area 4. The amendment to CD-EDR should not be considered at this time.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Rural Desert (RD) |
| 4. Proposed General Plan Designation: | Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North – Morongo Tribal Lands, Rural-Rural Mountainous (R-RM), & Community Density - Commercial Retail (CR);
South and West: Community Density - Commercial Retail (CR), Rural – Rural Desert (R-RD), & Morongo Tribal Lands; and
East: Community Development – Medium Density Residential (MDR), Community Development – Light Industrial (CD-LI), Open Space – Rural (OS-RUR), & Morongo Tribal Lands |
| 6. Existing Zoning Classification: | Controlled Development Area (W-2), Rural Residential (R-R), One Family Dwellings (R-1), General Residential (R-3) |

- | | |
|--|---|
| 7. Surrounding Zoning Classifications: | North, South, and West: Controlled Development Area (W-2), Scenic Highway Commercial (C-P-S), & R-R (Rural Residential); and
East: Controlled Development Area (W-2), Manufacturing – Service Commercial (M-SC), & R-R (Rural Residential) |
| 8. Existing Land Use: | Vacant, Surface Mining, Single Vacant, Surface Mining, Single Family Residences Family Residences |
| 9. Surrounding Land Uses: | Residential, Commercial Factory Stores, Surface Mining, and Vacant Land |
| 10. Project Size (Gross Acres): | 470 |

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1206 based on the information provided in the staff report and discussions during the GPAC meeting, and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, 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. MSHCP criteria cell or conservation boundary; or
 - b. City Sphere of Influence; or
 - c. Agricultural preserve; or
 - d. Dam inundation area
3. The project site is located within:
 - a. Banning Municipal airport influence area; and
 - b. A special flood hazard area partially bounds project area; and
 - c. County Service Area 85 – Cabazon; and
 - d. A ½ mile of San Andreas Fault and zone
 - e. Moderate Liquefaction area; and
 - f. Susceptible subsidence area; and
 - g. Within a half-mile of a fault line
 - h. Moderate, High, and Very High fire hazard areas; and
 - i. State Responsibility Area for fire protection service; and
 - j. Local Farmland Importance, Urban built-up land, and other lands; and
 - k. Low Paleontological Sensitivity



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor: Ashley
District: 5

Cabazon Vicinity

GPA 01206 : Proposed General Plan

Exhibit 6

- Rail Roads
- Highways
- Parcels
- GPA01206 Proposed
- Supervisory District
- Area Plane
- Cities



9/29/2016



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.

Zoning District: Pass & Desert, Cabazon
Zoning Area: Whitewater



1 inch = 3,000 feet



Vicente Nguyen | Agency: TL | MAGIS | Project: Planning | Case: MAPS | GPA01206 | GPA01206_GSP.mxd

GPA 1206 - Cabazon

APN	ACRE	Existing LUD	Proposed LUD
519110016	19.54	R-RR	CD-MUA
519110032	2.99	R-RR	CD-MUA
519110038	37.93	R-RR	CD-MUA
519110015	21.38	R-RR	CD-LI
519110011	0.84	R-RR	CD-LI
519170005	2.89	R-RR	CD-LI
519170007	22.33	R-RR	CD-LI
519170011	21	R-RR	CD-LI
519180013	0.61	R-RR	CD-MUA
519180018	68.39	R-RR	CD-MUA
519180018	21.12	R-RR	CD-MUA
519180018	12.91	R-RR	CD-MUA
519180019	5	R-RR	CD-MUA
523040002	0.21	R-RR	CD-LDR
523040003	0.19	R-RR	CD-LDR
523040005	1.85	R-RR	CD-LDR
523040007	0.45	R-RR	CD-LDR
523040008	0.23	R-RR	CD-LDR
523040011	0.19	R-RR	CD-LDR
523040015	2.59	R-RR	CD-LDR
523040017	0.2	R-RR	CD-LDR
523040018	1.01	R-RR	CD-LDR
523040020	0.88	R-RR	CD-LDR
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Agenda Item No.: 2.3
Area Plan: Harvest Valley/Winchester
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission Hearing: December 7, 2016

General Plan Amendment No. 1207
Property Owner: Various
Representative: County of Riverside



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County-Initiated General Plan Amendment No. 1207 (GPA No. 1207) proposes to amend the General Plan Foundation Component and accompanying land use designations of 225 parcels, totaling approximately 1,480 gross acres located generally in the Winchester area. GPA No. 1207 proposes to change the General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD), and amend the accompanying land use designations from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI).

The proposed GPA No. 1207 land use map in Attachment B attached hereto and made a part hereof is a preliminary land use plan based on the community's input and survey of existing land uses, terrain, development opportunities and constraints, and circulation patterns. Further modifications to the proposed land use plan are anticipated as a result of input from the GPAC, Planning Commission and Board of Supervisors at the initiation stage; as well as modifications that may result from environmental analysis, future community outreach efforts and public hearings concerning the GPA.

LOCATION: The project site is the comprised of two areas. Area 1: located along State Route-79 (SR-79), generally bounded by Stetson Road to the north, Simpson Road to the south, Whitter Avenue to the west and California Avenue to the east. Area 2 : East of Leon Road, south of Wickerd Road, west of Abbott Road, and north of Scott Road.

PROJECT APN(s): 225 parcels (refer to Attachment C attached hereto and made a part hereof).

BACKGROUND:

The intent of this project, GPA No. 1207, is to address the key issues summarized in the Winchester Land Use Study by developing a land use plan and policies that reflect the community's vision. The project seeks to evaluate the land use patterns and policies that guide development within the Winchester Community Area and amend them based on the findings of the Winchester Land Use Study. The conceptual Winchester Land Use Study was prepared by Terra Verde Planning and funded by the Riverside County Economic Development Agency in 2012 through extensive community outreach efforts and input (refer to Attachment A attached hereto and made a part hereof).

The Winchester Land Use Study included a land use map that would require both an Entitlement/Policy and Foundation Component General Plan Amendments in order to be incorporated into the General Plan, and may expand into other General Plan Amendment categories upon further analysis. Attached to this staff report as Attachment B for the Planning Commission's consideration are the land use amendments that are considered a Foundation Component General Plan Amendment.

The Winchester Land Use Study represents the community's vision for the future development of Winchester. Over 1,300 property owners in Winchester were notified of the workshops. In addition, all meeting notices and project information were posted on the Winchester Municipal Advisory Council Website at www.winchestermac.org. Numerous topics were raised and discussed at these workshops. The proposed land use plan would modify existing land use designations to strengthen the region's economic position with consideration of the future realignment of State Route 79, the Hemet-Ryan Airport influence area, and the surrounding cities' land uses. The proposed GPA No. 1207 will include guiding policies to support the proposed land use plan.

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are 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 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:

Pursuant to 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 GPIP process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. The Planning Department requests an initiation of the Foundation Component General Plan Amendment No. 1207 based on the circumstances enumerated below.

The justification for the proposed Foundation General Plan Amendment to modify the General Plan is based on the following circumstances:

Community outreach during the Winchester Land Use study, conducted after the preparation of the General Plan in 2008, revealed specific regional and local issues, as well as new insights into the community's vision for the Winchester area. Proactive community outreach efforts have revealed that Winchester has the potential to serve as an important tourist and transit hub for the region due to its proximity to the Diamond Valley Lake as well as the presence of the rail line, State Route 79, and the Domenigoni Parkway, and that this is a vision consistent with the desires and goals of the community. The County has worked proactively with the Winchester community to develop the proposed General Plan Amendment, which will refine the community's stated vision within the context of the General Plan in a consistent manner. The proposed land use map included in the proposed General Plan Amendment was developed utilizing the conceptual Winchester Land Use Study and implements the newly-revealed vision for the Winchester Community area.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission by unanimous vote. The GPAC supported the plan as it matches surrounding plans for development and the request for review of creating further intensification in outlying areas. GPAC also commented that higher density development should be considered near future transit stations.

PROJECT SITE INFORMATION:

1. Existing Foundation Component: Rural (R) and Rural Community (RC)
2. Proposed Foundation Component: Community Development (CD)
3. Existing General Plan Designation: Rural Residential (RR), Estate Density Residential (EDR)
4. Proposed General Plan Designation: Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI)
5. Surrounding General Plan Designations: North: Community Development – Medium Density Residential (CD-MDR), Rural – Rural Mountainous (R-RM), Community Development – Low Density Residential (CD-LDR) and Open Space – Conservation (OS-C); South: Community Development – Medium Density Residential (CD-MDR), Community Development – Low Density Residential (CD-LDR), and Open Space – Recreation (OS-R); and East: City of Hemet; and West: Community Development – Low Density Residential (CD-LDR) and Rural – Rural Mountainous (R-RM)
6. Existing Zoning Classification: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2)
7. Surrounding Zoning Classifications: North: Light Agricultural (A-1), Heavy Agricultural (A-2), One Family Dwellings (R-1), Open Area Combining Zone-Residential Units (R-5), and Specific Plan (SP310); South: Light Agricultural (A-1), Agricultural-Poultry, Heavy Agricultural (A-2), One Family Dwellings (R-1), Rural Residential (R-R), Planned Residential (R-4), and Specific Plan (SP310); East: Heavy Agricultural (A-2), Specific Plan (SP310); and West: Light Agricultural (A-1) and Rural Residential (R-R)
8. Existing Land Use: SFR, Agricultural, Vacant
9. Surrounding Land Uses: SFR, Agricultural, Vacant

10. Project Size (Gross Acres): 1,481

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1207 based on the information provided in the staff report and discussions at the GPAC meeting, and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, Winchester Municipal Advisory Council Vice Chair expressed support at GPAC meeting.
2. The project site is not located within:
 - a. Agricultural preserve; or
 - b. A ½ mile of a fault line or fault zone
3. The project site is located within:
 - a. A portion of the project area is within an MSHCP Criteria Cell; and
 - b. Hemet-Ryan airport influence area in far Northeast area; and
 - c. Valley Wide park District; and
 - d. Dam Inundation Area; and
 - e. A special flood hazard area; and
 - f. Low, Moderate, and High Liquefaction area; and
 - g. Susceptible subsidence area; and
 - h. Within a half-mile of a fault line
 - i. Moderate, High, and Very High fire hazard areas; and
 - j. State and Local Responsibility Area for fire protection service; and
 - k. Local Farmland Importance, Urban built-up land, and other lands; and
 - l. Low, High, and Undetermined Paleontological Sensitivity

CONCEPTUAL DRAFT

Community of
Winchester

LAND USE STUDY

Prepared for

**The County of Riverside
Economic Development Agency**

Prepared by

Tierra Verde Planning

August 2012



Community of
Winchester



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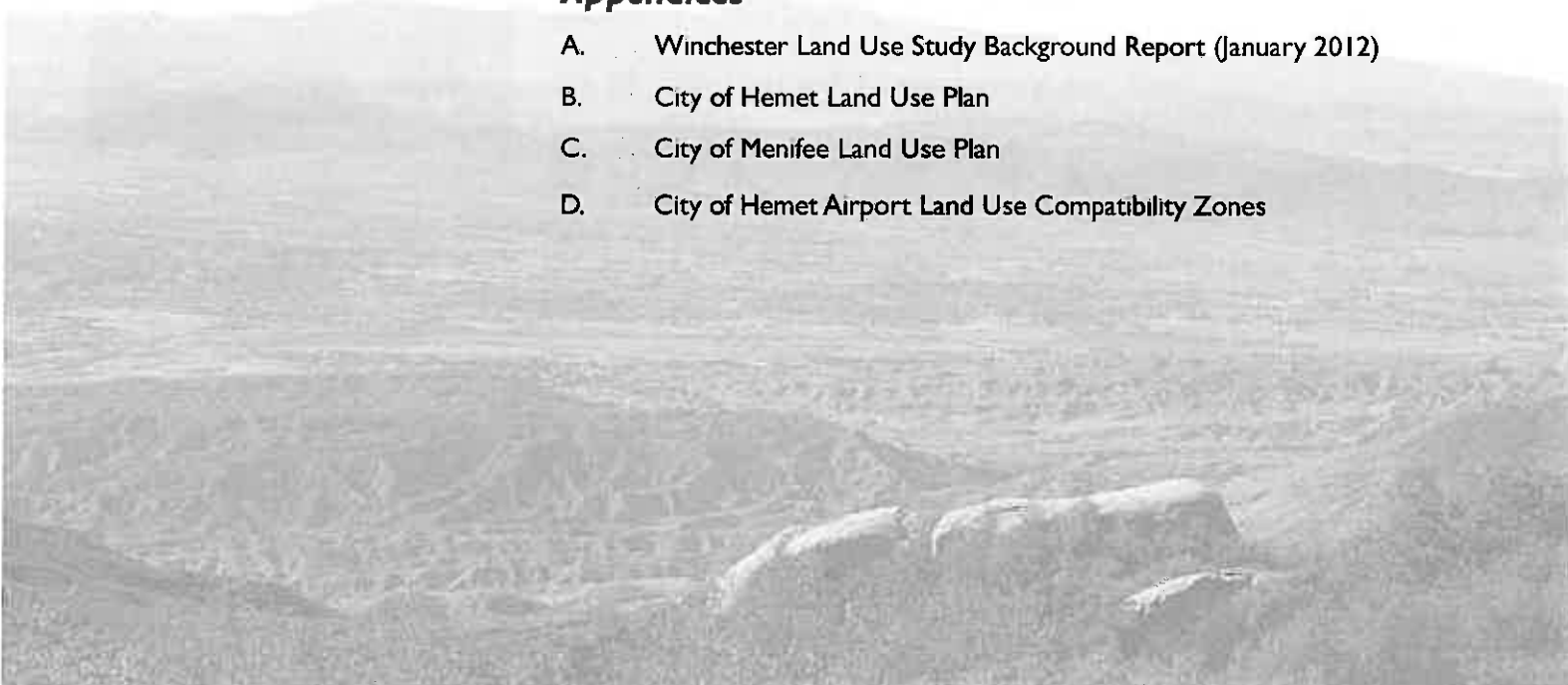
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Appendices

- A. Winchester Land Use Study Background Report (January 2012)
- B. City of Hemet Land Use Plan
- C. City of Menifee Land Use Plan
- D. City of Hemet Airport Land Use Compatibility Zones



Community of Winchester

1.0 Purpose

The County of Riverside Economic Development Agency (EDA) obtained a grant to prepare a Land Use Study (LUS, herein after referred to as the Study) for the unincorporated area of Winchester, Riverside County, California. The EDA contracted Gary Thornhill of Tierra Verde to prepare the Study.

The purpose of the Study is to evaluate the existing land uses as identified on the 2003 Harvest Valley/Winchester Area Plan (HV/WAP, herein after referred to as the Area Plan) Land Use Map and make proposed land use modifications that would support the long-term build out of a balanced, diverse and economically sustainable community. This Study is intended to help Winchester look into the future and plan for a healthy, vibrant environment for generations to come

The Study proposes to evaluate land uses and mobility alternatives that support a thriving and vibrant Downtown. The Study will also consider land uses outside of the Downtown that will create successful places to live, work and play—providing a high quality of life for all residents. Another important goal of the Study is to create local employment opportunities with convenient, easy access to freeways or major roadways. This will help establish the needed tax base, reduce commute times and improve the long-term economic viability of the community.

All property in the Winchester area was reviewed and considered; however, no recommendations were made for entitled land or properties within existing, approved Specific Plans

2.0 Project Location

The community of Winchester is situated in the western portion of Riverside County. Winchester is an unincorporated community and is governed by the Riverside County Integrate Plan (RCIP) located in an area called the Harvest Valley/ Winchester Area Plan. The Planning Area consists of unincorporated territory referred to as Harvest Valley. Harvest Valley is an umbrella term that includes the communities of Romoland, Homeland, Green Acres and Winchester (Reference Appendix A, Background Report, Figure 1). This Study only includes the unincorporated community of Winchester.

The communities of Homeland and Green Acres are located to the north. Romoland is located to the northwest and Diamond Valley is to the southeast. The cities of Perris and Menifee are located to the west, and the city of Hemet is to the east. The Planning Area boundary is contained depicted in Appendix A, Background Report, Figure 2, HV/WAP Land Use Plan.



3.0 Land Use Study Background

One of the goals of the Study was to receive community input so that the vision, goals, needs and opportunities for the future development of Winchester could be identified. The workshops were structured to be very collaborative, interactive forums with extensive public engagement. The intent was to gain insight and knowledge from the residents, tenants, business owners, land owners, consultants, developers, and community groups to learn from their history and understanding of the community, and its relationship to the County.

To achieve this goal, the consultant first conducted stakeholder meetings with the Winchester HOA, the Planning Advisory Board, Riverside County Planning Staff and the WMAC. In addition to these stakeholder meetings, the consultant team conducted a series of seven community workshops over a six month period. The workshops were held at the Winchester Community Center located at 32665 Haddock Street, Winchester, CA on the following dates:

- February 12, 2012
- March 5, 2012
- March 23, 2012
- April 23, 2012,
- May 21, 2012
- June 18, 2012
- July 9, 2012

Hard copy notices were mailed out to over 1,300 property owners in Winchester and meeting notices were posted in key areas such as the community center and post office. An email distribution list was also developed to provide a secondary means of notification for all workshops, with reminder emails sent a few days prior to the meetings. In addition, meeting notices and project information was posted on the WMAC website at: www.winchestermac.org so information would be accessible to all interested parties throughout the planning process.

Numerous topics were raised and discussed at the workshops. The following list summarizes the primary issues raised, but is not intended to be a comprehensive list of all issues discussed. The list characterizes the key issues that directly influenced the outcome of the Study:

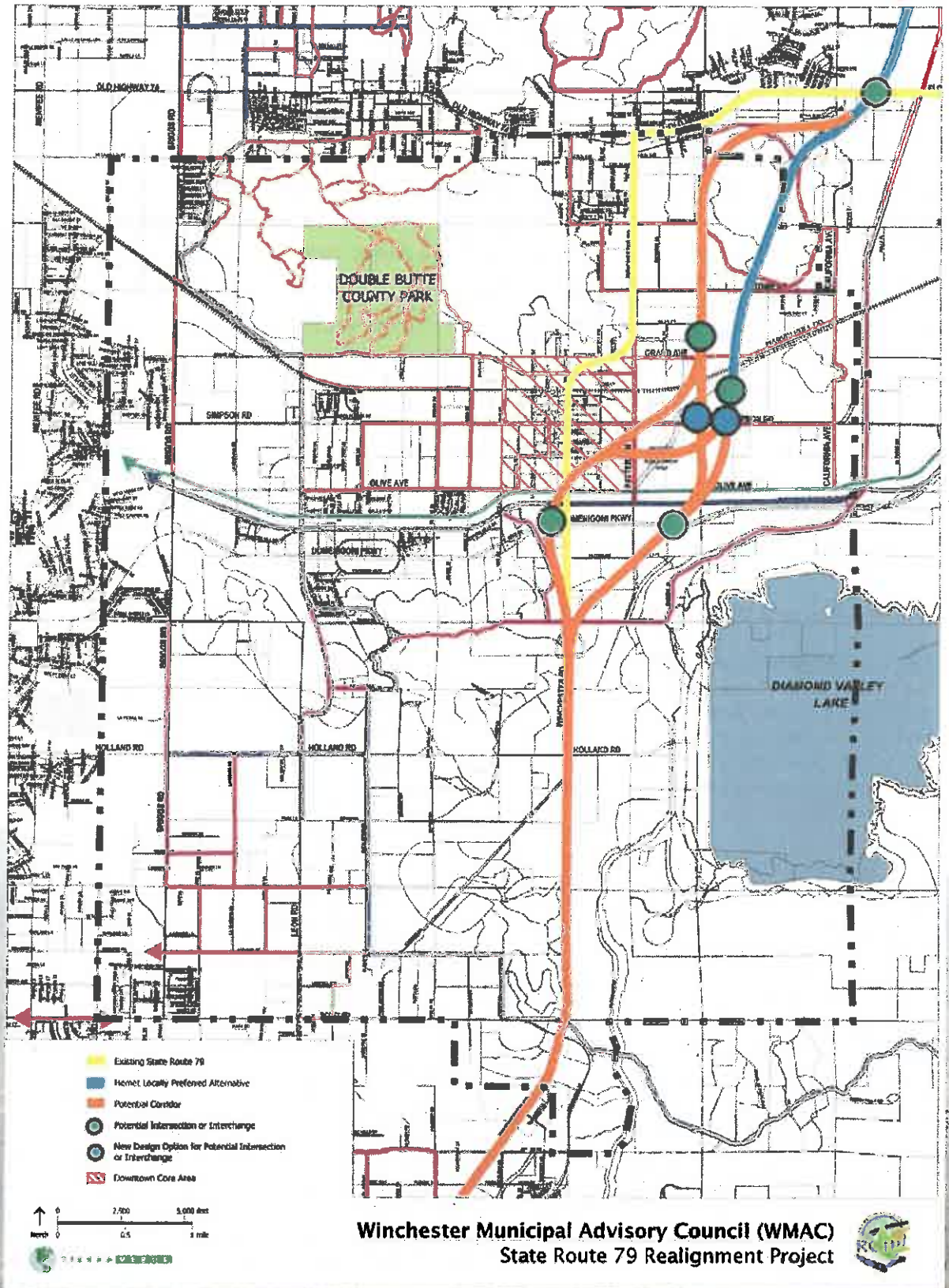
- Consider modifications to existing land uses that place the community in a better economic position if incorporation is desired in the future.
- Consider the re-alignment and impacts to concerned property owners and stakeholders of Highway 79 (Figure 1, Highway 79 Re-alignment Alternatives) and the potential impacts to properties and designated land uses.
- Express concern to the County regarding cities of Hemet and Menifee allocating land use designations on all land within the community of Winchester—effectively eliminating Winchester.
- Request LAFCO take formal action to recognize the boundaries of Winchester and take land use control out of the hands of the adjacent cities (Figure 4 Adjacent Land Use Planning).
- Delineate boundaries of the Downtown

Community of Winchester

- Develop Winchester as a destination place—creating a sense of identity and uniqueness that will attractive residents, businesses and tourists to the area.
- Create a Downtown that would be successful as a pedestrian oriented place which will have a region-wide draw and create opportunities for civic spaces, entertainment, and social interaction.
- Ensure that the Downtown has access from Winchester Road once the proposed re-alignment of Highway 79 is constructed.
- Reduce street widths and speeds along Winchester and Simpson Roads once the re- alignment is constructed to create a more traditional, safe, and pedestrian oriented Downtown.
- Locate the Metrolink station in Downtown as identified in the RCIP.
- Identify necessary infrastructure needs to support the future development and build-out of the community.
- Protect legal non-conforming uses that would be created as a result of future land use changes.
- Create a viable employment base to reduce the length of commute times.
- Create additional open space, parks, trails and recreational uses including the re-use of Double Butte and improving Salt Creek.
- Develop the Metropolitan Water District properties in accordance with the land use designations and plans approved by the County of Riverside.
- Create future employment opportunities by recommending industrial, business park, and office commercial land use designations.



Figure 1 -Highway 79 Re-alignment Alternatives



Community of Winchester

4.0 Harvest Valley/Winchester Area Plan

The Land Use Concept of the 2003 RCIP acknowledges that Winchester is ideally situated to become the gateway to the Diamond Valley Lake and accommodate the intensification of land uses. The Area Plan Land Use Concept further states “the Diamond Valley Lake and surrounding recreation area provides a major tourist attraction and is the key to future growth in the area. The land uses that surround Diamond Valley Lake are intended to preserve the facility’s long-term outdoor recreational opportunities and to attract visitors by providing a quality experience for them.”

The Area Plan Land Use Map focuses on preserving the unique features in the Area Plan and, at the same time, will guide the future growth of Winchester. The Area Plan Land Use Concept created a significant shift from the existing rural land uses to higher density land uses consisting of more urban/suburban/rural, and mixed land uses that center around unique cores.

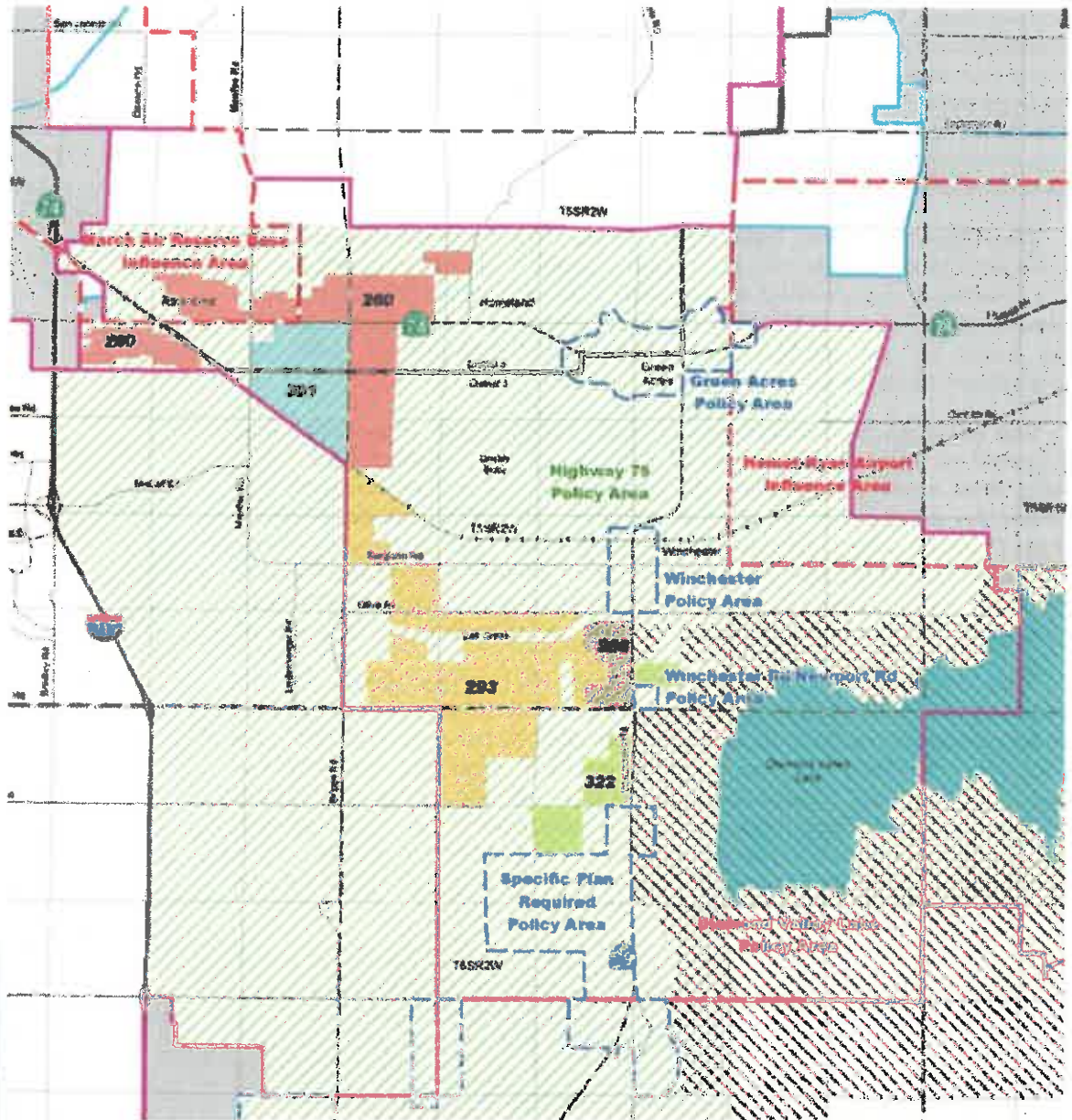
According to the Area Plan, the rationale for this proposed land use shift is due to the proximity to Diamond Valley Lake and the recreational and development opportunities it presents. In addition, the transit opportunities with the existing rail line, and Highways 74 and 79 would provide the needed transportation infrastructure to support increased density in the Area Plan. The current Area Plan envisions a distinct character and identity consisting of a compact Downtown core designed in an “Old West” theme with a mixture of land uses that are pedestrian oriented.

The Area Plan Land Use Map depicts the current geographic distribution of land uses within the Planning Area. The Land Use Map is organized around 30 area land use designations and five overlays. There are also eight Policy Areas within the Area Plan. The Area Plan states “in some ways these policies are even more critical to the sustained character of the Area Plan than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain”. Policy Areas contain special or unique characteristics that required detailed analysis and focused policies—not typical zoning and land use concepts.

The Policy Areas that were reviewed with the community and were analyzed when developing the Study are summarized below.

- **The Hemet-Ryan Airport Influence Area.** Hemet-Ryan is an active airport located in the City of Hemet with the influence area extending into the eastern portion of Winchester. This Policy Area contains numerous safety zones which are listed in Table 4 (Land Use Compatibility Guidelines for Airport Safety Zones for Hemet-Ryan Airport) of the Area Plan. Properties in this zone are subject to regulations governing issues such as development, intensity, density, height of structures and noise. Properties within this Policy Area were analyzed and land use modifications to this area were made with the consideration of the restrictions in this area (Figure 3 Hemet-Ryan Airport Influence Policy Area).
- **The Winchester Policy Area.** This area is covered by the County’s existing Community Center Overlay. The intent of the Policy Area is to help create a sense of place and an entrance to the Diamond Valley Recreation Area. This Policy Area was created to capitalize on the proximity to Diamond Valley Lake with the Downtown core, and the activity centered around Winchester and

Figure 2 - Harvest Valley/Winchester Area Plan Policy Areas



(Source: County of Riverside General Plan)

- Airport Influence Area
- Area Plan Boundary
- City
- Policy Areas
- Highway 79 Policy Area
- Diamond Valley Lake Policy Area
- Highway 79 & Diamond Valley Lake Policy Areas
- Specific Plans (Colored Individually)
- Supervisorial District Boundary

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HARVEST VALLEY/WINCHESTER AREA PLAN
POLICY AREAS

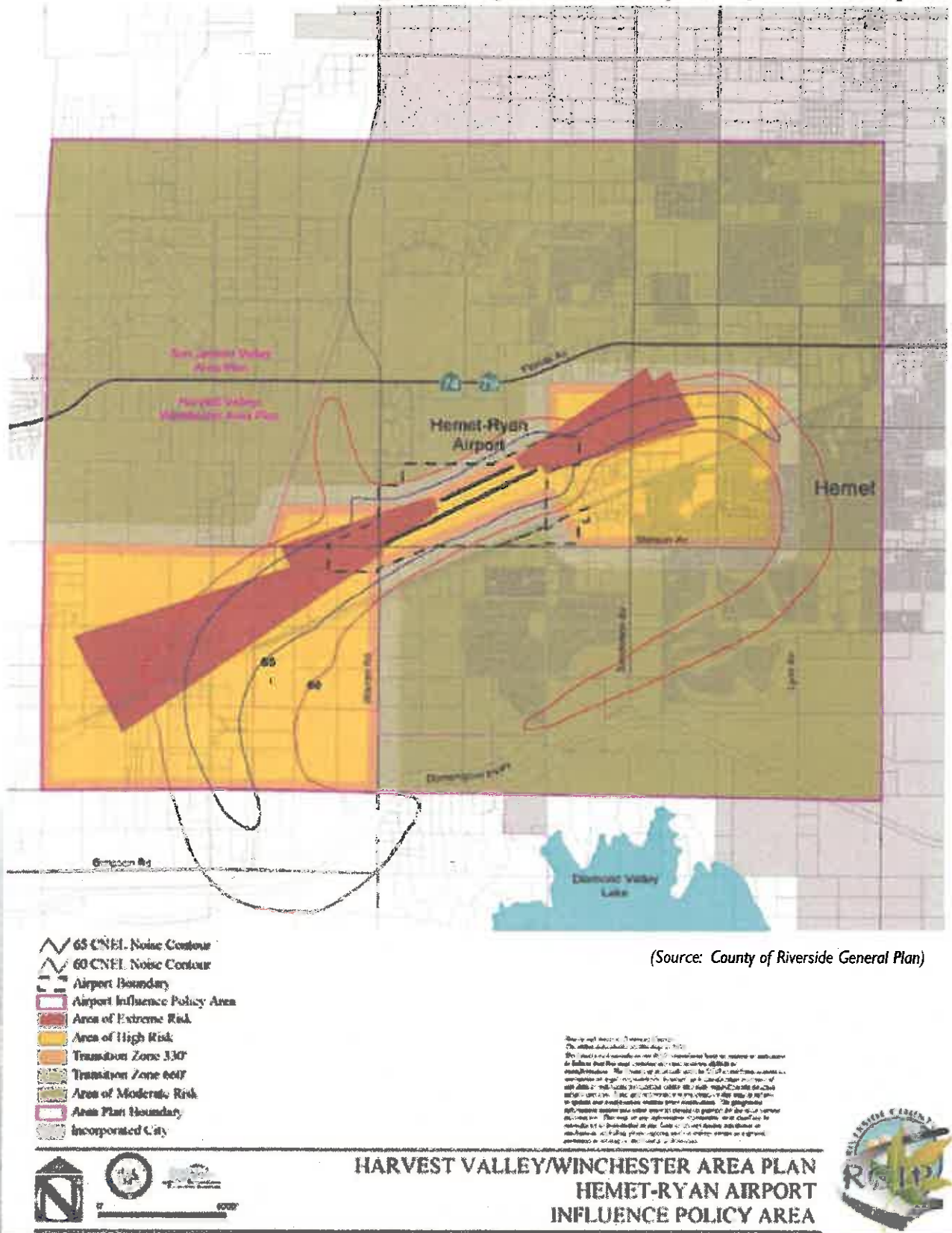


Community of Winchester

Simpson Roads. This Policy Area states the vision for the Downtown core would be implemented with the Community Center Overlay which eliminates the typical zoning that requires separation of land uses. The Study identified this area as the Downtown core and expanded the boundaries. The Study recommends this area to be developed as a more traditional, pedestrian oriented Downtown with mixed-use and transit oriented development. For revised Downtown boundaries, see Figure 7, Proposed Land Use Modifications.

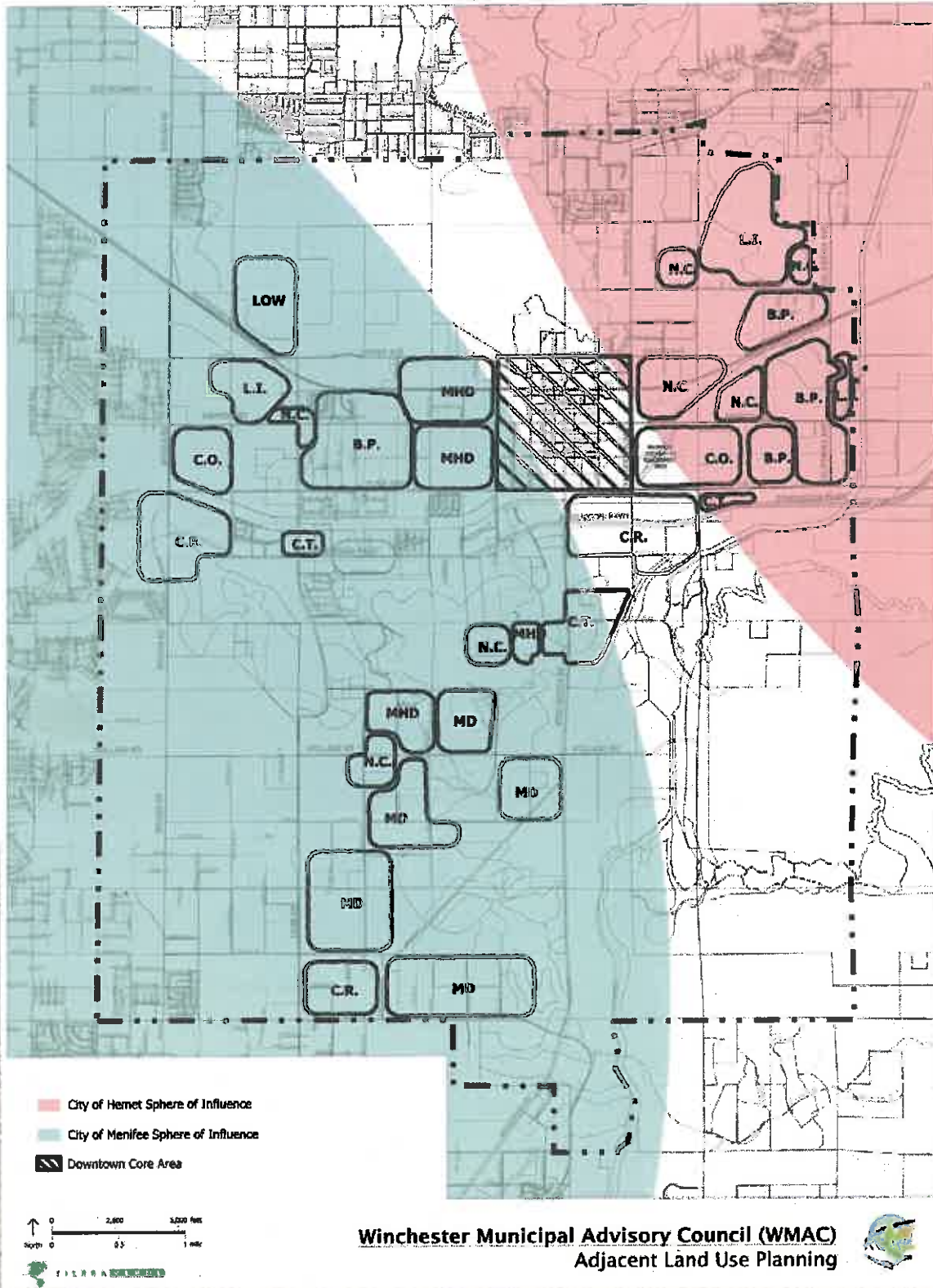
- **The Diamond Valley Lake Policy Area.** This Policy Area is envisioned to be developed pursuant to one or more Specific Plan consisting of a variety of recreational opportunities and tourist-oriented facilities including hotels, restaurants, and commercial services to be developed in the future. It is the desire of the WMAC that Metropolitan Water District fulfill this development commitment as described in the RCIP.
- **The Winchester Road/Newport Road Policy Area.** This Policy Area is located at the northeast corner of Highway 79 and Newport Road. This Policy Area is intended to direct the commercial uses to the low-lying area suitable for development, provided development can coexist with the proximity of the Diamond Valley Reservoir West Dam. The Policy Area does acknowledge that some destination type development may be possible if the scenic values of the area are maintained. The Study is recommending a portion of this area be modified to Commercial Tourist based on the proposed Highway 79 re-alignment.
- **The Highway 79 Policy Area.** This Policy Area addresses the transportation infrastructure capacity, which is a critical and necessary component to accommodate the land use densities contained in the Area Plan Land Use Map. The proposed re-alignment of Highway 79 is a primary issue that will have a significant and direct impact on the land uses and future development of the community. Accordingly, the re-alignment alternatives were discussed and analyzed extensively at several community workshops. The results of the discussions are presented as policies contained in Section 7 Goals, Policies and Objectives of this Study.
- **The “Specific Plan Required” Policy Area.** This Policy Area represents approved Specific Plans as of the date of the 2003 RCIP and the area that requires a Specific Plan. All land that is in an approved Specific Plan was excluded from the Study. All the approved Specific Plan zoning maps depicted on Figure 3 (HV/WAP Policy Areas) were reviewed to ensure appropriate and logical transition of land uses. The WMAC strongly recommends the County conduct an analysis of the potential cumulative impacts of the density increases being requested within approved Specific Plans.

Figure 3 - Ryan-Hemet Airport Influence Policy Area



Community of Winchester

Figure 4 - Adjacent Land Use Planning



5.0 Winchester: Character, Features and Opportunities/ Constraints



Existing Commercial Building

Community Character

Today, the RCIP describes the existing community of Winchester as a small western-themed commercial core at the intersection of Highway 79 and Simpson Road within the Winchester Policy Area. This small and under-utilized community core is surrounded by small homes on large parcels and agricultural uses. This area, and the entire community, falls within the Highway 79 Policy Area.

One outcome of the workshop was the community's desire to maintain the character of the community when implementing the proposed land use intensifications as identified on the Area Plan Land Use Map, and the proposed modifications of this Study.

Physical Features

Physical environmental conditions can enhance a community and can also have the potential to limit an areas' long-term development capacity. As a result, a review of local conditions helped guide the land use recommendations of this Study. Common environmental issues include topography, biology, seismic, hydrology, geologic, and infrastructure, but also include features that are unique to an area or region.

There are several existing features that were taken into consideration while preparing this Study that will have a significant influence on future development. The primary features are State Route 79 (Winchester Road), and the proposed re-alignment of Highway 79, the existing grid pattern street system, lack of existing infrastructure, the existing Burlington Northern/Santa Fe rail line, Double Butte Mountains and the necessary remediation of this site, Diamond Valley Lake, and Salt Creek (reference Appendix A, Background Report, Figure 3, HV/WAP Physical Features).

These physical features and other community influences will be discussed in the following section, and describe how they will enhance or potentially limit the development capacity of the area.

Community of Winchester

Opportunities and Constraints

A safe, healthy and secure environment is the cornerstone of a successful community. Protection from natural and man-made hazards such as flooding, wildfires, and hazardous materials are a vital component for establishing a safe community.

As identified in the Background Report dated January 2012 (contained herein as Appendix A), there are many existing constraints to development that will need to be resolved before Winchester can accommodate the planned build-out as identified in the proposed land use modifications. Conversely, there are existing opportunities that can help facilitate the long-term viability of the community. Please see the Background Report for a complete list of opportunities and constraints.

Opportunities and constraints were analyzed, discussed and reviewed with the community at the workshops and are summarized below.

Opportunities:

Creation of a Traditional Downtown

Creating a successful pedestrian oriented Downtown alive with people, shops, restaurants, events and street life is very important to the residents. The residents share the desire for a traditional Downtown that will attract people region-wide and support the local needs of the community. This type of Downtown will create a distinct identity and sense of place for Winchester.

The historic grid pattern street system in the Downtown area is very conducive to creating a walkable Downtown. This is a tremendous opportunity for the community, and will support the potential for a very traditional Downtown with a host of destinations—shopping, dining, working, cultural and entertainment events, civic uses, libraries, educational institutions, senior centers arts, museums, and night life. If planned correctly, the Downtown area could be the cultural heart of the community.

Metrolink Station

There is an existing Burlington Northern/Santa Fe rail line running east-west that physically bisects Winchester. The rail line is not currently being used, but is planned for use as a Metrolink line in the future. It is the community's goal to locate the Metrolink station in the Downtown, which is consistent with the RCIP vision for Winchester. The Downtown area should be designed to be well-served by transit, have a safe walking environment, and provide connectivity to adjacent developments.

The City of Hemet General Plan land use map identifies the Metrolink station within their easterly sphere boundaries. The Study strongly recommends the transit station to be located in Downtown Winchester which supports the transit oriented development concept of the Downtown, and is a policy recommended in the RCIP.



Traditional Downtown



Traditional Downtown Streetscape with Angled Parking



Downtown with Transit Station



Transit Station in Downtown

The Area Plan Land Use Concepts state:

“A transit station is to be incorporated into the fabric of Winchester and act as the northern anchor for the community. The transit station would act as the regional connection to the Diamond Valley Lake and its surrounding entertainment and recreational uses, as well as Temecula further to the south.”

“A transit station should be incorporated into the Community Center. This transit station can be connected to the Winchester Transit Station through a transit system such as the Oasis Concept which is described in the Circulation Element of the General Plan.”

Circulation

The Downtown area has an existing grid pattern street system that provides alternate routes for vehicles to avoid the major roads and highways. Overall, the community contains a regional circulation system that appears to be capable of supporting significant growth in the area. The continuing improvements to, and the re-alignment of, Highway 79 should provide more than adequate movement of vehicles within the valley (Figure 5, HV/WAP Circulation).

The re-alignment of Highway 79 will also create future significant regional, community commercial and retail opportunities. The proposed Study has purposely located these types of land uses adjacent to, or in close proximity to, the freeway interchanges and major roadways.

The proximity of future interchanges also provides opportunities to create strong visual statements and clear connections to the Downtown. This can be accomplished through the use of entry monumentation, signage, landscaping (comprehensive streetscape design standards), and the construction of buildings with unique and/or iconic design elements near the gateways to the community.

Economic Development/Employment Opportunities

Providing services that meet the diverse needs of existing and future residents is dependent on a vigorous and healthy economy. Winchester needs a balance of land uses to support a diversity of businesses, an expanded employment base and more diverse housing choices. The Study capitalizes on the strengths of the community, and proposes efficient uses of land and resources that will help facilitate further economic sustainability.

The close proximity of the rail line to the Downtown creates opportunities for a transit center, passenger rail service for commuters, and transit oriented development. In addition, Winchester's close proximity to March Air Reserve Base (ARB) could serve as a future job center when the ARB is redeveloped. Located approximately 20 miles to northwest, this opportunity could create high end jobs with a short commute distance.

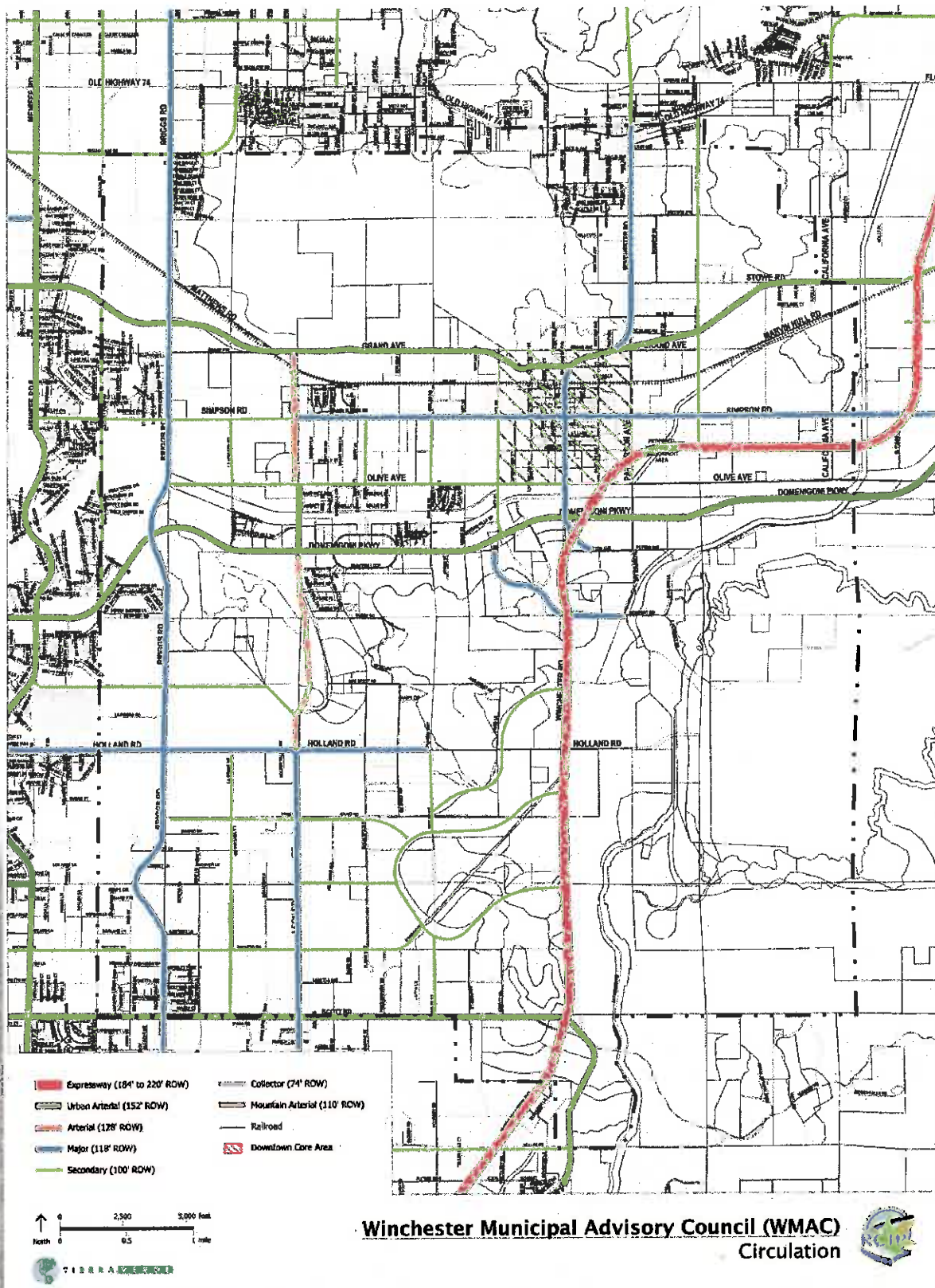
Because of the close proximity to both Hemet-Ryan and French Valley Airports, there are very positive possibilities for industrial growth and job creation. The area to the west of Hemet/Ryan, in particular, could support light industrial and business park uses that would be close enough to create positive economic opportunities in the Downtown. These uses could include service commercial, professional offices, lodging, and restaurants. To support this potential economic opportunity, the Study is recommending light industrial, business park and



Commercial Development with Trolley Service

Community of Winchester

Figure 5 - Harvest Valley/Winchester Area Plan Circulation Map





Opportunity for Future College or University



Public Gathering Space



Community Park

commercial uses within the northeastern portion of the community (to the east of the Highway 79 re-alignment).

Winchester is far enough from large existing commercial centers in Hemet, French Valley, and Menifee that future retail uses could be viable as population growth reaches levels that can support neighborhood, community, and regional commercial centers. While it may be quite some time before some of the larger retail uses are realized, it is vital to plan for all levels of retail and commercial uses now to be properly prepared for the next 20-30 years.

Because there is so much vacant land in the planning area, there are opportunities to attract major public and/or private colleges and universities. There are currently limited opportunities in many of the nearby, more developed communities. Very few communities have the hundreds of acres of land available which is typically the requirement of higher educational institutions. It is important to keep in mind that it can take decades to attract, plan for, and construct major campuses. Therefore, consideration and appropriate land use planning now can accommodate these types of uses in the future, which would have a very beneficial economic outcome for Winchester.

Parks and Open Space

It is the community's desire to increase additional parks, trails and open space and recreational opportunities. One ideal brought up at the community workshop was to explore the possibility of redeveloping the closed landfill at Double Butte. Remediation would be required, but there appears to be opportunities around the land fill that could provide recreational uses to the community (i.e. a regional park, a local park, equestrian facilities, trails or bike paths, and other recreational uses). Reference Figure 6 HV/WAP Trails and Bikeway System for existing planned facilities within Winchester

The Study recommends a comprehensive recreational and open space assessment to identify the specific long-term needs of all age groups and types of users. Analysis of park needs including ball fields (both in door and out door), existing trails, and bicycle facilities should be conducted.

Constraints:

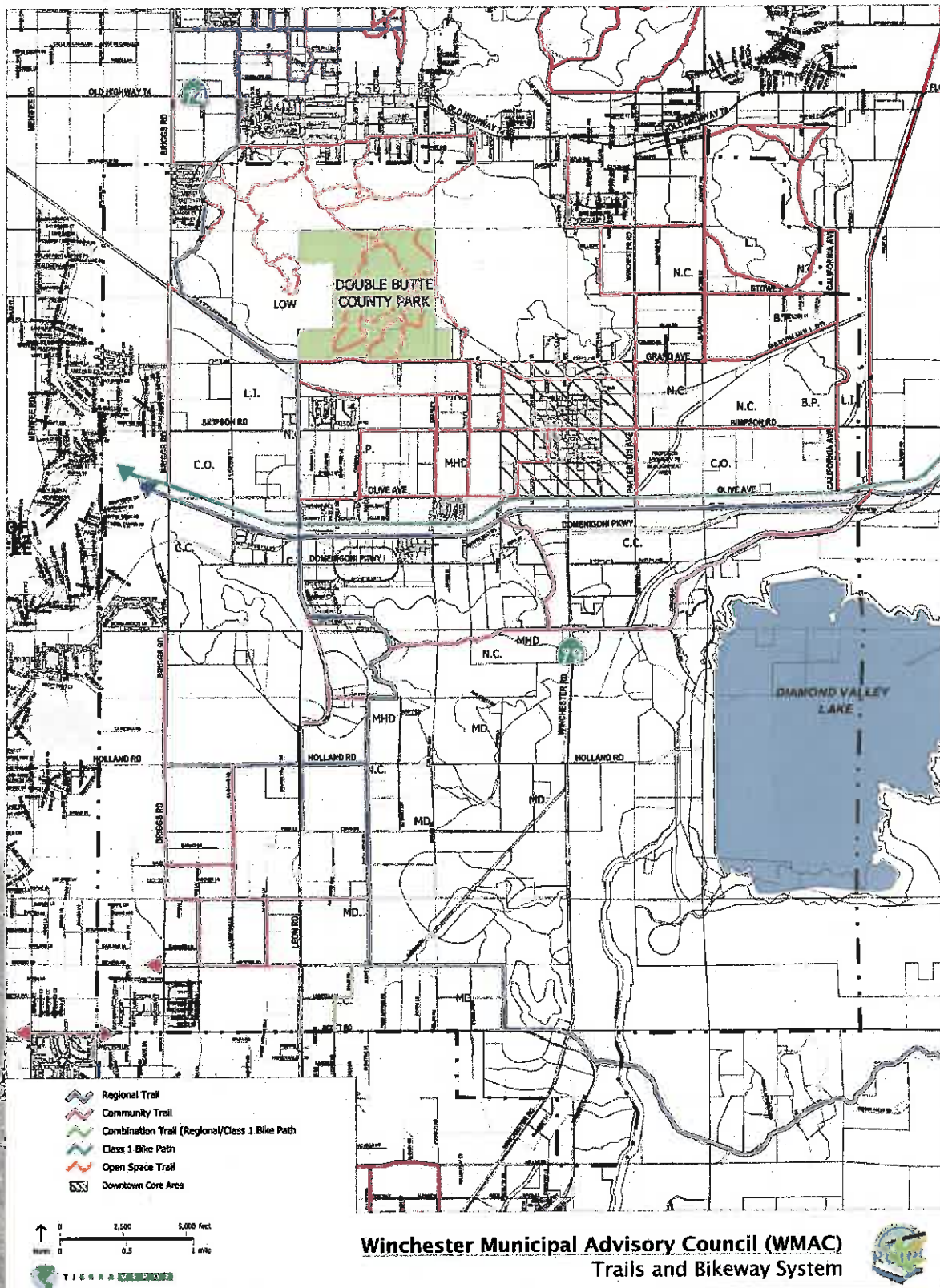
Highway 79 Re-alignment and Winchester Road

The re-alignment of Highway 79 has a significant impact on the proposed Study as a final alignment has not been selected as of the date of this Study (Figure 1, Highway 79 Re-alignment Alternatives). Therefore, one of the recommendations of this Study is to re-analyze the areas that will be immediately affected once a final alignment is chosen.

The re-alignment also has a potential to impact access to and through the Downtown. This Study recommends the re-alignment of Highway 79 to be designed so that it is outside of the Downtown boundaries to avoid bifurcating the southwest portion of the Downtown. It is the recommendation of the WMAC that access to the Downtown via Winchester Road be maintained once the final alignment is selected and constructed. It is also the recommendation of this Study that Winchester and Simpson Roads be reduced in speed limit and capacity through the Downtown with traffic re-routed to higher capacity roads. See Section 7 Goals, Policies and Objectives for additional circulation recommendations.

Community of Winchester

Figure 6 - Harvest Valley/Winchester Area Plan Trails and Bikeway System



Utilities and Services

The lack of local and regional infrastructure will have limitations to long-term development until infrastructure improvements are constructed. In addition, the lack of existing infrastructure is a very important feature that will be required to support the proposed development as identified on the existing Area Plan and Proposed Land Use Modifications Map. The relatively flat topography in much of the Winchester area presents challenges for sewage disposal and surface drainage.

Currently, local wastewater treatment facility in the community of Winchester does not exist. Most properties are served by septic systems. However, there are some homes that are served by sewers. Lack of wastewater infrastructure will be a constraint to the future development (reference Appendix A, Background Report, Figure 7, EMWD Sewer System).

Winchester does not have storm drain facilities (above or under ground). Existing storm water is accommodated by surface drainage. Due to the relatively level topography and lack of local or regional storm drain improvements, flooding does occur in some locations during storm events. Until additional storm drain facilities are built, storm drain runoff will limit future development.

In addition, there are very few paved roads, sidewalks, curbs, or gutters in the Downtown or other parts of the community. This will have a limiting capacity in the type and quality of development that is being proposed (i.e. a walkable Downtown and pedestrian movement and connectivity throughout neighborhoods).

Flooding

The Riverside County TLMA GIS and Figure 11 of the Area Plan identifies a large portion of the community within the 100 and 500 year flood zones (reference Appendix A, Background Report, Figure 4, HV/WAP Flood Zones). The two major areas of concern are Salt Creek and the area extending southwest from Diamond Valley Lake. There appears to be minimal or no local drainage into Salt Creek, as most of the drainage comes from further upstream. This is a potential constraint to development; however, existing regulatory and flood management programs may address this issue. In addition, FEMA maps are updated approximately every 10 years and the flood designations may change over time or with improvements to flood channels.

It is worth mentioning that the proposed Downtown core area is not located within a flood zone.

The Hemet-Ryan Airport

As stated above in Section 4, the County has established the Hemet-Ryan Airport Influence Zone (Figure 3) The City of Hemet General Plan also contains an Airport Compatibility Zone which illustrates the limits of the zone which includes the north-east portion of Winchester (Appendix D) Properties located within the area are inherently restricted in development, intensity, density, height of structures and noise. The Study limited uses in this area to light industrial, commercial and business park, understanding these restrictions to development. No residential land uses are proposed within this zone.

Community of Winchester

Economic and Employment Opportunities

This is both an opportunity and constraint. Currently, the employment opportunities are very limited within the immediate community and commute times can be quite lengthy. The proposed land use modifications will locate regional commercial centers, neighborhood commercial, light industrial, business park and office uses near major freeway intersections and within close proximity to Downtown for convenient and easy access. These land uses will help create employment opportunities and reduce commute times. It is recognized that substantial population growth in the region must first occur to support this level of development.

6.0 Land Use Modifications

Proposed Land Use Modifications

There were several factors and issues that influenced the outcome of the proposed land use changes. Input from the community as a result of the workshop series was paramount in developing the final Study. The assessment of the physical features, existing land uses, previous entitlements, environmental constraints, infrastructure limitations, circulation, employment opportunities, economic development, financing, and the opportunities and constraints of the community were also key considerations. In addition, the desire of the community to control the future land use and development decisions also influenced the Study (Figure 4, Adjacent Land Use Planning).

Proposed Modifications

The proposed land use modifications are depicted on Figure 7 Proposed Land Use Modifications. Land that is covered by an existing Specific Plan or already entitled was not included in the Study. Only land that does not have entitlements was assessed as these properties have opportunities to be modified, unlike entitled land.

Figure 7, Proposed Land Use Modifications, is intended to be a bubble-diagram that shows conceptual locations of proposed changes—it is not intended to be parcel specific. In fact, boundaries may shift once parcel specific analysis is conducted due to future infrastructure improvements (i.e. Highway 79 re-alignment), adjacency to other land uses (i.e. specific plans), environmental constraints (i.e. biological or flooding), or open space and recreational opportunities.

One new land use designation is being proposed, Neighborhood Commercial (NC). This is to allow local, neighborhood serving commercial centers (within walking distance) so residents have an option of not driving to major commercial centers. All other land use modifications are redistributions of existing designations that will enhance the long-term economic sustainability of the community.

Once the ultimate alignment of Highway 79 is approved, all new interchanges should have commercial nodes adjacent to the interchange. Any industrial, business park or commercial office land uses effected by the realignment should be located to the east of the approved alignment. These uses need to be separated from the Downtown core. Since the ultimate alignment of Highway

79 has not been selected, a subsequent analysis is recommended for the land adjacent to the re-alignment (including associated interchanges).

The following text is an overview of the primary land use modifications and a description of the intent of the proposed changes. Please refer to Figure 7 for a comprehensive review of all proposed land use modifications.

Generally, the land use designations in the northeastern portion of the community (in or near the Hemet-Ryan Airport Influence Zone) are recommended to be changed to light industrial and business park as explained above. This is consistent with, and provides a good transition between, the adjacent uses to the east. The re-aligned Highway 79 will be in this area so it will provide convenient access to future employment centers. To the west of these uses, neighborhood commercial and commercial office designations are recommended. The intent was to locate these land uses adjacent to and within close proximity to the freeway. This also minimizes traffic impacts to the local roadway circulation system.

The Downtown boundaries are proposed to be expanded from the existing Community Center Overlay as identified in the Area Plan Land Use Map. The new proposed boundaries are: Grand Avenue at the north, Olive Avenue to the south, Rice Road to the west, and Patterson Avenue to the east. Medium High Density (MHD) residential is proposed to the west of the Downtown which allows pedestrian travel to employment opportunities and connectivity to the Downtown. Moving further to the west, some changes to business park, neighborhood commercial, commercial office, commercial tourist and commercial retail are being recommended. The intent is to provide a distribution of commercial/retail services and employment bases to service the western portion of the community.

South of Salk Creek at Patterson Avenue, changes to Commercial Retail and Commercial Tourist are being proposed to provide for regional shopping and tourist uses around Diamond Valley Lake near Domenigoni Parkway. To the west of this area, around E. Newport Road, some Medium High Density (MHD) and Neighborhood Commercial designations are recommended which will place employment opportunities close to Highway 79 and Domenigoni Parkway.

To the south of Ano Crest Road, MHD and Medium Density (MD) land use designations are proposed around a neighborhood commercial designation. The goal is to provide some local serving commercial uses in close proximity to surrounding residential uses. To the east of Leon Road and north of Scott Road, a recommendation of MD centering around Commercial Retail is proposed to accommodate local retail shopping needs—within walking distance to the surrounding residential developments.

Community of Winchester

7.0 Goals, Policies and Objectives

7.1 Land Use Goals, Objectives and Policies

The RCIP contains some of the primary land use concepts discussed with the community during the workshop series. These concepts are intended to develop the future Downtown Winchester as a walkable, pedestrian friendly community with a distinct image and character. These concepts will also help develop and establish neighborhoods and regional and local centers outside the Downtown core. To do this, the community must have the appropriate land uses, intensities, streetscapes, open space and connectivity. Many of the necessary elements are sustainable planning and design practices and principles. A very brief summary of the concepts is provided below.



Smart Growth—compact mixed-use development that reduces environmental degradation and builds livable neighborhoods and provides a variety of transportation choices that accommodate pedestrians, bicycles, transit and automobiles.

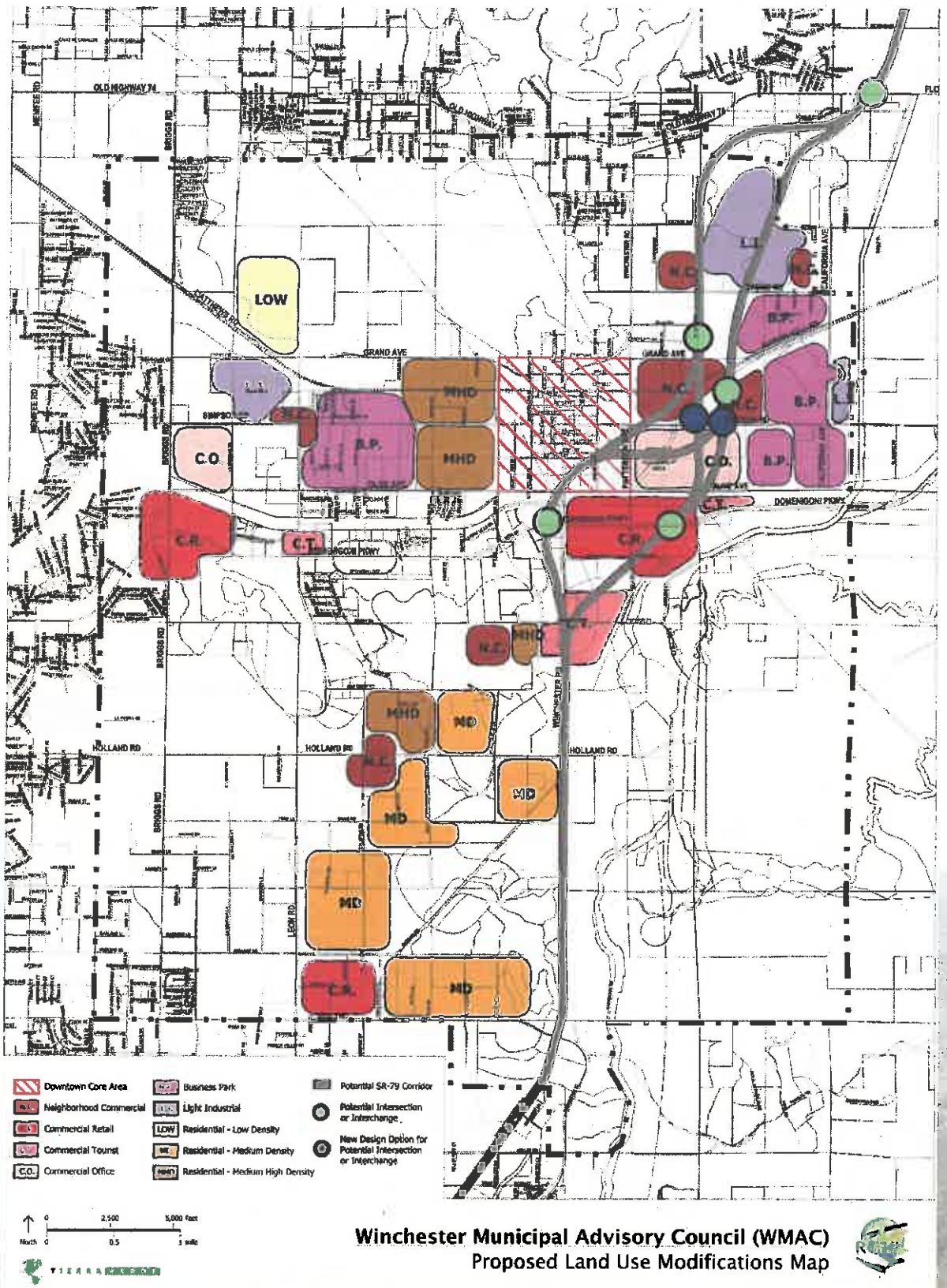
New Urbanism—a concept established in the 1980s that promotes compact neighborhood designs that reduce automobile dependence and enhances the sense of community. The goals include identifying a discernible center, placing most dwellings within a five-to fifteen minute walk of the center, a variety of dwelling types and providing a mix of commercial uses that can meet the weekly shopping needs of a household.

Transit-Oriented Development (TOD)—enhances access to public transportation by placing residential and commercial development (i.e. grocery stores, pharmacy, coffee shops, etc.) around a transit station (train or trolley) generally located within $\frac{1}{4}$ to $\frac{1}{2}$ mile radius from a transit stop. TOD requires the appropriate amount of residential units to create adequate ridership and active street life.

Sustainable Design Principles—design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. A sustainable design approach can be defined by green building practices and the availability of pedestrian oriented amenities. The U.S. Green Building Council through the LEED-ND (Leadership for Energy and Environmental Design for Neighborhood Development) has established the essential components that make up a successful sustainable development.



Figure 7 - Proposed Land Use Modifications Map



Community of Winchester

7.1.1 Downtown Core Land Use Goal:

Create a unique and integrated mix of residential, office, commercial, retail, civic and recreational land uses in the Downtown core that generate daily activity in the daytime and evenings to create a lively and dynamic pedestrian oriented environment.

Objectives:

1. Adopt land use designations that create a walkable Downtown.
2. Develop standards for mixed-use zoning that create a pedestrian oriented atmosphere.
3. Establish standards that provide for retail uses on the first floor, and office and/or residential on the upper floors.
4. Discourage uses that are not appropriate for the pedestrian orientation or the vibrancy and liveliness of the Downtown. Examples include, but are not limited to, industrial uses, warehouses, storage facilities or auto repair.
5. Discourage strip-mall and big box retail development in the Downtown core. In addition, building size or footprint limitations should be established that limit the maximum size of buildings in the Downtown.
6. Focus retail activity in the heart of the Downtown core to create the necessary critical mass and synergy to support a successful Downtown.
7. Ensure that the Downtown has multi-modal connectivity to the surrounding areas (pedestrian, bicycle and auto) such as Salt Creek to the south, adjacent residential and commercial land uses, the future park at Double Butte, and Diamond Valley Lake.
8. Encourage development patterns that accommodate transit opportunities and reduce dependency on the automobile.
9. Because of the recommendation for the future transit station to be located in the Downtown core, all new development in the Downtown should be mixed-use in character in order to be consistent with TOD principles.
10. Create opportunities in the Downtown to close off streets for special events such as parades, cultural events, farmers markets, car shows, etc.

Policies:

The following policies are consistent with the RICP concepts and have been developed specifically for the community of Winchester:

DLU 1.1: Adopt the Proposed Land Use Modifications Map (Figure 7).

DLU 1.2: County shall require the preparation of a Specific Plan for the Downtown with boundaries as identified on the Proposed Land Use Modifications Map (Figure 7) which are Grand Avenue to the north, Olive Avenue to the south, Rice Road to the west and Patterson Avenue to the east. The Specific Plan should address the following items in detail: land uses, design guidelines, development standards, quality of life



Mixed-Use Development



Boardwalk with Shaded Streetscape

LAND USE STUDY

assessment, streetscape design, entry monumentation, signage, open space and parks, infrastructure and financing options, and development phasing.

DLU 1.3: Ensure that mixed-use zoning is implemented to allow the desired pedestrian oriented Downtown; not designed around the automobile.

DLU 1.4: Maintain and look at opportunities to re-acquire alleys in the Downtown during the development process (wherever feasible) to support more traditional Downtown development patterns, and, to provide alternative local circulation routes.

DLU 1.5: Require the future transit station to be located within the Downtown. This encourages alternative means of transportation to work, home and recreational opportunities (TOD); reduces traffic congestion, and maintains the history and character of Winchester.

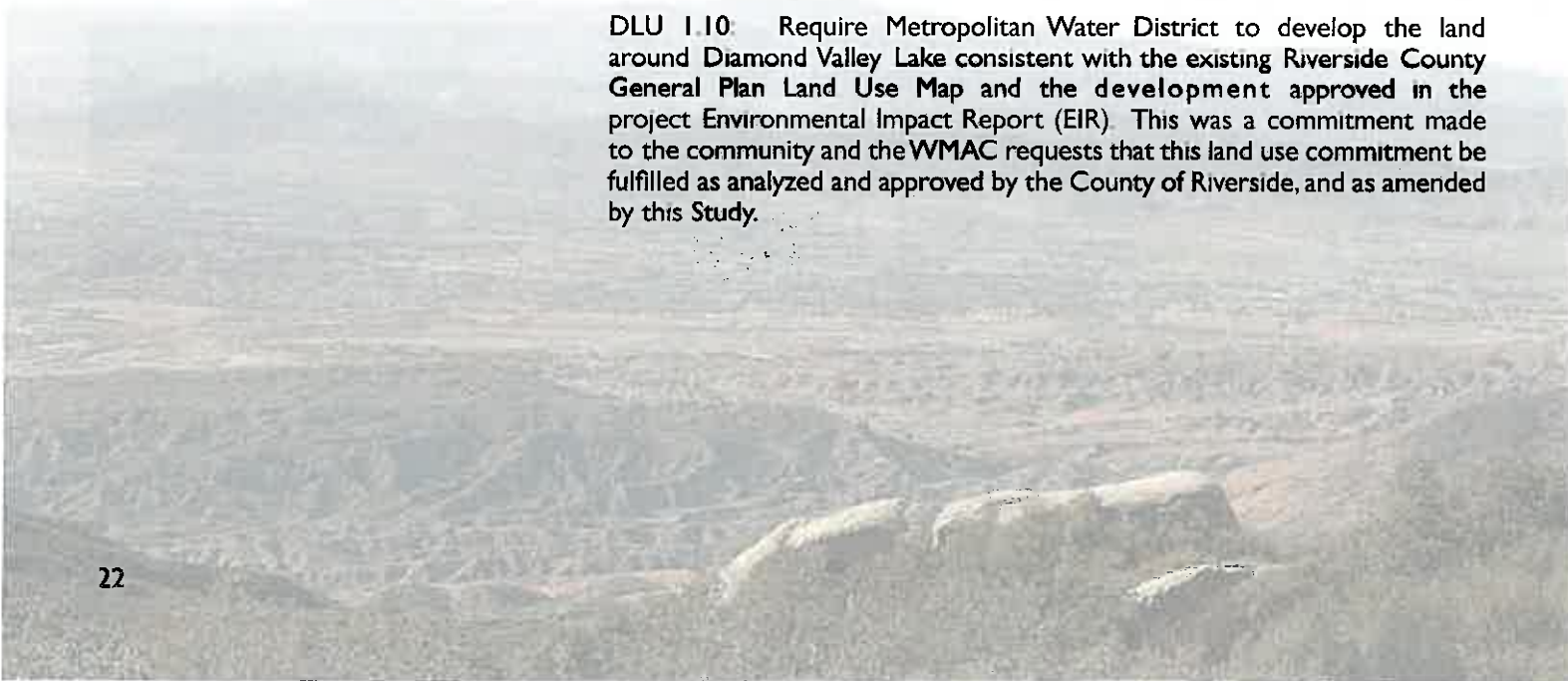
DLU 1.6: Require uses such as civic, libraries, schools, cultural uses, educational institutions, senior centers, theaters, art galleries or museums to be located in the Downtown core in order to enhance the opportunity for social interaction.

DLU 1.7: Where feasible, preserve and protect the historic structures that define and represent the heritage of Winchester. This policy is applicable for all areas within the community that contain historic or iconic structures.

DLU 1.8: Ensure that adequate open space is provided in the Downtown including, but not limited to, parks (active and passive), plazas, open spaces, court yards and paseos.

DLU 1.9: Once the ultimate alignment of Highway 79 is approved, all new interchanges should have commercial nodes adjacent to the interchange. Any industrial, business park or commercial office land uses should be located to the east of the approved alignment. These uses should be separated from the Downtown core (Figure 1 Highway 79 Re-alignment).

DLU 1.10: Require Metropolitan Water District to develop the land around Diamond Valley Lake consistent with the existing Riverside County General Plan Land Use Map and the development approved in the project Environmental Impact Report (EIR). This was a commitment made to the community and the WMAC requests that this land use commitment be fulfilled as analyzed and approved by the County of Riverside, and as amended by this Study.



Community of Winchester

Elements of a Successful Downtown



Traditional Downtown with Pedestrian Friendly Streetscape



Urban Water Feature



Mixed-Use Streetscape



Urban Park



Urban Open Space

Elements of a Successful Downtown



Civic Space



Civic Space



Public Art



Iconic Street Furniture



Public Art



Downtown with Transit Station

Community of Winchester

7.1.2 Winchester Land Use Goal (outside of the Downtown Core):

Ensure a balance of residential, office, commercial, retail, industrial, recreational land uses and public facilities uses that will support the successful, long-term development of the community outside of the Downtown core area.

Objectives:

1. Designate land uses that provide the necessary housing, retail, commercial, employment and recreational needs to create economically successful and sustainable neighborhoods.
2. Provide a broad range of land uses and housing types to meet the needs of all members of the community.
3. Encourage development patterns that accommodate alternatives to the automobile (i.e. train, trolley, shuttle such as Transit Oasis, bicycle, trails and pedestrian pathways).
4. Build the necessary infrastructure to support the orderly, aesthetic and safe development of the community such as curb/gutters, storm drains, sidewalks, streets, street lights, landscape parkways and utilities (i.e. water, sewer, cable).

Policies:

The following policies have been developed specifically for the area outside of the Downtown to create neighborhoods and centers that meet the needs of the residents and provide a high quality of life where people can live, work and play.

WLU 1.1: Require LAFCO to take immediate steps and formally acknowledge the boundaries of the community of Winchester as identified by the Area Plan and WMAC Land Use Plan. Currently, the City of Menifee land use map has land use designations that extends easterly to Winchester Road. The City of Hemet land use map extends westerly to Winchester Road—encompassing all of Winchester (reference Appendices B and C—Hemet and Menifee Land Use Maps). As currently planned, these two cities effectively eliminate the community of Winchester.

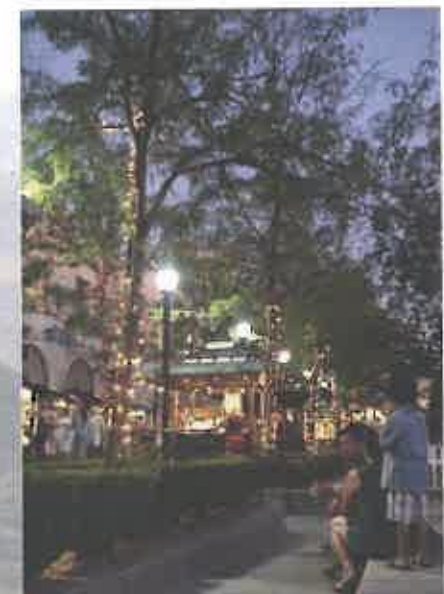
WLU 1.2: Develop neighborhoods that provide a balance of land uses including employment, recreation, local or neighborhood shopping and housing.



Residential Development Outside Downtown Core



Regional Shopping Center



Commercial Plaza Outside Downtown Core

LAND USE STUDY



Trolley System in Commercial Development Outside Downtown Core

WLU 1.3: Ensure neighborhoods are developed so that they can be connected through multi-modal transportation systems (i.e. trolleys, shuttles, pedestrian pathways, trails and bicycle facilities) to reduce the use of the automobile and single occupancy vehicles.

WLU 1.4: Locate regional commercial and retail centers at nodes (as depicted on Figure 7, Proposed Land Use Modifications Map) near freeways or major arterials to reduce the traffic load on the local street circulation system.

WLU 1.5: Ensure appropriate residential development is located near community and regional centers and employment hubs to reduce long-distance commuting and promote alternative modes of transportation.

WLU 1.6: Require sufficient public utilities are in place prior to development (i.e. sewer and/or septic capacity, water resources, storm drain, flood control improvements, etc.) to meet the demands of the proposed land uses. The County shall actively pursue funding options to pay for the necessary infrastructure needed to support development. Funding options may include, but are not limited, to state or federal grants, RDA replacement agencies, or other financial mechanisms that are currently available and funds that may become available in the future. This policy is applicable to the entire community.

WLU 1.7: Develop standards for legal, non-conforming uses that may occur as a result of this Study. The WMAC is concerned about the impacts that proposed land use changes will have on the existing uses. The County should create standards that allow maximum flexibility to land owners regarding the existing use of their property to minimize potential impacts to owners as a result of the recommended land use changes.

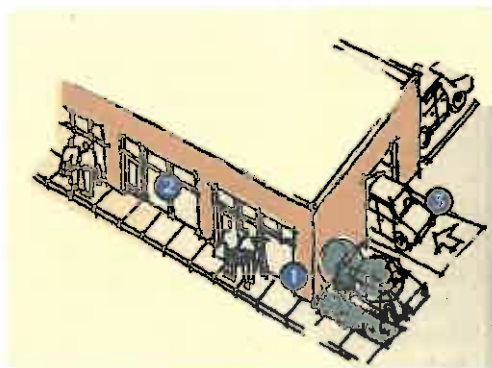
Community of Winchester

7.2 Downtown Core Community Design Goals, Objectives and Policies

7.2.1 Downtown Community Design Goal:

Design Guidelines Basic Principles of Urban Streetscape

- 1) **Build to the sidewalk
(except open
space/patios)**
- 2) **Make the building
front “permeable”;
no blank walls,
entries and windows
connect to sidewalk**
- 2) **Prohibit parking lots
in front of the
buildings**



Ensure the Downtown develops as a thriving and vibrant area so that it creates a clear sense of identity and place that is unique to the community of Winchester.

Objectives:

1. Create a streetscape that is comfortable and inviting for pedestrians including wide, curb-separated sidewalks, landscaping, street furniture, street lights, public art, etc.
2. Define the desired intensity, massing, and height of buildings in the Downtown that create a human scale of development.
3. Residential units should front, and take access from, the street.
4. Encourage small scale buildings with pedestrian orientation, architecture and entries facing the street, including building to the sidewalk (except open space and/or patios).
5. Require building fronts to be “permeable”; no blank walls. Ensure that entries and windows connect to the sidewalk and identify with the pedestrian (see diagram above).
6. Incorporate shade protection elements in building and site design such as covers, awnings, colonnades or street trees.
7. Retain the existing alley system to allow architecture to face the street (rear yard access), improve circulation, and provide opportunities for landscaping and parking at the rear of the lot.



Public Parking Behind Building with Mural



Shaded Streetscape



Entry Monumentation



Entry Monumentation

8. Side yard and front yard setbacks should be reduced in the Downtown to create a more dynamic and unified street environment. Build to side property lines when there are alleys at the rear of the site.
9. Encourage buildings to enclose and frame corners of major intersections to define and soften the streetscape, and provide a connection with pedestrians.
10. Place parking lots in courtyards, behind buildings, or in structures that have retail taking access from the street. Paseos or walkways could provide access from the parking areas to the street.
11. Provide opportunities for public art, water features or iconic elements.
12. Encourage the placement of overhead utilities underground.
13. Route through traffic in the Downtown to higher capacity arterials such as Grand Avenue, Olive Avenue, Patterson Avenue, etc., in order to allow for the occasional closing of roads for special events.

Policies:

DCD 1.1: Create development standards and design guidelines that produce a high quality pedestrian oriented Downtown.

DCD 1.2: Develop appropriate architectural designs that create a unique, distinct image for the community of Winchester.

DCD 1.3: Prohibit building design that does not contribute to a walkable, livable, vibrant and human scale environment (e.g., storage areas, long blank walls, and parking lots in front of the buildings).

DCD 1.4: Encourage new development to include area for public gathering spaces and have opportunities to allow cultural events, outdoor concerts, festivals, or farmers' markets.

DCD 1.5: Require large commercial centers to incorporate public spaces such as outdoor plazas, patios, water features, paseos, interactive children amenities, pedestrian connectivity, etc. This creates a distinct sense of place and provides a quality experience for patrons.

DCD 1.6: Develop appropriate landscape standards that complement the vision of a pedestrian oriented streetscape including pedestrian paseos in between buildings, where appropriate, to encourage pedestrian travel.

DCD 1.7: Develop appropriate sign standards that complement a pedestrian oriented environment and proper building identification.

DCD 1.8: Design entry points into the Downtown that are distinct and create a sense of arrival and identify.

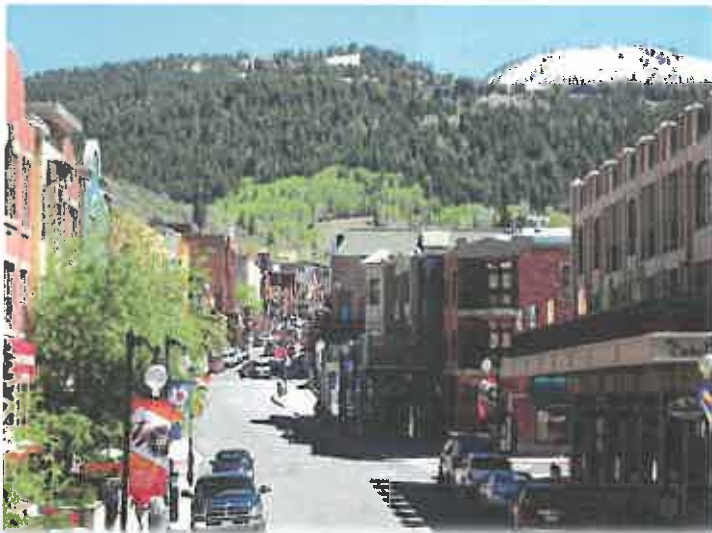
Community of Winchester

Sample Architectural Styles



LAND USE STUDY

Walkable, Mixed-Use Downtowns



Community of Winchester

7.2.2 Winchester Community Design Goal:

Develop the area outside of the Downtown core as sustainable, livable neighborhoods with the appropriate distribution of land uses and connectivity to shopping, employment opportunities, transit and recreational amenities.

Objectives:

1. Develop neighborhoods that provide a variety of housing types to meet the needs of all residents.
2. Ensure that architecture is compatible throughout the community and reflects a quality design and image.
3. Create streetscapes that are comfortable and inviting for pedestrians, including curb-separated sidewalks, landscaping, street furniture, street lights, pocket parks, paseos, etc.
4. At primary intersections, ensure buildings are properly placed and designed to create distinct and aesthetically pleasing streetscapes.
5. Neighborhoods and other commercial developments should be developed to consider movement of the pedestrian (not just the automobile), and incorporate sidewalks, shade elements, trails, open space buffers, paseos, water features, or public art to provide visual relief and enhancement.

Policies:

WCD 1.1: Ensure there is an appropriate transition of land uses, specifically between residential and commercial, industrial or business park uses.

WCD 1.2: Encourage site and building design that provides pedestrian connectivity.

WCD 1.3 Allow opportunities for public gathering spaces such as neighborhood parks or open space areas to create areas where neighbors can gather, meet or mingle.

WCD 1.4: Develop appropriate streetscape standards that address entry monumentation, landscape treatment, street furniture, and open space opportunities.

WCD 1.5: Ensure points of entry into neighborhoods or centers are clearly identifiable and compatible with the adjacent architecture.

WCD 1.6: Develop appropriate signage standards that are consistent with the building's architecture. Sign standards should also consider signage geared toward the pedestrian (i.e. directories, hanging, or projecting signs).



Commercial Development Outside of Downtown Core



Outdoor Plaza - Gathering Place



Pedestrian Shaded Streetscape



Wide Pedestrian Landscaped Pathway

Residential Development Outside Downtown Core



Pedestrian Friendly Streetscape



Neighborhood Pocket Park



Entry Monumentation



Multi-family Development

Community of Winchester

Commercial/Retail Development Outside Downtown Core



Water Feature with Gathering Spaces



Outdoor Space with Fountain



Water Feature



Outdoor Plaza

7.3 Circulation Goals, Objectives and Policies

7.3.1 Circulation Goal:

Create a circulation system that can accommodate the Proposed Land Use Modifications Map as revised per this Study (Figure 7) and complies with the County wide target Levels of Service that facilitate the movement of vehicles, but also places a strong emphasis on safe and efficient pedestrian pathways and greater mobility choices.

Objectives:

1. Control traffic congestion through better management of demand, improvement to the roadway systems and traffic control devices.
2. Ensure that the circulation system creates a framework where people connect to the places they want to travel through an extensive, efficient and safe network of roadways, transit services, shuttles, bikeways, pedestrian trails and well-designed sidewalks.
3. Encourage the use of alternative modes of transportation to reduce reliance on the automobile, improve air quality and create a more walkable community.
4. Design streets with the complete street design concept: pedestrian, bicycle, transit and auto.
5. Retain the existing historical grid pattern street system within the Downtown core area.
6. Adopt traffic calming measures such as “choking” down street widths at key intersections, enhanced pavement, landscape pockets, etc., to slow traffic and enhance pedestrian safety.
7. Create pedestrian linkages throughout the community (e.g., sidewalks, trails, alleys or paseos).
8. Maximize the use of alleys and rear building entries to provide access and reduce congestion on the street system, and make deliveries more efficient.
9. Discourage the use of round-a-bouts in the Downtown core to ensure through traffic is routed to the arterials roadways at the perimeter of Downtown.



Choking Down the Street



Enhanced Paving and Angled Paving

Policies:

The following policies have been developed to support the long-term spacing out of Winchester.

CLU 1.1: Once the Highway 79 re-alignment is approved, the proposed land uses may need to be re-analyzed (and possibly modified) to reduce any potential circulation and land use conflicts or changes as a result of the final re-alignment.

CLU 1.2: All of the proposed traffic improvements listed below are recommended to occur after the construction of Highway 79 re-alignment is completed. All improvements are subject to review and approval of the

Community of Winchester

Riverside County Transportation Department and would require the Riverside County Circulation Element to be amended.

- Because Grand Avenue will serve as one of the primary east/west roadways for through traffic, Simpson Road is recommended to be reduced to two lanes (secondary roadway) with reduced traffic speed in the Downtown. This would allow Simpson Road to become a "Main Street" in the Downtown, with wide sidewalks and traffic calming devices. In addition, this would divert through traffic out of the Downtown, and create a safer, more pedestrian oriented streetscape with a traditional Downtown "feel".
- Winchester Road should also be reduced to two lanes (secondary roadway) with reduced traffic speed. This would also give Winchester Road a more Main Street atmosphere and create a more pedestrian friendly streetscape. Also, angled parking is recommended on both Winchester and Simpson Roads.
- A crossing at the intersection of the new Highway 79 alignment and Olive Avenue should be considered. This is essential to accommodate the east/west movement of traffic between the Downtown and the future job centers located to the east.
- Extend Rice Road and Patterson Avenue as secondary roadways to the north to connect with Grand Avenue.
- Down-grade Patterson Avenue to a secondary roadway.
- Serious consideration should be given to over-crossings at Rice Road and Domenigoni Parkway, and Patterson Avenue and Domenigoni Parkway, if feasible.
- Designate the entire length of Beeler Road as a secondary roadway.

CLU 1.3: Require development projects to incorporate easy, convenient access to public transportation systems with consideration of both existing and long-term planned facilities.

CLU 1.4: Locate the future transit station in the Downtown core. This will connect Winchester to other parts of the County, support TOD, and improve the future economic viability of the Downtown.

CLU 1.5: Optimize the use of the alley system in the Downtown core area. The County should consider the re-acquisition of alleys wherever feasible, and require new development to incorporate alleys in the site design.



Train Station to Accommodate TOD



Local Trolley System

LAND USE STUDY



CLU 1.6: Implement the use of round-a-bouts outside the Downtown core area. Round-a-bouts should be utilized on perimeter streets such as Olive Avenue, Grand Avenue, Patterson Avenue and Rice Road.

CLU 1.7: The re-alignment of Highway 79 shall be designed so that access to Downtown via Winchester Road is not eliminated, as this is vital to the future success of the Downtown.

CLU 1.8: The re-alignment of Highway 79 must be located outside of the Downtown so it does not divide the southwest portion of Downtown core.

CLU 1.9: Ensure an adequate supply of parking in the Downtown core area is provided without compromising the vision for a walkable Downtown. Plan for off-street parking facilities (i.e. structures, lots, park-n-rides or shuttle services) to support and enhance TOD concepts and encourage a walkable Downtown. On street parking should also be permitted throughout the Downtown.

CLU 1.10: Design roads or the future transit station to minimize noise impacts on surrounding residential and sensitive land uses to the extent feasible.



Community of Winchester

7.4 Multi-Purpose Open Space/Recreation Goal, Objectives and Policies

7.4.1 Multi-Purpose Open Space and Recreation Goal:

Create opportunities for additional open space, trails and recreational opportunities to serve a variety of needs and users within the community.

Objectives:

1. Additional open space and parks need to be developed to provide a variety of amenities to serve the entire spectrum of users—children, teen, adults and seniors.
2. Provide at least two additional regional park facilities. One facility should be generally located in the north and one facility at the south end of the community.
3. Strategically locate open space/recreation uses to compliment the adjacent land uses and minimize any potential noise impacts to nearby sensitive receptors.
4. Encourage new developments to include plazas, fountains, public art, courtyards, paseos, outdoor seating and public gathering spaces wherever possible and appropriate.
5. Require developments to provide a variety of park amenities. An analysis of the existing park space within approved Specific Plans should be conducted to determine the existing inventory of open space and park land to accurately access the short and long-term needs.
6. Incorporate equestrian use and multi-purpose trails to connect to open space, parks, and other recreational amenities where appropriate.
7. Preserve the scenic background and natural resources of the community, including the protection of scenic vistas associated with the varied topography that defines the area.

Policies:

OSLU 1.1: Ensure there is an appropriate distribution of recreational amenities in the various land uses given the proposed land use revisions.

OSLU 1.2: Provide open space areas to provide visual relief, create connectivity to other areas, and to help serve as buffers to the built environment.

OSLU 1.3: Ensure that pedestrian, equestrian and bicycle street and trail network systems are incorporated to provide connectivity to surrounding land uses.

OSLU 1.4: Ensure public gathering spaces and parks for civic and cultural events are included in the Downtown core. Integrate a network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian pathways to provide connections within each neighborhood and surrounding communities.



Children's Park



Park with Fountain



Passive Garden



Neighborhood Park



Natural Open Space Park



Passive Park



Equestrian Trail

OSLU 1.5: Encourage projects to incorporate innovative open space designs, landscape or water features, or interactive areas. Unique designs are encouraged to contribute to create distinct, charming, and inviting developments that people want to spend time at. Examples in California include Victoria Gardens (Rancho Cucamonga), Americana at Grand (Glendale), Valencia Town Center (Valencia), the Grove (Los Angeles) and Old Town Sacramento (Sacramento). These are all successful developments that have implemented the planning and design concepts discussed in this Study.

OSLU 1.6: Analyze the opportunity for enhanced recreational opportunities within the existing Salt Creek open space area and existing multi-purpose regional trail (i.e. education kiosks, exercise stations, etc.).

OSLU 1.7: Consider the opportunity for a multi-purpose bridge crossing over Salt Creek to provide pedestrian, equestrian and bicycle connectivity to Downtown.

ORLU 1.8: Consider future park, trail and recreational opportunities within Double Butte County Park.

OSLU 1.9: Conduct a comprehensive recreational and open space assessment for the community to identify the specific long-term needs of all age groups and users. Analysis of recreation and park needs including ball fields should be conducted.



Bicycle Trail

Community of Winchester

7.5 Sustainability Goal, Objectives and Policies

7.5.1 Sustainability Goal:

Encourage land use planning and development to be efficient in the use of non-renewable resources to reduce impacts and increase sustainability of the community which contributes to a higher quality of life for residents.

Objectives:

1. Promote the use of energy and water conservation technologies and practices.
2. Require future planning and land use documents (i.e. Specific Plans, design guidelines or development plans) to incorporate sustainable planning and design practices such as Smart Growth, New Urbanism, Transit-Oriented Development and Sustainable Design Principles as appropriate.
3. Create an incentive program for projects that obtain LEED (Leadership for Energy and Environmental Design) certification or build to LEED equivalent standards. At a minimum, encourage the use of sustainable building materials, hardscape and site furniture whenever possible.
4. Establish regulations that allow for a short-term waiver of parking requirements in the Downtown core for highly desirable land uses such as specialty retail, restaurants, and lodging.
5. Consider the adoption of an in-lieu parking fee in the Downtown to create a future source of funds for the development of parking structures and/or parking lots.

Policies:

SLU 1.1: Establish initiatives for environmentally friendly building practices applicable to existing and new development

SLU 1.2: Encourage water conservation, solar energy, and enhanced recycling opportunities, and promote energy conservation practices to help develop a greener community to advance the quality of life and appeal of the community.

SLU 1.3: Encourage the design and construction of energy efficient buildings to reduce air, water, land pollution and other environmental impacts from energy production and consumption.

SLU 1.4: Maximize natural light opportunities when considering building placement to reduce energy use.

SLU 1.5: Preserve existing tree canopy, native vegetation, and pervious surfaces where feasible.

SLU 1.6: Reduce the impact of heat islands by providing shade structures and trees that can produce large canopies to provide shade.

SLU 1.7: Select roof and paving materials that possess a high level of solar reflectivity.



Multi-Purpose Trail

SLU 1.8: Select land use designation so communities will be near public transportation infrastructure to reduce vehicle trips and encourage mobility alternatives.

SLU 1.9: Provide direct and safe connections for pedestrians, bicyclists, and drivers to key locations of a project, local destinations, and neighborhood centers.

8.0 Conclusion

Community leaders, residents and stakeholders were a positive influence on the outcome of the study. These participants are acknowledged for their hard work, commitment and involvement throughout this land use planning process. As a result of the community input and the land use analysis conducted, the following recommendations are provided to assist with the long-term, economic sustainability of Winchester:

1. Require LAFCO to take immediate steps and formally acknowledge the boundaries of the community of Winchester as identified by the WMAC and Area Plan Land Use Map.
2. Adopt the Proposed Land Use Modifications Map (Figure 7, Proposed Land Use Modifications) to provide a balance of land uses for the successful, long-term build-out of the community.
3. Adopt the goals, policies and objectives contained in Section 7 of this Study.
4. Prepare a Specific Plan for the Downtown core in order to ensure that the vision for the Downtown is achieved.
5. The WMAC strongly recommends that the County conduct an analysis of density increases currently being processed within approved Specific Plans.
6. Once the ultimate alignment of Highway 79 is selected, the County should re-analyze properties adjacent to the Highway to minimize any potential impacts or conflicts in land uses, and determine appropriate land uses as recommended in this Study.
7. Ensure the re-alignment of Highway 79 is designed so that the alignment is located outside of the Downtown to avoid dividing the southwest portion of the Downtown.
8. Prepare a Recreation Master Plan to identify the long-range open space and recreational needs of the community.
9. Require the County to pursue a variety of funding mechanisms to help construct the necessary infrastructure to support the proposed land uses in the Area Plan and the proposed modifications as a result of this Study.
10. County should actively pursue funding options to pay for the necessary infrastructure needed to support development throughout the community. Funding options may include but are not limited to state or federal grants, RDA replacement agencies, or other financial mechanisms that are currently available and funds that may become available in the future.

Community of Winchester

References:

County of Riverside Transportation and Land Management Agency
Easter Municipal Water District
Riverside County Flood Control District
Riverside County Integrated Plan
Third District Supervisor Stone's Office
Winchester Home Owners' Association
Winchester Home Owners' Association Land Use Committee
Winchester Municipal Advisory Council
Winchester Museum

Acknowledgements:

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Community of

Winchester

LAND USE STUDY

Appendices



Community of
Winchester



A. Winchester Land Use Study Background Report (January 2012)

BACKGROUND REPORT

***COMMUNITY OF WINCHESTER
LAND USE STUDY***

January 2012



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Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

BACKGROUND REPORT

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A. Winchester Land Use Study Background Report (January 2012)

1.0 PURPOSE

The purpose of this Background Report is to provide the foundation and supporting information for the preparation of the Land Use Study (LUS) for the unincorporated community of Winchester in Riverside County. The composition and direction of the LUS will be influenced by the physical conditions, opportunities and constraints within the community, the General Plan, and the Harvest Valley/Winchester Area Plan (HV/WAP). Input from the Planning Advisory Board, the Winchester Municipal Advisory Council (WMAC) and the community through a series of design charrettes and community workshops will have a significant influence on the LUS.

2.0 ORGANIZATION

The Background Report will provide supporting information on the project area which is located within the community of Winchester. The information is organized into four topic areas which include:

- Project Location—Section 3.0
- Physical Conditions—Section 4.0
- General Plan—Section 5.0
- Opportunities and Constraints—Section 6.0

3.0 PROJECT LOCATION

The community of Winchester is situated in western Riverside County. Winchester is an unincorporated community located within the Harvest Valley/Winchester Area Plan. The Planning Area consists of only unincorporated territory and includes Harvest Valley (which is an umbrella name and includes the communities of Romoland, Homeland and Green Acres) and Winchester (Figure 1, Regional Location Map). However, this LUS is only for the unincorporated community of Winchester. One of the primary goals of this LUS is to define the ultimate boundaries for the future development of the community of Winchester.

The unincorporated communities of Homeland and Green Acres are located to the north. Romoland is located to the northwest and Diamond Valley is to the southeast. The cities of Perris and Menifee are located to the west and the city of Hemet to the east.

Due to its central location, Winchester is situated to become what the County of Riverside General Plan refers to as the "gateway to the Diamond Valley". Diamond Valley Lake will be a significant land use feature that is anticipated to attract growth and will influence the change in the land use character of the area. The Planning Area boundary is depicted in Figure 2, HV/WAP Land Use Map. The boundaries as described above are based on the existing HV/WAP.

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

4.0 PHYSICAL CONDITIONS

The assessment of the physical conditions, and the opportunities and constraints will be the basis for this Land Use Study. The physical conditions will be assessed to address the local site conditions, local and regional infrastructure, and any limitations that could influence this LUS. For the purposes of this LUS, the physical conditions include existing land use, environmental issues, infrastructure, utilities, topography and other natural features. The physical conditions will also be assessed in conjunction with the goals, policies and objectives of the County of Riverside General Plan and the HV/WAP, the residents of Winchester and the WMAC.

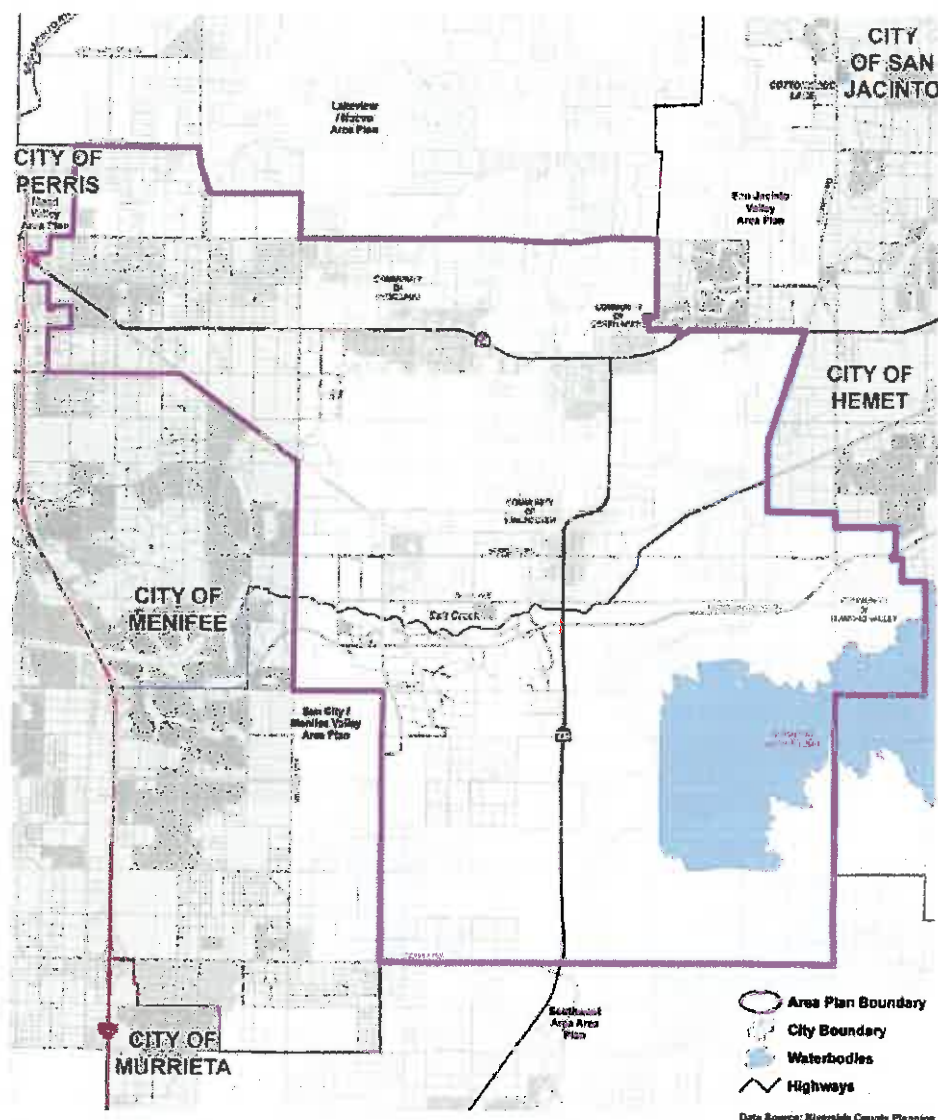
Winchester consists of several major features: State Route 79 (Winchester Road), the existing Burlington Northern/Santa Fe rail line running east-west through the community, Double Butte Mountains, Diamond Valley Lake, Salt Creek, and the San Diego Aqueduct (Figure 3, Physical Features).

The existing community of Winchester is characterized by a small western-themed commercial core at the intersection of State Route 79 and Simpson Road. This small and under-utilized community core is surrounded by small homes on large parcels and agricultural uses. The HV/WAP currently envisions Winchester to be developed from a rural area to a western themed commercial core with the majority of the development activity centering around Winchester and Simpson Roads. This area is identified as the Winchester Policy Area in the HV/WAP. The entire community is also within the Highway 79 Policy Area. The existing Policy Areas and Overlays are discussed in greater detail in Section 5.

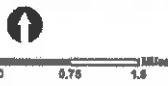
A. Winchester Land Use Study Background Report (January 2012)

Figure 1 – Regional Location Map

(Source: County of Riverside General Plan)



Data Source: Riverside County Planning



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not intended to be used for engineering purposes. The County of Riverside accepts no liability in connection with any use of the information shown on this map. Accuracy is limited to the information available at the time this map was printed and is not intended to be used for any other purpose. For more information, contact the County of Riverside Planning Department at (951) 251-1000.

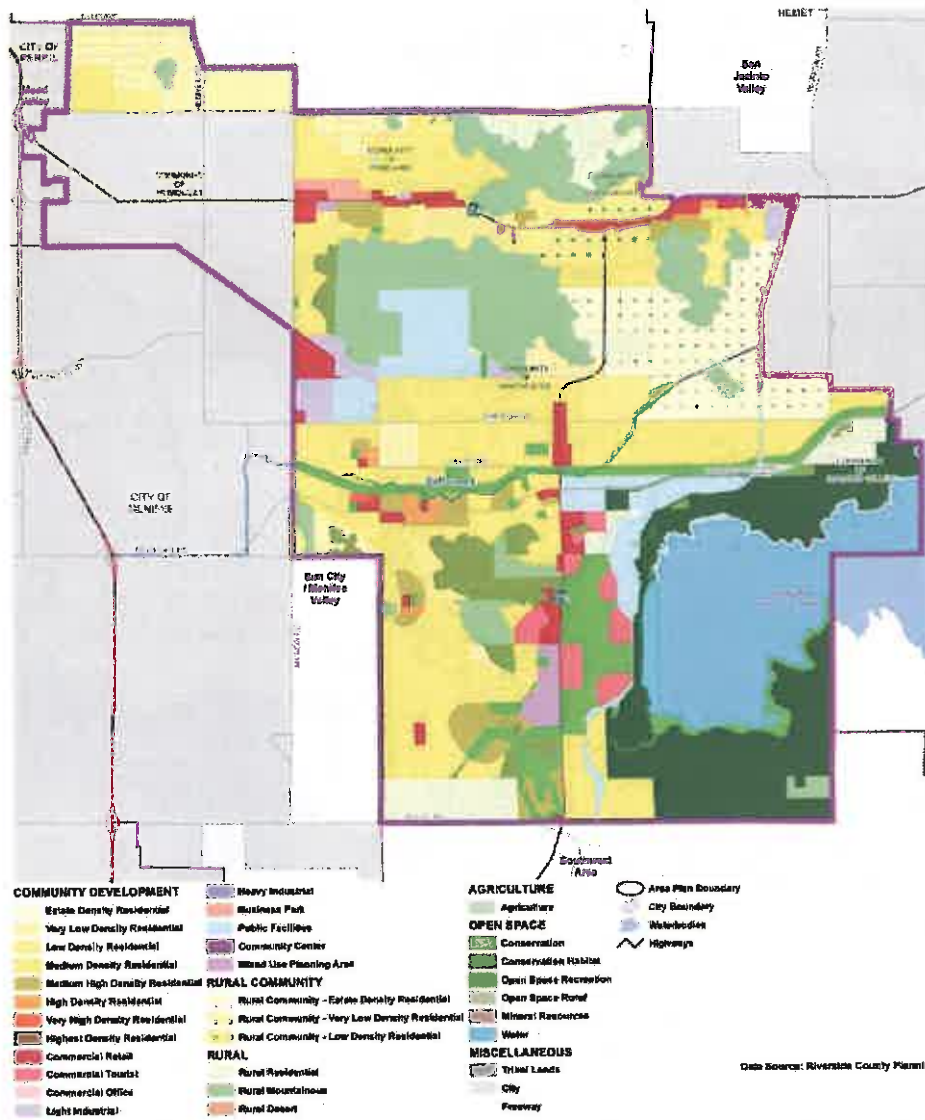
HARVEST VALLEY/ WINCHESTER AREA PLAN

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

Figure 2 – Harvest Valley/Winchester Community Planning Area Land Use Plan--(RCIP Figure 3)

(Source: County of Riverside General Plan)



December 29, 2010

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**HARVEST VALLEY/
WINCHESTER AREA PLAN
LAND USE PLAN**

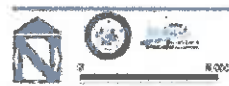
A. Winchester Land Use Study Background Report (January 2012)

Figure 3, Harvest Valley/Winchester Area Plan—Physical Features (RCIP Figure 2)

(Source: County of Riverside General Plan)



Scale: 1:25,000
 This map is a derivative of the County of Riverside General Plan. It is not a substitute for the General Plan or any other official map of the County. It is intended for informational purposes only. The County of Riverside is not responsible for any errors or omissions on this map. It is intended for informational purposes only. The County of Riverside is not responsible for any errors or omissions on this map. It is intended for informational purposes only. The County of Riverside is not responsible for any errors or omissions on this map.



HARVEST VALLEY/WINCHESTER AREA PLAN PHYSICAL FEATURES



Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

4.1 Environmental

Physical environmental conditions have the potential to limit an areas' long-term development capacity. As a result, a review of local conditions can help to identify possible issues and guide future land use recommendations. Common environmental issues include seismic, hydrology, geologic, and infrastructure. As described below, there are several environmental conditions that will limit development within the LUS area. These issues are the Hemet-Ryan airport influence zone, potential flooding, lack of a storm drain system and limited wastewater facilities. These issues will be analyzed in greater detail in the LUS.

In addition, the County of Riverside TLMA GIS identifies the community of Winchester as having farmland of statewide importance, local importance and unique character. The TLMA GIS also shows that the LUS area consists of agricultural preserve areas, and areas of high and low paleontological sensitivity. The system does not identify any land covered by the Western Riverside County MSHCP cells or cell groups.

4.1.1 Seismic Issues

Winchester is located in Southern California which is very seismically active. Based on the County TLMA GIS system, no faults are located within the community of Winchester. However, the Elsinore Fault zone is located approximately 15 miles to the west of downtown Winchester. The San Jacinto Fault zone is located approximately 11 miles to the east of Winchester.

The County TLMA GIS system also identifies several Riverside County Fault zones surrounding Winchester the City of Hemet to the northeast, south of Diamond Valley Lake, and to the west in the City of Menifee.

Pursuant to Figure 13 of the HV/WAP, Seismic Hazards map, the majority of Winchester is within very high and high liquefaction susceptibility zones. Seismic factors are addressed through California Building Code requirements and do not generally constitute constraints to development.

4.1.2 Hydrology

Winchester is located within the San Jacinto Valley and Santa Margarita River Watersheds. The Federal Emergency Management Agency (FEMA) has identified a flood area that flows generally along Salt Creek and runs east-west through the community. This area is identified on the Riverside County TLMA GIS as generally located north of Domenigoni Parkway and south of the existing rail line (Figure 4, Flood Zones). This is a potential constraint to development; however, existing regulatory and flood management programs address this issue. In addition, FEMA maps are updated every 10 years and the flood designations may change over time or with improvements to flood channels.

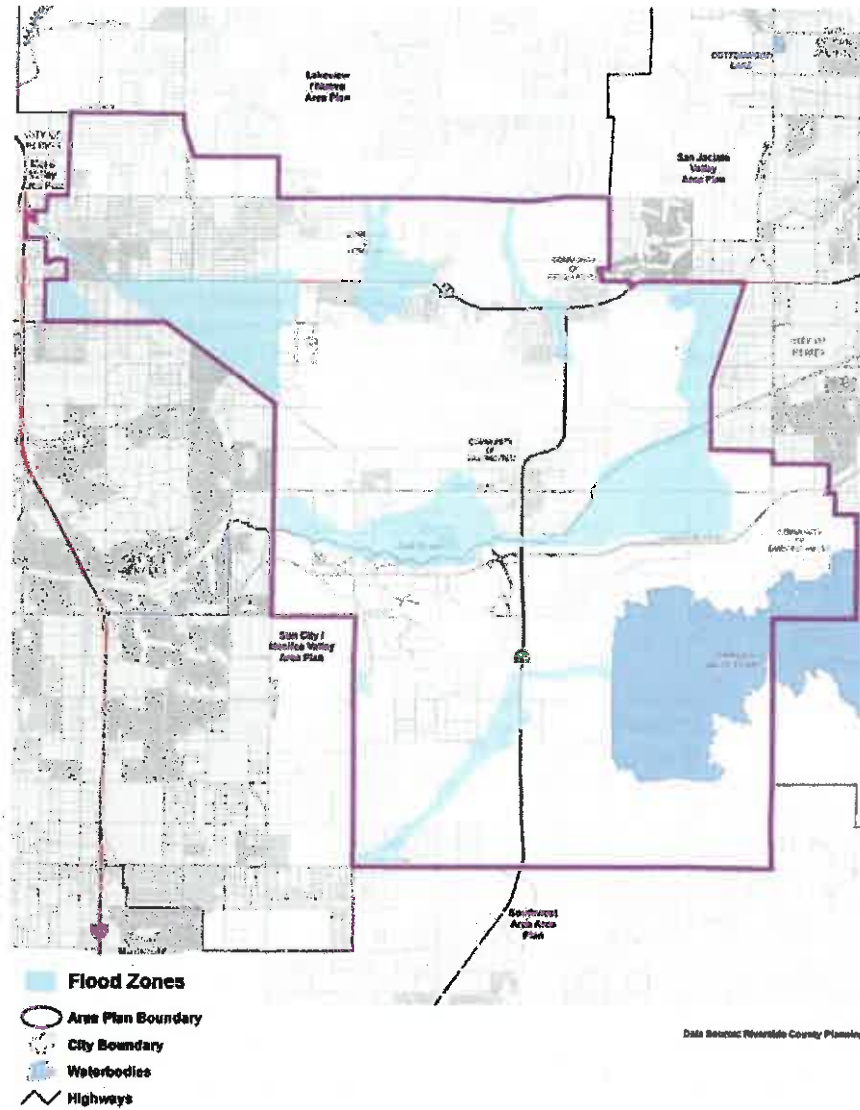
There is also a flood zone designation that runs southwest from Diamond Valley Lake that appears to be an area that would flood in the event of a spillover or release occurs from the Diamond Valley Lake dam. Warm Springs Creek is also located south of Diamond Valley Lake and is piped underground to approximately Scott Road where it then flows southwest out of the HV/WAP and ultimately flows into the Santa Margarita River.

The Riverside County TLMA GIS and Figure 11 of the HV/WAP identify a large portion of the community within the 100 and 500 year flood zones. These references also identify several areas within the community that are within a designated flood zone (Figure 4). The two major areas are Salt Creek and the area extending southwest from Diamond Valley Lake. Figure 11 of the HV/WAP illustrates that the proposed commercial core at the intersection of Simpson Road and State Route 79 is not located within a flood zone.

A. Winchester Land Use Study Background Report (January 2012)

Figure 4, Winchester Area Flood Zone

(Source: County of Riverside General Plan)



Data Source: Riverside County Planning



This plan and map are for informational purposes only. They do not constitute a contract. The County of Riverside makes no warranty as to the accuracy of the information shown on this map. The County of Riverside makes no warranty as to the accuracy of the information shown on this map. The County of Riverside makes no warranty as to the accuracy of the information shown on this map. The County of Riverside makes no warranty as to the accuracy of the information shown on this map.

**HARVEST VALLEY/
WINCHESTER AREA PLAN**

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

The HV/WAP Local Hazard Policies states that the Diamond Valley Lake dam could pose a significant flood hazard to residents of the HV/WAP if the 800,000-acre-foot facility were to fail. Moreover, hazards could result from a significant flood event along Salt Creek and the San Jacinto River. The floodplains follow existing creeks and most significantly affect lowland areas. However, many techniques may be used to address the danger of flooding such as avoiding development in floodplains, altering the water channels, making flood channel improvements to minimize potential flooding, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.

The existing flood zones and any potential constraints to future development will be analyzed in greater detail in the LUS.

4.2 Utilities and Services

The lack of infrastructure, utilities, and other public services can potentially limit an area's development potential. As a result, an analysis of utility and service availability is a common first step in most planning processes. This general summary of the available public utility and services assesses the current local conditions. As described below, due to the lack of local and regional infrastructure, there may be some potential limitations to long-term development within the community of Winchester until infrastructure improvements are constructed.

4.2.1 Water Supply

Potable Water

Public water supply to Winchester is provided by Eastern Municipal Water District (EMWD). There do not appear to be any unique water supply or water service constraints that would limit future development or redevelopment within the LUS area (Figure 5, EMWD Water System).

Recycled Water

With the expected completion of the Long Fellow Tank and associated water line network, recycled water will be available in the near future for irrigation of landscaping of parks, golf courses, schools, farmland and community landscape areas (Figure 6, EMWD Recycled Water System).

4.2.2 Sewer

There is no local wastewater treatment facility in the community of Winchester. Most properties are currently served by septic systems. However, there are some homes that are served by sewers. The waste is piped to a pumping station to the east of the core downtown area. Lack of wastewater infrastructure will be a constraint to the future development within the LUS area (Figure 7, EMWD Sewer System).

4.2.3 Solid Waste

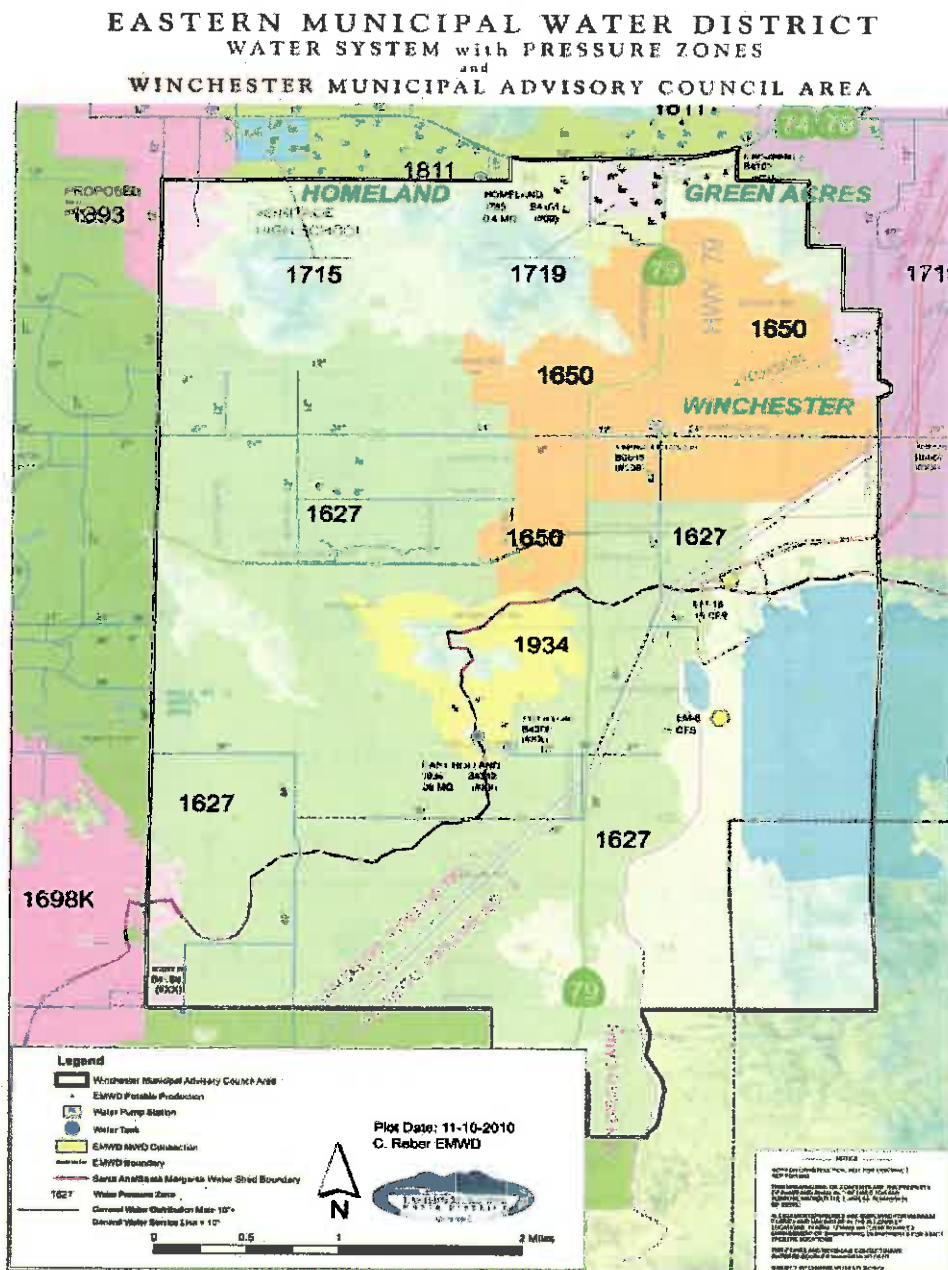
Solid waste collection and disposal is provided by Waste Management Inc. through a contract with the County of Riverside. There are no known solid waste capacity constraints to the future development or redevelopment within the LUS area.

4.2.4 Storm Drainage

Winchester currently accommodates storm water by surface drainage. There are no underground facilities in the area. There is no local or regional storm drain system within the HV/WAP. Due to the relatively level topography and lack of local or regional storm drain system, flooding does occur in some locations during

A. Winchester Land Use Study Background Report (January 2012)

Figure 5, EMWD Water System

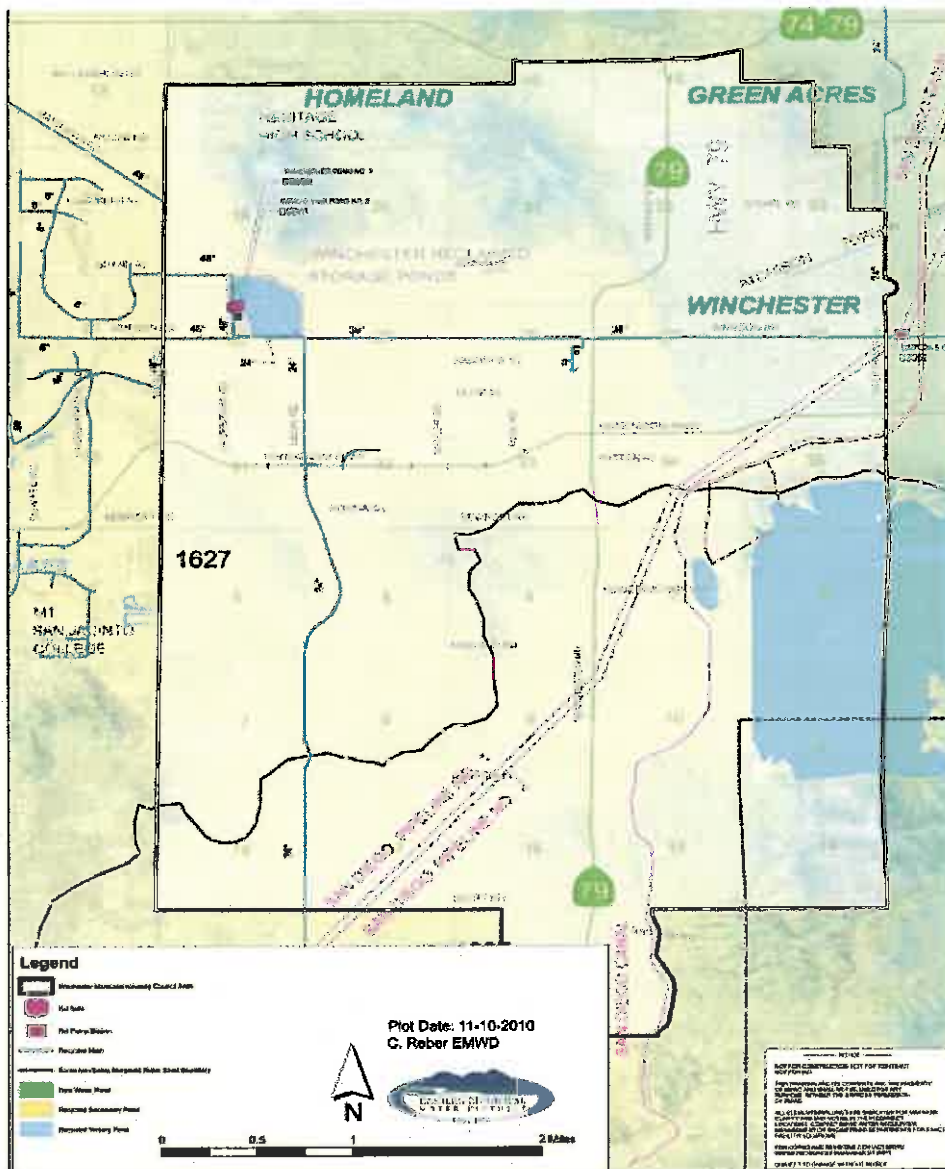


Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

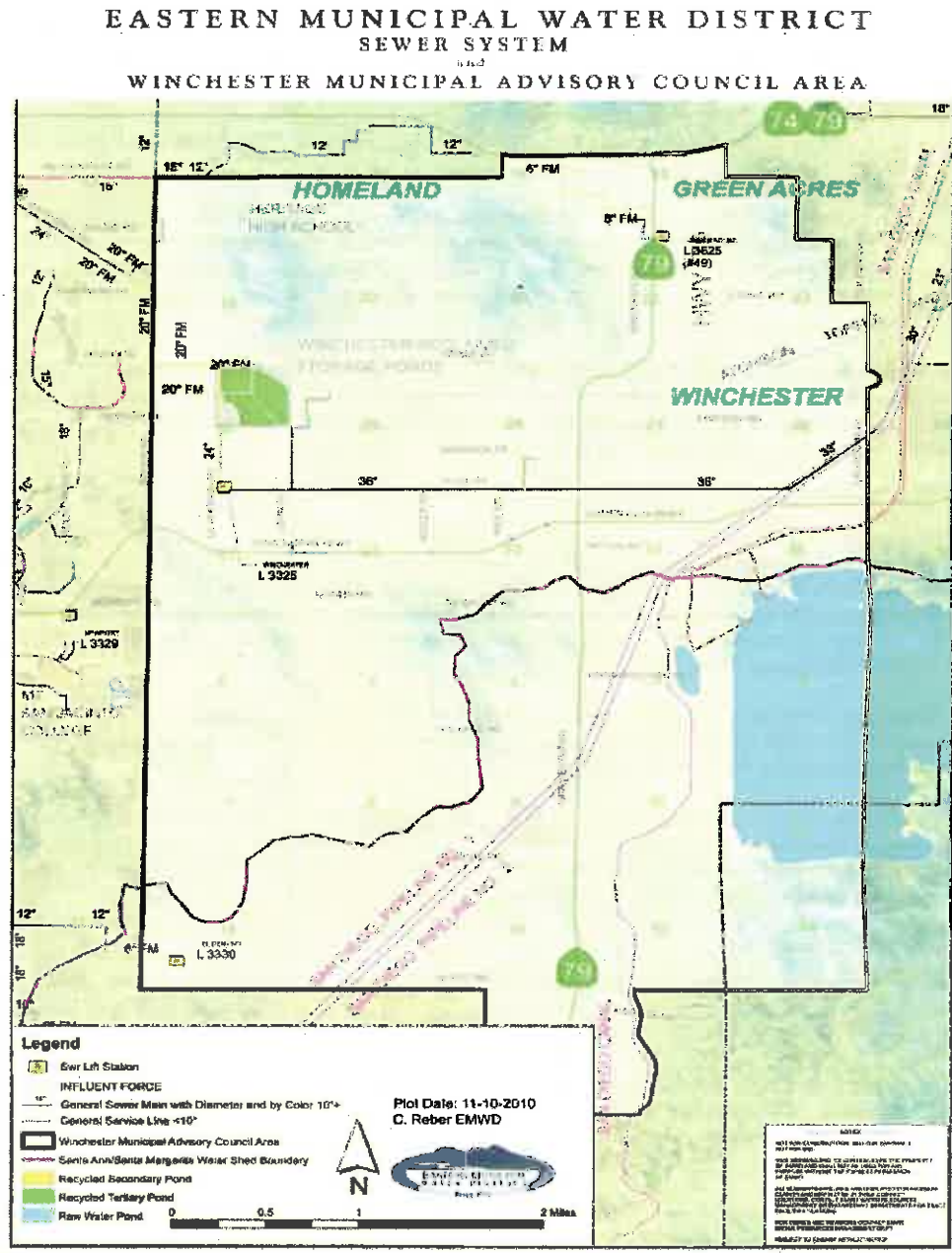
Figure 6, EMWD Recycled Water System.

EASTERN MUNICIPAL WATER DISTRICT RECYCLED SYSTEM with PRESSURE ZONES and WINCHESTER MUNICIPAL ADVISORY COUNCIL AREA



A. Winchester Land Use Study Background Report (January 2012)

Figure 7, EMWD Sewer System



COMMUNITY OF WINCHESTER, LAND USE STUDY

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

storm events. Street run-off drains into local water courses. Therefore, until additional storm drain facilities are built, storm drain runoff will limit future development in the LUS area.

4.2.5 Parks and Open Space

Winchester is currently provided parks and recreational services from Community Service Area (CSA) 146. Pursuant to Riverside County Parks and Recreation Department, the only park facility within the area is Lake Skinner located at 37701 Warren Road. Although the mailing address is "Winchester", this facility is not located within the LUS area.

The Double Butte land fill is a closed facility that is managed by Riverside County Waste Management. The County Waste Management Department stated there are no plans to redevelop the site or the surrounding area to a park or public use area. However, the HV/WAP shows this area as a regional park (Figure 9 Trails and Bikeway System). The HV/WAP states the intent is to create recreational uses at the site once remediation is complete.

Winchester currently has limited park and recreational facilities within the immediate community. The LUS will assess the opportunity for additional park and open space uses including neighborhood and passive parks. These types of park and open spaces would not compete with Diamond Valley Lake, but would provide park uses not currently provided in the community.

4.2.6 Road Network

The transportation network system within Winchester includes two State Routes, and several major, secondary and local streets. The main roadways within the LUS are State Route 79 which runs north-south and State Route 74 which is to the north of the Planning Area and runs east-west. Domenigoni Parkway runs east-west, connects with Interstate 215 to the west, and terminates at State Street in the Hemet area. Several other arterials and collector roads from these major roadways serve local uses as depicted on Figure 8 (HV/WAP Circulation) of this report.

The existing downtown area located at the intersection of Simpson Road and State Route 79 consists of a traditional grid street system. The Area Plan also contains a regional road system that provides adequate circulation throughout the community.

Currently, the County is analyzing the relocation of State Route 79 which has potential alignments running to the east of the existing Winchester downtown core. The relocation efforts will have both positive and negative impacts on the future development of Winchester, depending on the alternative that is chosen. The realignment options and impacts will be discussed in greater detail in the LUS.

4.2.7 Rail Transit

There is an existing Burlington Northern/Santa Fe rail line that physically bisects Winchester. The rail line is not currently being used. However, the line has potential to be used for commercial passenger service. In fact, the HV/WAP Land Use Concepts states:

"A transit station is to be incorporated into the fabric of Winchester and act as the northern anchor for the community. The transit station would act as the regional connection to the Diamond Valley Lake and its surrounding entertainment and recreational uses, as well as Temecula further to the south."

A. Winchester Land Use Study Background Report (January 2012)

"A transit station should be incorporated into the Community Center. This transit station can be connected to the Winchester Transit Station through a transit system such as the Oasis Concept which is described in the Circulation Element of the General Plan).

The rail line also has the potential to connect the City of Hemet with March Air Reserve Base (ARB) and the City of Riverside. Given the existing rail line, State Route 79 and its proximity to the Diamond Valley Lake, the HV/WAP states "the community of Winchester has the potential to serve as an important tourist and transit hub." These opportunities will be analyzed and discussed in greater detail at the community design charrettes and workshops with findings incorporated into the LUS.

4.2.7 Public Transportation

The Winchester area is currently being served by the existing bus-based transit provided by Riverside Transit Agency (RTA). Routes 27, 74 and 79 service the LUS area. The RTA transit network is further connected to the rest of Riverside County via the existing RTA bus routes. Overall, the area appears to be adequately served given the existing population and ridership demand. However, once the downtown is developed with a transit station, there would be an opportunity to extend bus services from downtown Winchester to the recreational uses at Diamond Valley Lake.

4.2.8 Other Transportation

The HV/WAP proposes a Class I Bike Path/Regional Trail generally along Salt Creek which traverses east-west across the community as depicted in Figure 9 of the HV/WAP Trails and Bikeway System. This LUS will analyze opportunities to expand the existing trails and bikeway circulation system within Winchester.

A portion of the Hemet-Ryan Airport Influence Policy Area is located within the community of Winchester as depicted on Figure 9 of this LUS with areas of moderate, high and extreme risk zones. Because a portion of the LUS area is within the Hemet-Ryan Airport Influence Area some potential constraints to future development may occur. The Policy is described in more detail in Section 5 below.

4.2.9 Fire and Police

The community of Winchester is provided fire and police services by the County of Riverside. There is an existing Homeland fire department to the north located at 24730 Sultanas Road, a Riverside County fire station to the east in Hemet at 4710 W. Stetson Avenue, and a fire station to the northwest in Sun City at 27860 Bradley Road.

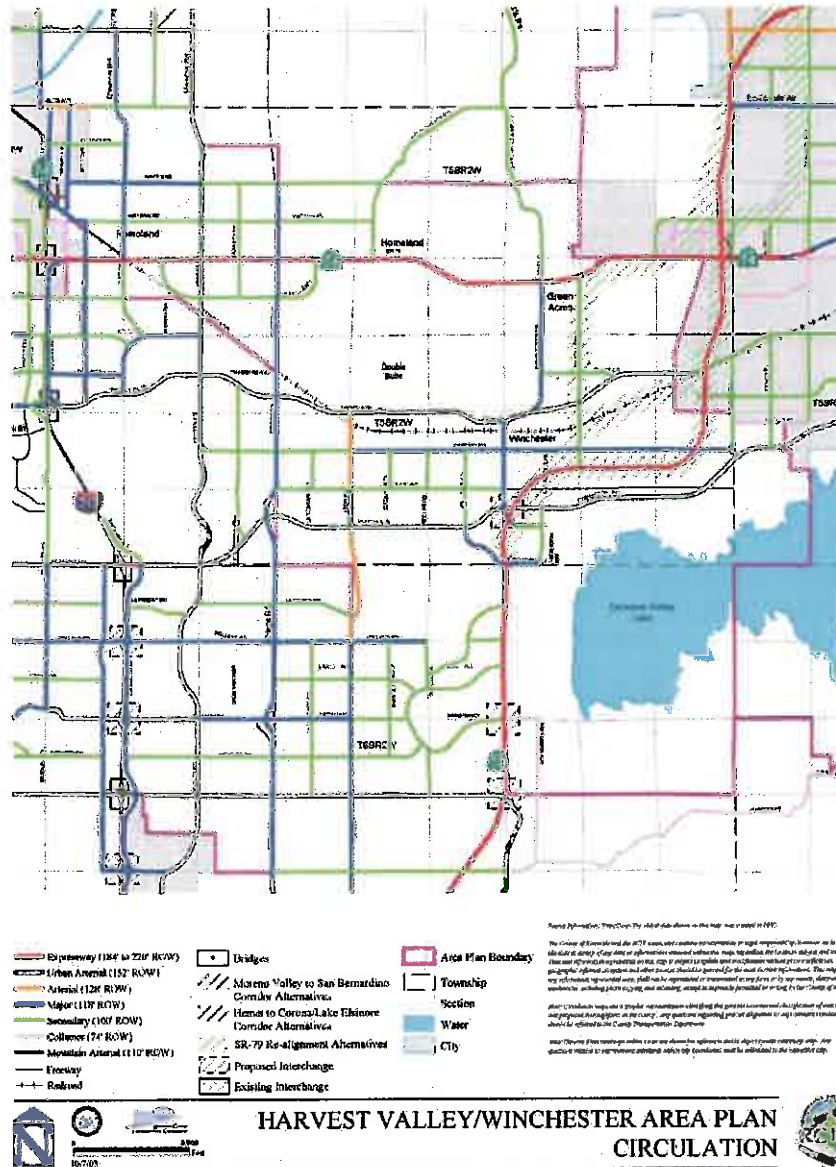
Police stations are located in Hemet at 43950 Acacia Avenue, #B and in Sun City at 26890 Cherry Hills Boulevard.

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

Figure 8—HV/WAP Circulation Plan (Figure 8)

(Source: County of Riverside General Plan)



A. Winchester Land Use Study Background Report (January 2012)

5.0 GENERAL PLAN

State Law requires that all counties and cities adopt a General Plan addressing the issues, of land use, housing, transportation, open space, conservation, circulation, noise, and seismic safety. Once adopted, the General Plan provides a blueprint to guide future development and future capital improvement projects for a city or county. The Riverside County General Plan consists of several Area Plans that provide more specific detail, land use goals, and policies for each community.

As stated earlier, the Land Use Concept of the HV/WAP acknowledges that Winchester is ideally situated to become the gateway to the Diamond Valley Lake and accommodate significant intensification of land uses. The HV/WAP Land Use Concept further states "The Diamond Valley Lake and surrounding recreation area provides a major tourist attraction and is the key to future growth in the area. The land uses that surround Diamond Valley Lake are intended to preserve the facility's long-term outdoor recreational opportunities and to attract visitors by providing a quality experience for them."

"The Land Use Plan focuses on preserving the unique features in the HV/WAP and, at the same time, guides the accommodation of future growth." The HV/WAP Land Use Concept currently proposes a significant shift from the existing rural land use to a higher density land use consisting of more urban/suburban/rural mixed land uses that focus around unique cores. The rationale for this proposed land use shift is due to the proximity to Diamond Valley Lake and the recreational and development opportunities it presents. In addition, the transit opportunities with the existing rail line, and State Routes 74 and 79 could support increased density in the HV/WAP. The current Plan envisions a distinct character and identity consisting of a compact downtown core designed in an Old West theme with a mixture of land uses that are pedestrian oriented.

The HV/WAP Land Use Map (Figure 2) depicts the current geographic distribution of land uses within the Planning Area. The Land Use Map is organized around 30 area land use designations and five overlays. There are also eight Policy Areas within the HV/WAP. The HV/WAP states "in some ways these policies are even more critical to the sustained character of the HV/WAP than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain" (Figure 4 Policy Areas of the HV/WAP). Policy Areas contain special or unique characteristics that required detailed analysis and focused policies—not typical zoning and land use concepts.

The Policies Areas that would most directly influence future land uses and development within the community of Winchester are summarized below:

- The Hemet-Ryan Airport Influence Area. This is an active airport located outside of the HV/WAP to the east. There are numerous safety zones associated with the Airport Influence Policy Area and properties within this zone are subject to regulations governing issues such as development, intensity, density, height of structures and noise. This Policy Area and potential impacts will be analyzed in the LUS.
- The Winchester Policy Area is the area covered by the Community Center Overlay. The intent is to help in creating a sense of place and an entrance to the Diamond Valley Recreation Area. This Policy Area has been created to capitalize on the proximity to Diamond Valley Lake with the downtown core of the activity centered around Winchester and Simpson Roads. The vision for the downtown core would be implemented with the Community Center Overlay which eliminates the typical zoning that requires separation of land uses.

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

- The Diamond Valley Lake Policy Area is envisioned to be developed pursuant to one or more Specific Plans consisting of a variety of recreational opportunities and tourist-oriented facilities including hotels, restaurants, and commercial services to be developed in the future.
- The Winchester Road/Newport Road Policy Area is located at the northeast corner of State Route 79 and Newport Road. The intent of this Policy Area is to direct the commercial uses to the low-lying area suitable for development, provided development can coexist with the proximity of the Diamond Valley Reservoir West Dam. The Policy Area does acknowledge that some destination type development may be possible provided the scenic values of the area are maintained.
- The Highway 79 Policy Area is intended to address the transportation infrastructure capacity within the Policy Area, which is a critical and necessary component to accommodate the land use densities contained in the HV/WAP Land Use Map.
- The "Specific Plan Required" Policy Area reflects the general land uses contained in Specific Plan (SP) No. 310. All approved SPs zoning maps within the Winchester community would be reviewed to ensure appropriate and logical transition of land uses adjacent to approved SPs.

Policy Areas affect the land use and character of development in Winchester. Therefore, all applicable Policy Areas will be reviewed and assessed for potential impacts and opportunities for development of the LUS. Table 1, Land Use Designations Summary of the HV/WAP identifies the foundation component, Area Plan Land Use Designation, and building intensity range. Table 2, Statistical Summary of the HV/WAP provides a statistical summary of the projected development capacity of the Planning Area if all uses are built as proposed in the Land Use Map. This information is important as it shows the existing acreages per land use designation and the intensities allowed per land use. This information will also be reviewed and discussed with the community and WMAC to determine final land use recommendations within the LUS.

6.0 OPPORTUNITIES AND CONSTRAINTS

The community of Winchester is the gateway to Diamond Valley Lake and Recreation Area. Primary access from the south is State Route 79 and from the north is freeway (I - 215) via the Newport Avenue Interchange which becomes Domenigoni Parkway in Winchester. As the recreation area of Diamond Valley Lake continues to develop, there will be opportunities for tourism and service commercial related uses such as lodging, restaurants, boat repair sales and service, and recreational related commercial uses.

Throughout the five public meetings that are scheduled for this LUS, the project team is anticipating extensive input from the community on potential opportunities and constraints within Winchester. This project will be a collaborative approach with extensive public engagement from residents, business owners, tenants, land owners, and various boards and committees within Riverside County.

Therefore, the issues identified below are only preliminary and will be finalized once all public meetings have been completed. Some of the issues discussed in this Section have the potential to be both an opportunity and constraint, depending on how the area is planned and developed.

A. Winchester Land Use Study Background Report (January 2012)

6.1 Opportunities

6.1.1 *Downtown Development*

The historic grid pattern street layout in the downtown area is very conducive to creating a vibrant, livable, pedestrian oriented, mixed use downtown. If planned correctly, this downtown area could be the cultural heart of the community. Potential future uses include mixed use development (residential/commercial), dining, performing arts theaters, museums, government offices, libraries, senior centers, etc. It is our opinion that the downtown area has tremendous potential and is deserving of additional, more focused study. Surely, one of the immediate outcomes of this study should be the preparation of a Specific Plan for the downtown.

6.1.2 *Circulation*

The realignment of State Route 79 will create significant regional or community commercial retail opportunities near its new intersection with Domenigoni Parkway. With respect to impacts on the downtown area, it is strongly recommended that the ultimate realignment provide for an interchange somewhere between Domenigoni Parkway and State Route 74. This will be vital for retail growth downtown and providing accessibility to potential customers. In the event that an interchange is determined to be infeasible in this area, then, at the very least, east/west movement of traffic over or below the future realigned highway must be provided. This is critical to the viability of retail commercial uses in the downtown.

The regional circulation system appears to be capable of supporting significant growth in the Winchester area. The continuing improvements to, and the realignment of, State Route 79 should provide more than adequate movement of vehicles within the valley. Moreover, there is a clearly defined grid road system that will provide alternate routes for vehicles to use to avoid the major roads and highways.

In order to move traffic more efficiently in the valley, the use of roundabouts or traffic circles should be considered. The Winchester area, because it is not heavily developed, should take advantage of these designs to move vehicles more efficiently throughout the area and minimize air pollution from idling vehicles.

The proximity of future interchanges provides opportunities to create strong visual statements and clear connections to the downtown. This can be accomplished through the use of entry monumentation, signage, landscaping (comprehensive streetscape design standards), and the construction of buildings with unique and/or iconic design elements near the gateways to the community.

6.1.3 *Economic Development/Employment Opportunities*

The close proximity of the rail line to the downtown creates opportunities for passenger rail service for commuters and the associated development of a transit center and transit oriented development. In addition, Winchester's close proximity to March ARB (approximately 20 miles northwest) could serve as a future job center (when the ARB is redeveloped) and could create high end jobs with a short commute to work.

Because of the close proximity to both Hemet/Ryan and French Valley Airports, there are very positive possibilities for industrial growth and job creation. The area to the west of Hemet/Ryan, in particular, could support light industrial/business park uses that would be close to create positive economic opportunities in the downtown area. These uses could include service commercial, professional offices, lodging, and restaurants.

The hilltop area adjacent to the reservoir and southeast of the intersection of Domenigoni Parkway and the realigned State Route 79 could be developed for tourist commercial uses, provided that the scarring of the hill is minimized (see existing policy 6.1 in the General Plan).

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

Winchester is remote enough from large existing commercial centers in Hemet, French Valley, and Merifree that future retail uses could be viable as population growth reaches levels that can support neighborhood, community, and regional commercial centers. While it may be quite some time before some of the larger retail uses are realized, it is vital to plan for all levels of retail/commercial now. One only has to look at the neighboring communities to see the dynamic growth that has occurred within the last few decades to underline the importance of planning for substantial growth in the valley over the next 20 years.

Because there is so much vacant land in the planning area, there are opportunities to attract major public and private colleges and universities. There are currently limited opportunities in many of the nearby, more developed communities, as many of them don't have the hundreds of acres of land available that larger educational institutions require for their campuses. It is important to keep in mind that it can take decades to attract, plan for, and construct major campuses; therefore, it is important to consider this issue as soon as possible in order to plan adequately for a campus decades into the future.

6.1.4 Parks and Open Space

The closed landfill at Double Butte should be analyzed to determine if portions of the site could be developed as a regional park. While it is clear that there are some environmental concerns as they relate to the landfill, it appears that there are areas that could be utilized or improved for trails, passive and active parks, equestrian facilities, and other recreational uses.

As stated in Section 4.2.5 Parks and Open Space, Winchester currently has limited park and recreational facilities within the immediate community. The LUS will assess the opportunity for additional park and open space areas to meet the park needs of all residents from toddlers to seniors. A variety of neighborhood parks and passive open space areas are necessary to serve the long-term needs of the immediate community.

6.1.5 Energy Opportunities

The LUS will include preliminary research to determine if there is an opportunity to extract methane gas from the Double Butte landfill. This is currently being done at various land fields as a means of generating electricity that is then used on site to run the facility. Generating energy or developing a co-generate facility could become a venue source to help pay for remediation or development of recreational opportunities at the landfill. This potential opportunity will be discussed in the final LUS.

6.2 Constraints

6.2.1 Infrastructure

The relatively flat topography in much of the Winchester area presents challenges for sewage disposal and surface drainage in new developments. In addition, there are very few paved road, sidewalks, curb, or gutter improvements in the downtown core area.

6.2.2 Flooding

There are some areas near the reservoir and along the Salt Creek drainage area that are impacted by flooding. There appears to be minimal or no local drainage into Salt Creek, as most of the drainage comes from further upstream. In addition, there are several other flood zones throughout Winchester (Figure 4) that may have a constraint on future development. Riverside County Flood Control District will be consulted to identify the opportunities and constraints of the existing flood zones on future development.

A. Winchester Land Use Study Background Report (January 2012)

6.2.3 *Circulation*

Depending on the alternative selected, if there is no future interchange that provides access to the downtown between Domenigoni Parkway and State Highway 74 to the north, the viability of retail uses in the downtown will be adversely impacted. Additionally, regardless of the lack of a future interchange, any impediment to the east/west movement of vehicles to and from the downtown (e.g., an elevated roadbed with no access below or above the road) will also negatively impact the downtown. This issue will be discussed in the LUS.

6.2.4 *Economic Development/Employment Opportunities*

Distances from major freeways may inhibit local job generation for quite some time and will delay the development of major regional retail development until population growth in the region can support them. However this constraint may be off-set by jobs created at March ARB, as it develops momentum as a significant regional employment center.

The loss of the existing railroad as a freight line may inhibit and restrict the potential development of certain industrial and business park uses. However, this should not be a serious constraint, as there are areas in nearby cities that have viable light industrial and business park uses with no rail service. This may also be offset by the fact that there is a strong likelihood of future passenger service utilizing the existing rail line.

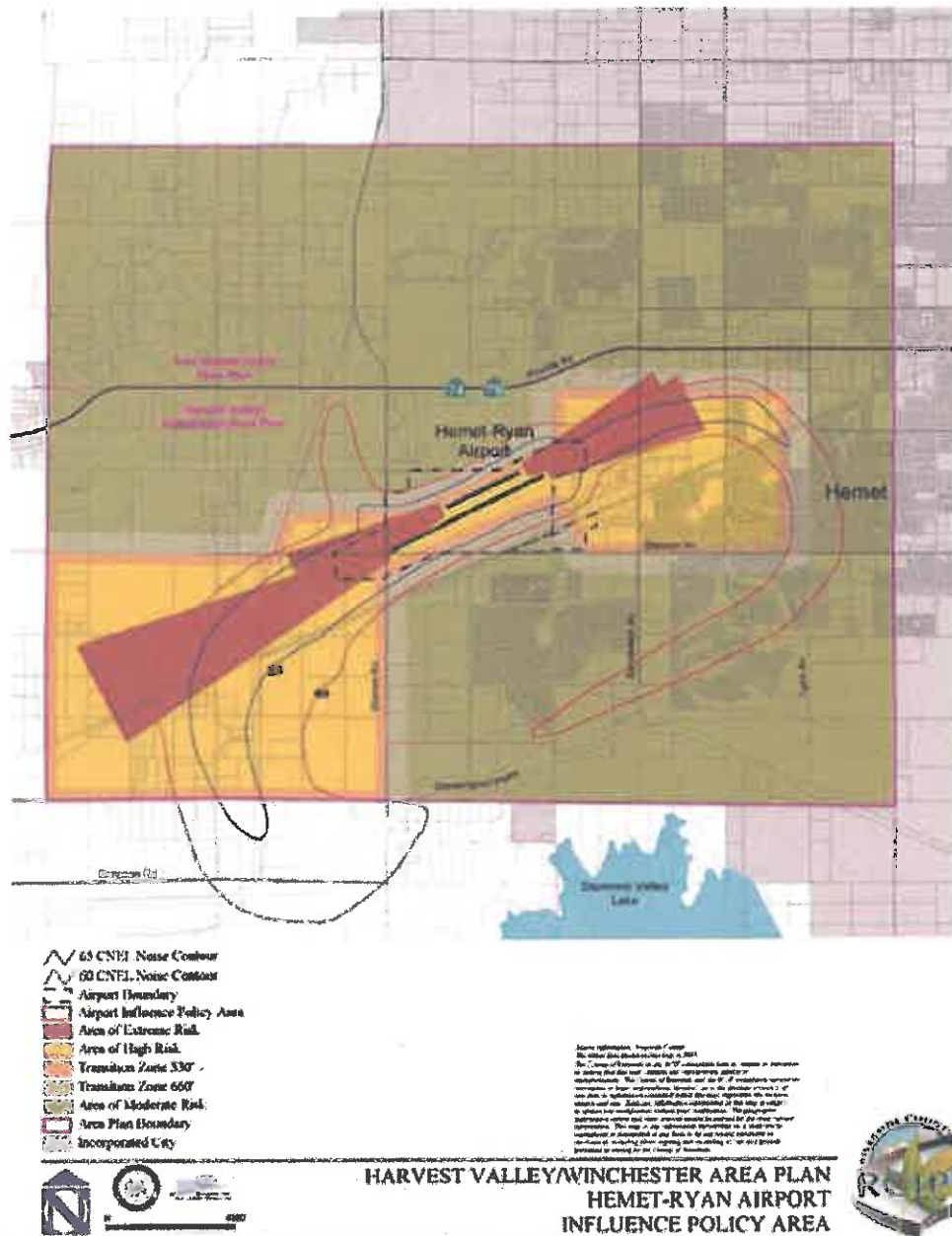
6.2.5 *The Hemet-Ryan Airport Influence Policy Area*

The Hemet-Ryan Airport is located within an Airport Influence Policy Area. This is an active airport located outside of the HV/WAP to the east. As stated in Section 5 above, there are numerous safety zones associated with the Airport Influence Policy Area. Properties within this zone are subject to regulations governing issues such as development, intensity, density, height of structures and noise. Therefore, the development of properties within the Policy Area could have some development limitations due to the Policy Area regulations.

Community of Winchester

A. Winchester Land Use Study Background Report (January 2012)

Figure 9, Hemet-Ryan Airport Influence Policy Area



A. Winchester Land Use Study Background Report (January 2012)

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- Figure 4—Winchester Area Flood Zones
- Figure 5—EMWD Water System
- Figure 6—EMWD Recycled Water System
- Figure 7—EMWD Sewer System
- Figure 8—Harvest Valley/Winchester Area Plan Circulation
- Figure 9—Hemet-Ryan Airport Influence Policy Area

Community of Winchester

B. City of Hemet Land Use Plan

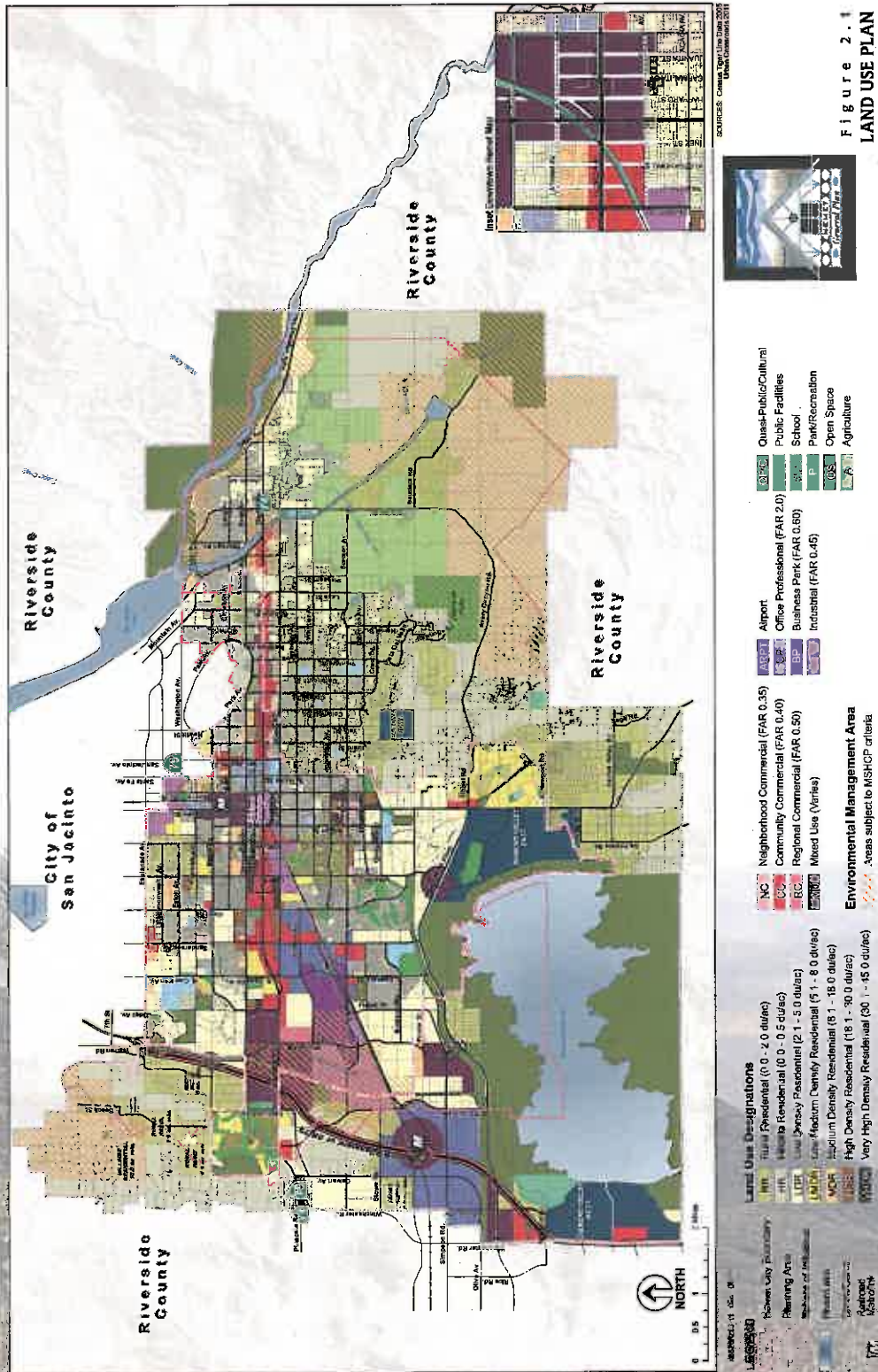
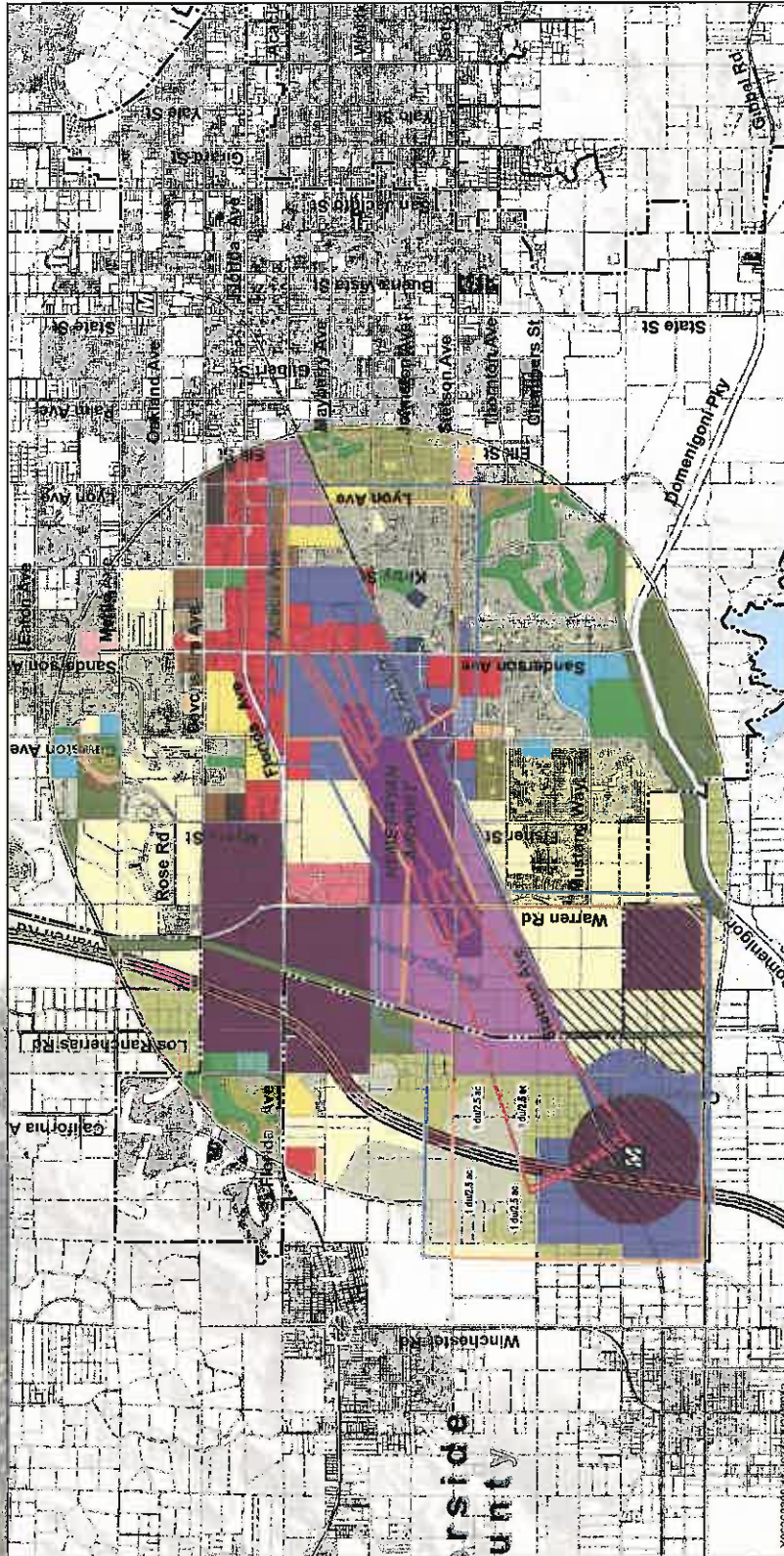


Figure 2.1
LAND USE PLAN

Community of Winchester

D. City of Hemet Airport Land Use Compatibility Zones



LEGEND

Airport Land Use Compatibility Zones

- Area I (Extreme Risk)
- Area II (High Risk)
- Transition Area
- Area III (Moderate Risk)
- Interim Airport Overlay Zone

General Plan Land Use Designations

- Hillside Residential
- Rural Residential
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential

Hemet City Boundary

- Metrolink Station
- Street
- Railroad
- Creek/Canal
- SR79 Realignment

Very High Density Residential

- Regional Commercial
- Neighborhood Commercial
- Community Commercial
- Mixed Use
- Office Professional
- Industrial

Business Park

- Airport
- Quasi-Public/Cultural
- Public Facilities
- School
- Park
- Open Space

Figure 2-6 a
AIRPORT LAND USE COMPATIBILITY ZONES
Hemet General Plan

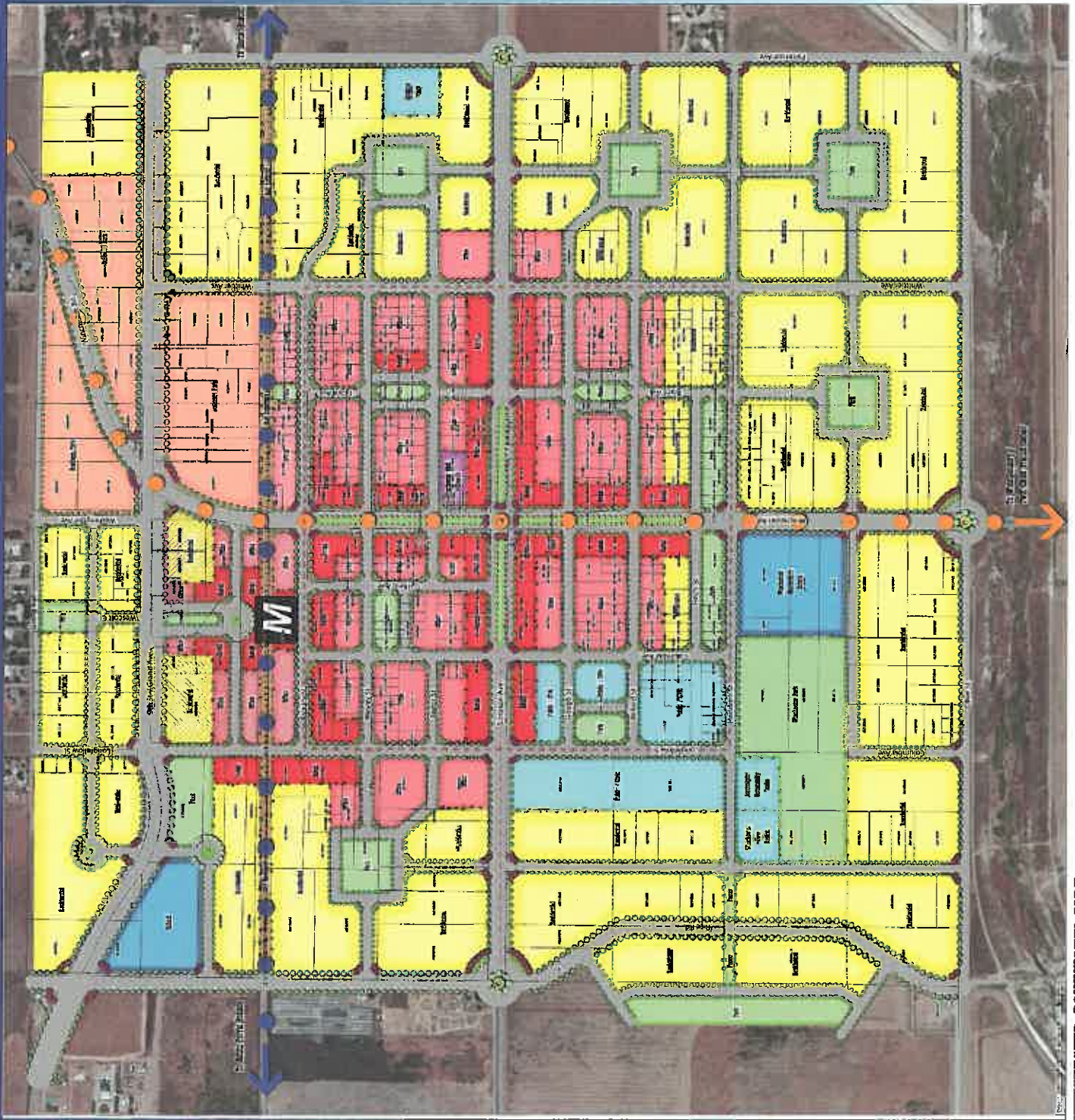
Scale: 0 1000 2000 3000 Feet

CONCEPTUAL DRAFT

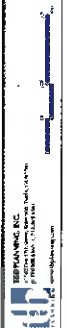
This plan uses concept requires adoption of density transfer policies and implementation measures to ensure that landowners whose property is designated as open space are compensated for the value of their property.

LEGEND (ACROSS STREET)

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- 160.0' (ACROSS STREET)
- 165.0' (ACROSS STREET)
- 170.0' (ACROSS STREET)
- 175.0' (ACROSS STREET)
- 180.0' (ACROSS STREET)
- 185.0' (ACROSS STREET)
- 190.0' (ACROSS STREET)
- 195.0' (ACROSS STREET)
- 200.0' (ACROSS STREET)



WINCHESTER DOWNTOWN CORE



DRAFT CONCEPT WINCHESTER DOWNTOWN CORE PLAN - OWNERSHIP MAP



DATE: 11/11/14



RIVERSIDE COUNTY
PLANNING DEPARTMENT

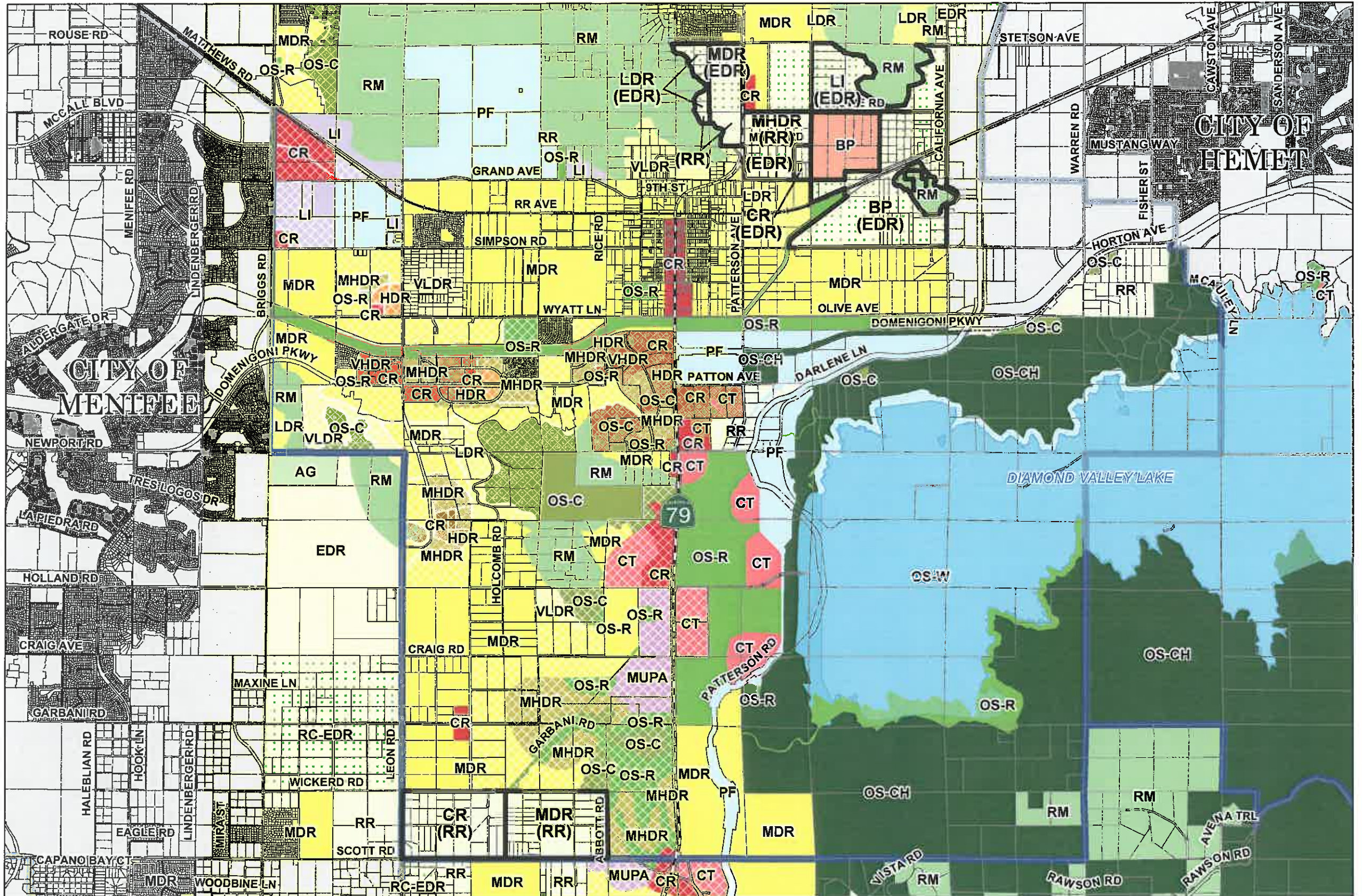
Winchester East Vicinity

GPA 01207 : Proposed General Plan

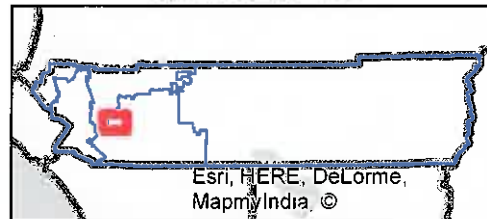
Supervisor: Washington
District: 3

Exhibit 6

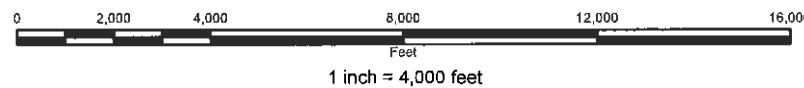
- Rail Roads
- Highways
- Parcels
- GPA01207 Proposed
- Supervisory District
- Area Plans
- Cities
- Water



9/29/2016



Zoning District: Hemet-San Jacinto
Zoning Area: Winchester



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.

GPA 1207 - Winchester East

APN	ACRE	Existing LUD	Proposed LUD
461080017	0.69	RC-EDR	CD-LDR
463090013	11.71	RC-EDR	CD-BP
465060005	74.09	RC-EDR	CD-MDR
465060005	25	RC-EDR	CD-MHDR
465060007	5.17	RC-EDR	CD-LDR
465060010	5	RC-EDR	CD-LDR
465060014	9.05	RC-EDR	CD-MDR
465060015	2.5	RC-EDR	CD-MDR
465060016	2.5	RC-EDR	CD-MDR
465060017	2.6	RC-EDR	CD-MDR
465060018	2.4	RC-EDR	CD-MDR
465060021	5.8	RC-EDR	CD-LDR
465060022	1.14	RC-EDR	CD-LDR
465060025	8.33	RC-EDR	CD-LDR
465060027	2.05	RC-EDR	CD-MDR
465060028	2.05	RC-EDR	CD-MDR
465060032	5.6	RC-EDR	CD-LDR
465060033	4.82	RC-EDR	CD-LDR
465060033	49	RC-EDR	CD-MDR
465060034	5.02	RC-EDR	CD-LDR
465060035	4.51	RC-EDR	CD-MDR
465080001	7.61	RC-EDR	CD-LI
465080002	10	RC-EDR	CD-LI
465080003	10	RC-EDR	CD-LI
465080004	10	RC-EDR	CD-LI
465080005	20	RC-EDR	CD-LI
465080007	56.35	RC-EDR	CD-LI
465080008	77.29	RC-EDR	CD-LI
465080012	4.32	RC-EDR	CD-LI
465080013	2.52	RC-EDR	CD-LI
465080014	2.89	RC-EDR	CD-LI
465080018	3.96	RC-EDR	CD-LI
465080019	2.3	RC-EDR	CD-LI

465080020	2.3	RC-EDR	CD-LI
465120015	0.88	RC-EDR	CD-BP
465120017	2.23	RC-EDR	CD-BP
465150002	2.86	RC-EDR	CD-BP
465150005	104.11	RC-EDR	CD-BP
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465150010	12.3	RC-EDR	CD-BP
465150013	11.81	RC-EDR	CD-BP
465150014	11.84	RC-EDR	CD-BP
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465320001	2.05	RC-EDR	CD-MHDR
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466250026	8.59	R-RR	CD-MDR

Agenda Item No.: 2.4
Area Plan: Elsinore
Supervisorial District: First
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: December 7, 2016

General Plan Amendment No. 1208
Property Owners: Various
Representative: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County of Riverside Planning Department proposes County initiated General Plan Amendment No. 1208 (GPA No. 1208) to evaluate select land use patterns and policies that guide development near Lake Elsinore along Grand Avenue and amend them to reflect the area's existing uses, parcel sizes, and development patterns. The intent of the proposed GPA is to continue to refine the area's land use plan established by the previous two comprehensive General Plan updates, GPA No. 960 and GPA No. 1156, and provide policy direction to address local issues such as economic development, affordable housing options to seniors and veterans, development constraints, circulation, community-serving commercial options, walkability and infrastructure.

GPA No. 1208 will primarily involve amendments to the General Plan within the "Foundation Component" and "Entitlement/Policy" General Plan Amendment categories, and may expand into other categories upon further analysis. The Foundation Component General Plan Amendment will address the land use designation amendments from one Foundation Component to another. The Entitlement/Policy General Plan amendment will incorporate policies to implement the proposed land use plan into the General Plan. The planning effort will involve a review of the latest flood and slope data that may result in additional amendments to the General Plan within the "Technical" General Plan Amendment category.

The area being presented to the Planning Commission for comments for the Board of Supervisor's consideration is the area subject to the Foundation Component Amendment requirements (refer to Attachment A). GPA No. 1208 would primarily amend the project site's General Plan Foundation Component from Rural Community (RC), Rural, and Open Space (OS) to Community Development (CD) and amend Land Use Designations from Rural Residential (RR), Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres.

LOCATION: The project site is the area generally within five hundred feet of the southwest side of the 1.75 mile Grand Avenue corridor from Kathryn Way to Richard Street, as well as eight parcels at the northern terminus of Kathryn Way.

PROJECT APNs: 176 parcels (refer to Attachment B)

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are required to go through the GPIP process. A General Plan Advisory Committee (GPAC) was created and tasked by the Board of Supervisors to review the private and County-initiated applications and provide comments to the Planning Commission and the Board of Supervisors for consideration.

This stage of the process is merely a preliminary assessment to provide input to the Board on whether or not a General Plan Amendment initiation is warranted. If the Board of Supervisors adopts an order initiating proceedings for the proposed Foundation Amendment, the 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 shall not imply that 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:

Pursuant to 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 GPIP process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. The Planning Department requests an initiation of the Foundation Component General Plan Amendment No. 1208 based on the circumstances enumerated below.

The proposed Foundation Amendment is a continuation of the planning effort that originated in the 2003 General Plan with the creation of the Lake Elsinore Environs Policy Area that was followed by modifications made through the 2008 General Plan Update (GPA No. 960) and proposed through General Plan No. 1156. The Lake Elsinore Environs Policy Area established the Open Space-Space Conservation designation for the area within the flood area to address flood hazard issues. It also permitted modification of the OS-C designation to occur outside of the Foundation Component Amendment cycle limits based on updated flood data.

General Plan No. 960 evaluated development constraints created by multiple land use designations on narrow lots that occur along Grand Avenue. A majority of these parcels were designation CD-MDR, CD-CR and OS-C. GPA No. 960 identified the areas that were more suitable for commercial and residential development and modified the land use designations accordingly. GPA No. 960 also modified the OS-C designation along Lake Elsinore flood line based on updated data and included a policy that encourages clustering and consolidation of parcels where feasible.

It was also apparent at the conclusion of the GPA No. 960 efforts that this region would benefit from additional community outreach to refine the land use plan and policies to better serve the Community on a regional level. Thus, the Planning Department conducted additional community workshops, received extensive public input which culminated in GPA No. 1156, which establishes the Lakeland Village Policy Area. Lakeland Village Policy Area includes a land use plan and policies to create neighborhoods that would better service the community with basic services, encourage economic growth and offer some recreational activities. It also created nodes of Mixed-Use Areas called "Gateways" along Grand Avenue to develop compact development to provide varied housing options, neighborhood commercial and civic services. The land use amendments included in GPA No. 1156 were limited to amendments that were categorized as Entitlement/Policy General Plan Amendments due to the eight-year limitation on Foundation Component Amendments; specifically, no Foundation Amendments could be made since GPA No. 1156 was developed outside the eight-year Foundation Component Amendment cycle.

GPA No. 1208 proposes to carry forward the Foundation Component Amendments that could not be addressed in GPA No. 1156. Staff also envisions including Technical and additional Entitlement/Policy Amendments that would support the proposed Foundation Component Amendment, round out the

community planning effort for this region, and ensure policies and guidelines are included to complete the community's vision for cohesive economic and development growth.

GPA No. 1208 proposes to amend the Foundation Component and Land Use Designation of approximately 109 gross acres (176 parcels) generally located 500 feet from the southwest side of Grand Avenue from Ginger Lane to Richard Street. The majority of the subject parcels within this area are currently designated as Rural Community - Estate Density Residential (RC-EDR). The existing uses along this stretch of Grand Avenue are neighborhood-servicing commercial and light industrial uses as well as residential lots that are on parcels that range in size from 0.15 to 3.44 acres. The proposed land use amendments to Community Development – Mixed Use Area (CD-MUA), Community Development - Medium Density Residential (CD-MDR), Community Development - Estate Density Residential (CD-EDR), and Community Development - Commercial Retail (CD-CR) will represent what exists along this 1.75 mile corridor, in terms of land use and parcel characteristics.

GPA No. 1208 also proposes to amend the Land Use Designation of 9.93 acres into Community Development – Mixed Use Area (CD-MUA) that is located across the street from a K- 8 Middle School. This area is generally vacant. The MUA would promote a variety of housing options as well as civic and employment opportunities for this region. GPA No. 1208 also proposes two additional small MUA areas near the northern end of the project boundary. The first one is approximately 0.82 acres located near Kathryn Way adjacent to an area that is currently designated as Light Industrial. The second area is located along Ginger Lane on approximately 1.5 acres. The MUA designation would permit flexibility on project design to develop varied housing and employment opportunities for this region.

The GPA also proposes to correct the Land Use Designation located near Lake Elsinore shoreline that is currently designated Open Space – Conservation (OS-C) on approximately 2.5 acres and Rural-Rural Residential (R-RR) on approximately 2 acres. These areas have become isolated segments of OS-C and R-RR. The project proposes to amend the Land Use Designations for these segments to be consistent the adjacent Land Use Designation of Community Development-Medium Density Residential (CD-MDR).

The foundation change is based on substantial evidence that the new current conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency with any other elements of the general Plan.

As mentioned above, this Foundation General Plan Amendment will integrate with the work efforts established through GPA No. 960 and GPA No. 1156 as well as the extensive community outreach efforts to clearly define the Lakeland Village Community and a vision for its future. The proposed Foundation General Plan Amendment is based on a review of the existing land uses and parcel characteristics, as well as anticipated future development patterns along Grand Avenue and the Lake Elsinore shoreline that are envisioned by the community.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission with a unanimous vote. GPAC members expressed appreciation for the County enacting consistency efforts as long as special attention is given to flood and fire hazard areas going forward.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (R), Rural Community (RC) and Open Space – Recreation (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Estate Density Residential (EDR), and Conservation (C) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR), Medium Density Residential (MDR), Mixed Use Area (MUA), and Commercial Retail (CR) |
| 5. Surrounding General Plan Designations: | North and East: Community Development-Medium Density Residential
South and West: Rural Community – Estate Density Residential (RC-EDR), Rural –Rural Mountainous (R-RM) and Open Space-Conservation Habitat (OS-CH) |
| 6. Existing Zoning Classification: | Rural Residential (R-R), Scenic Highway Commercial (C-P-S) |
| 7. Surrounding Zoning Classifications: | North: Rural Residential (R-R), One-Family Dwellings (R-1)
East: Rural Residential (R-R), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P)
South: Rural Residential (R-R)
West: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC) |
| 8. Existing Land Use: | Single Family Residences, Auto Repair shops, Meeting halls, Various intermittent commercial |
| 9. Surrounding Land Uses: | School, Church, SFR, Shopping Center |
| 10. Project Size (Gross Acres): | 109 |

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1208 based on the information provided in the staff report and discussions at the GPAC meeting, and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, 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. Airport Influence Area "AIA"; or
 - b. Agricultural preserve; or
 - c. Farmland Importance area.
3. The project site is located within:
- a. A portion of the project area is within an MSHCP Criteria Cell; and
 - b. Community Service Area 142 Wildomar; and
 - c. Dam Inundation Area; and
 - d. A special flood hazard area; and
 - e. Low, Moderate, and High Liquefaction area; and
 - f. Susceptible to subsidence area; and
 - g. Within a half-mile of a fault line; and
 - h. Moderate, High, and Very High fire hazard areas; and
 - i. State and Local Responsibility Area for fire protection service; and
 - j. Local Farmland Importance, Urban built-up land, and other lands; and
 - k. Low, High, and Undetermined Paleontological Sensitivity.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

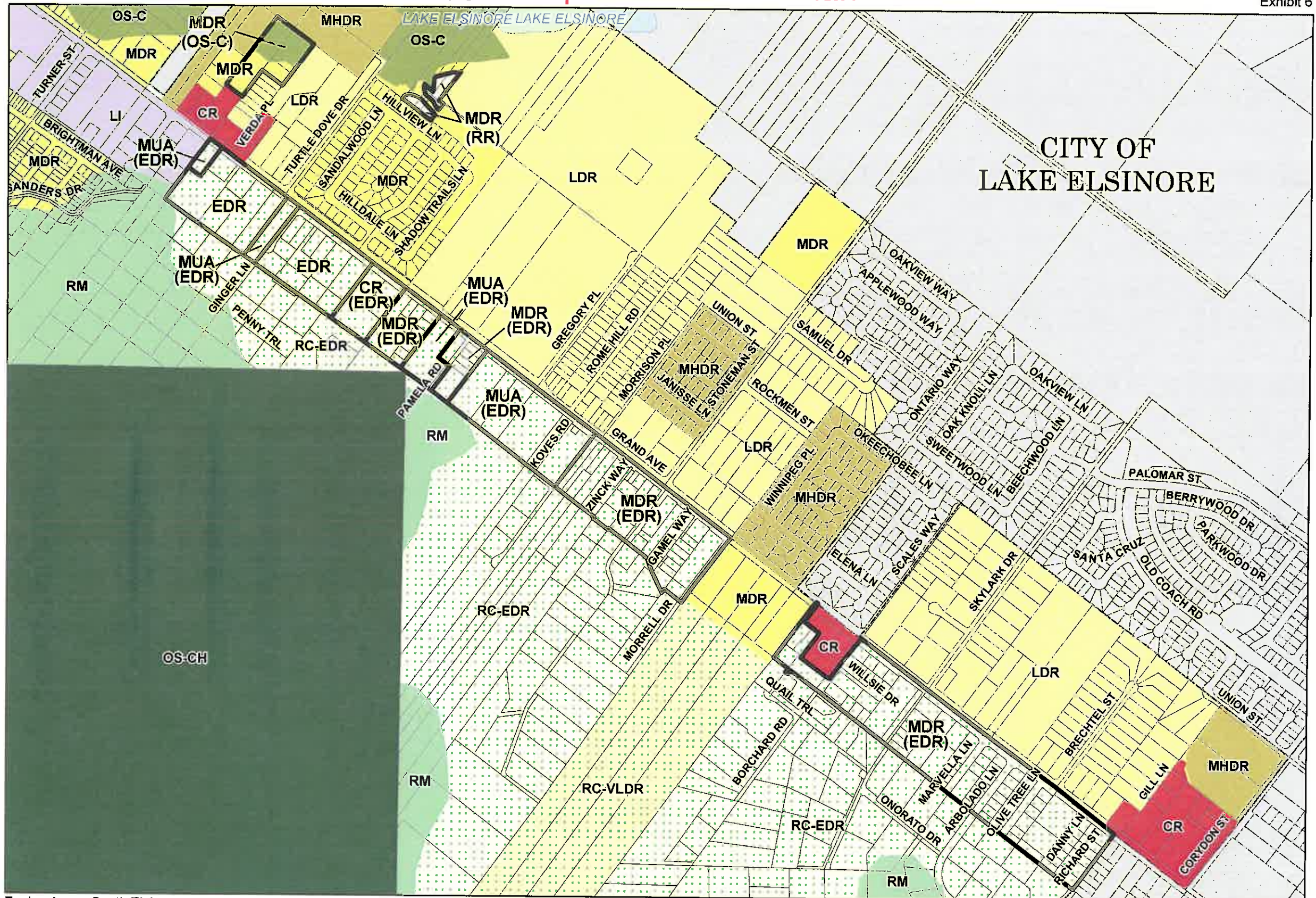
Supervisor: Jeffries
District: 1

Lakeland Village Vicinity

GPA 01208 : Proposed General Plan

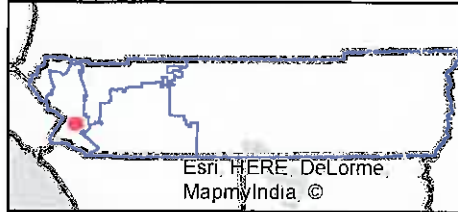
Exhibit 6

- Highways
- Parcels
- GPA01208 Proposed
- Cities
- Water



CITY OF LAKE ELSINORE

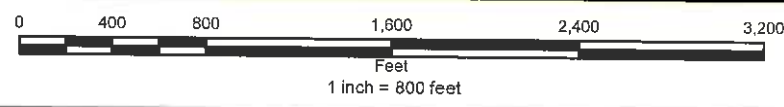
9/29/2016



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Zoning Area: South Elsinore



Vinnie Nguyen Vagency\T\MAGIS\Projects\Planning\CA\SEMAPS\GPA's\GPA01208\GPA01208_GP.mxd

GPA 1208 - Lakeland Village

APN	ACRE	Existing Land Use	Proposed Land Use
370180002	0.84	RC-EDR	CD-MDR
370180004	0.25	RC-EDR	CD-MDR
370180005	0.37	RC-EDR	CD-MDR
370180006	0.21	RC-EDR	CD-MDR
370180007	0.21	RC-EDR	CD-MDR
370180008	0.21	RC-EDR	CD-MDR
370180012	0.43	RC-EDR	CD-MDR
370180014	0.17	RC-EDR	CD-MDR
370180017	0.19	RC-EDR	CD-MDR
370180018	0.19	RC-EDR	CD-MDR
370180027	0.18	RC-EDR	CD-MDR
370180029	0.19	RC-EDR	CD-MDR
370180031	0.21	RC-EDR	CD-MDR
370180032	1.8	RC-EDR	CD-MDR
370180033	1.11	RC-EDR	CD-MDR
370180034	0.17	RC-EDR	CD-MDR
370190004	0.23	RC-EDR	CD-MDR
370190005	0.23	RC-EDR	CD-MDR
370190006	0.22	RC-EDR	CD-MDR
370190009	0.18	RC-EDR	CD-MDR
370190010	0.19	RC-EDR	CD-MDR
370190013	0.37	RC-EDR	CD-MDR
370190017	1.97	RC-EDR	CD-MDR
370190018	0.53	RC-EDR	CD-MDR
370190023	0.23	RC-EDR	CD-MDR
370190024	0.24	RC-EDR	CD-MDR
370190025	0.24	RC-EDR	CD-MDR
370190028	0.23	RC-EDR	CD-MDR
370190029	0.55	RC-EDR	CD-MDR
370190045	0.3	RC-EDR	CD-MDR
370190046	0.59	RC-EDR	CD-MDR
370190047	0.45	RC-EDR	CD-MDR
370190055	0.48	RC-EDR	CD-MDR
370190056	0.51	RC-EDR	CD-MDR
370190057	0.49	RC-EDR	CD-MDR
370190064	0.9	RC-EDR	CD-MDR
370200047	0.27	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
370200048	0.26	RC-EDR	CD-MDR
370200049	0.27	RC-EDR	CD-MDR
370200050	0.27	RC-EDR	CD-MDR
370200053	0.54	RC-EDR	CD-MDR
370200054	0.64	RC-EDR	CD-MDR
370200055	0.64	RC-EDR	CD-MDR
370200056	1.01	RC-EDR	CD-MDR
370200057	1.01	RC-EDR	CD-MDR
370200058	0.56	RC-EDR	CD-MDR
370200061	0.63	RC-EDR	CD-MDR
370200062	0.17	RC-EDR	CD-MDR
370200063	0.17	RC-EDR	CD-MDR
370200064	0.17	RC-EDR	CD-MDR
370200065	0.17	RC-EDR	CD-MDR
370201001	0.21	RC-EDR	CD-MDR
370201002	0.21	RC-EDR	CD-MDR
370201003	0.21	RC-EDR	CD-MDR
370201004	0.66	RC-EDR	CD-MDR
370201005	0.2	RC-EDR	CD-MDR
370201006	0.21	RC-EDR	CD-MDR
370201007	0.21	RC-EDR	CD-MDR
370201008	0.17	RC-EDR	CD-MDR
370201009	0.17	RC-EDR	CD-MDR
370201010	0.17	RC-EDR	CD-MDR
370201011	0.17	RC-EDR	CD-MDR
370202001	0.2	RC-EDR	CD-MDR
370202002	0.2	RC-EDR	CD-MDR
370202003	0.2	RC-EDR	CD-MDR
370202004	0.17	RC-EDR	CD-MDR
370202005	0.17	RC-EDR	CD-MDR
370202006	0.17	RC-EDR	CD-MDR
370202007	0.17	RC-EDR	CD-MDR
370202008	0.25	RC-EDR	CD-MDR
370202009	0.21	RC-EDR	CD-MDR
370202010	0.21	RC-EDR	CD-MDR
370202011	0.17	RC-EDR	CD-MDR
370202012	0.17	RC-EDR	CD-MDR
370202013	0.17	RC-EDR	CD-MDR


APN	ACRE	Existing Land Use	Proposed Land Use
370202014	0.17	RC-EDR	CD-MDR
370203001	0.21	RC-EDR	CD-MDR
370203002	0.21	RC-EDR	CD-MDR
370203003	0.21	RC-EDR	CD-MDR
370203004	0.33	RC-EDR	CD-MDR
370203005	0.17	RC-EDR	CD-MDR
370203006	0.17	RC-EDR	CD-MDR
370210002	0.34	RC-EDR	CD-MDR
370210009	0.22	RC-EDR	CD-MDR
370210010	0.22	RC-EDR	CD-MDR
370210011	0.33	RC-EDR	CD-MDR
370210012	0.22	RC-EDR	CD-MDR
370210013	0.32	RC-EDR	CD-MDR
370210019	0.22	RC-EDR	CD-MDR
370210020	0.22	RC-EDR	CD-MDR
370210021	0.22	RC-EDR	CD-MDR
370210049	1.46	RC-EDR	CD-MDR
370210050	1.02	RC-EDR	CD-MDR
370210051	0.42	RC-EDR	CD-MDR
370210061	0.48	RC-EDR	CD-MDR
370210063	0.32	RC-EDR	CD-MDR
370210064	0.48	RC-EDR	CD-MDR
370210065	0.48	RC-EDR	CD-MDR
371170011	2.1	RC-EDR	CD-EDR
371170020	0.76	RC-EDR	CD-EDR
371170021	1.37	RC-EDR	CD-EDR
371170041	0.69	RC-EDR	CD-MUA
371170042	0.7	RC-EDR	CD-EDR
371170043	2.87	RC-EDR	CD-EDR
371200001	1.5	RC-EDR	CD-EDR
371200002	0.41	RC-EDR	CD-MUA
371200002	1.09	RC-EDR	CD-EDR
371200008	1.26	RC-EDR	CD-EDR
371200009	1.26	RC-EDR	CD-EDR
371200010	0.65	RC-EDR	CD-EDR
371200011	0.67	RC-EDR	CD-EDR
371200015	0.47	RC-EDR	CD-EDR
371200016	0.53	RC-EDR	CD-EDR

APN	ACRE	Existing Land Use	Proposed Land Use
371200024	0.44	RC-EDR	CD-EDR
371200026	0.82	RC-EDR	CD-EDR
371200027	0.89	RC-EDR	CD-EDR
371200028	0.64	RC-EDR	CD-EDR
371200029	0.44	RC-EDR	CD-EDR
371200030	0.44	RC-EDR	CD-EDR
371200031	1.71	RC-EDR	CD-CR
371200032	1.09	RC-EDR	CD-CR
371200033	0.51	RC-EDR	CD-CR
371200034	0.51	RC-EDR	CD-CR
371210001	0.52	RC-EDR	CD-MDR
371210002	0.22	RC-EDR	CD-MDR
371210003	0.49	RC-EDR	CD-MDR
371210004	0.15	RC-EDR	CD-MDR
371210005	1.4	RC-EDR	CD-MDR
371210006	0.19	RC-EDR	CD-MDR
371210007	0.19	RC-EDR	CD-MDR
371210008	0.19	RC-EDR	CD-MDR
371210010	0.18	RC-EDR	CD-MDR
371210014	0.92	RC-EDR	CD-MDR
371210015	2.6	RC-EDR	CD-MUA
371210016	1.1	RC-EDR	CD-MUA
371210017	1.97	RC-EDR	CD-MUA
371210019	0.22	RC-EDR	CD-MDR
371210021	0.22	RC-EDR	CD-MDR
371210022	0.22	RC-EDR	CD-MDR
371210023	0.22	RC-EDR	CD-MDR
371210025	0.19	RC-EDR	CD-MDR
371210026	0.18	RC-EDR	CD-MDR
371210027	0.2	RC-EDR	CD-MDR
371210028	2.66	RC-EDR	CD-MUA
371210029	0.49	RC-EDR	CD-MDR
371240001	3.44	RC-EDR	CD-MUA
371240002	1.15	RC-EDR	CD-MUA
371240004	0.67	RC-EDR	CD-MDR
371240005	0.55	RC-EDR	CD-MDR
371240006	0.35	RC-EDR	CD-MDR
371240007	0.43	RC-EDR	CD-MDR

APN	ACRE	Existing Land Use	Proposed Land Use
371240008	0.92	RC-EDR	CD-MDR
371240009	0.63	RC-EDR	CD-MDR
371240010	0.65	RC-EDR	CD-MDR
371240012	0.11	RC-EDR	CD-CR
371240013	0.23	RC-EDR	CD-CR
371240014	0.35	RC-EDR	CD-MDR
371240016	0.28	RC-EDR	CD-MDR
371240017	0.35	RC-EDR	CD-MDR
371240018	0.35	RC-EDR	CD-MDR
371240019	0.48	RC-EDR	CD-MDR
371240020	0.43	RC-EDR	CD-MDR
371240021	0.28	RC-EDR	CD-MDR
371240022	0.08	RC-EDR	CD-CR
371240023	0.5	RC-EDR	CD-MDR
371240030	0.5	RC-EDR	CD-MDR
371240031	2.16	RC-EDR	CD-MUA
382390020	0.33	RC-EDR	CD-MDR
382390041	0.38	RC-EDR	CD-MDR
371150011	2.59	OS-C	CD-MDR
371160015	0.56	OS-C	CD-MDR
371090019	0.23	R-RR	CD-MDR
371160004	1.4	OS-C	CD-MDR
371090020	0.38	R-RR	CD-MDR
371260018	4.66	R-RR	CD-MDR
371090015	10	R-RR	CD-MDR
371090017	1.82	R-RR	CD-MDR
371090014	3.87	R-RR	CD-MDR
371090018	2.12	R-RR	CD-MDR

Agenda Item No.: 3.1
Area Plan: Riverside Mountainous Area Plan
Zoning District: Idyllwild
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: December 7, 2016,
Continued from: 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 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 the Riverside Extended Mountain Area Plan (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.

FURTHER PLANNING CONSIDERATIONS

The Project went before the Planning Commission (PC) on November 2, 2016, and was continued by the PC per staff recommendation to the December 7th, 2016 Planning Commission Hearing. This proposed project has been re-noticed with the public review period remaining open. Re-noticing is necessary to inform the public this hearing will be conducted at the Perris City Council Chambers.

Even though the project was not presented at the November 2, 2016 PC, two members of the public requested to speak. Their primary concern for both speakers was the distance from the proposed amphitheater to the home at 54230 South Circle Drive. The distance from the back of the theater to the home is approximately 160 ft. The speakers acknowledged that the applicant changed the facing of the theater away from the home to reduce potential noise exposure, but regardless their concern remains. Their other concerns were possible trespass into Strawberry Creek and beyond from people utilizing the community center. They also requested if it would be possible to plant additional trees or landscaping to buffer sound from the community center.

As a result of the continuance, Staff has clarified through revisions to conditions, specifically the hours of operation and use of the amphitheater. The amphitheater will be restricted to the hours of 7:00 am and 10:00pm, each day of the week. Also four conditions of approval will be removed since they do not apply to the project.

Minor changes were made to the initial study. The first change was to clarify that each phase of the project will require a "Will Serve Letter" prior to building permit issuance, including Phase 1. Phase 1 has a Will Serve Letter, but it is only valid for a certain period of time, and a new Will Serve Letter will need to be issued prior to building permit issuance.

The second change to the initial study was to clarify that the traffic control plan was for any large event, not just concerts.

The third change to the initial study was in the Biology Resources section; to clarify that Phase 1 of the project is the amphitheater.

The fourth change was a grammatical change "**Multipurpose Open Space**" section on page 2 of the initial study regarding the Urban Wildlife Interface Guidelines.

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, & |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Village Tourist Residential (R-3A), One Family Dwellings – Mountain Resort (R-1A) & Watercourse Area (W-1) to the south and west |
| 6. Surrounding Land Use (Ex. #1): | Restaurant building, playground and tennis courts and vacant |
| 7. Project Data: | Retail Center to the east, Vacant and Single Family Residences to the north, south and east |
| 8. Environmental Concerns: | Total Acreage: 8.83 |
| | 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 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 Plant 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 Intial 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, and seven letters in 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.

Responses to two additional
letters received after the
November 2, 2016 Planning
Commission meeting.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

TO: Planning Commission

FROM: Larry Ross, Principal Planner

RE: Additional letters received after November 2, 2016 Planning Commission

Two letters were received after November 2, 2016 Planning Commission meeting.

- 1) The first letter was received from R.D. Dunham, thanking the Planning Commission for rearranging the agenda to allow his Wife and Daughter to speak on the project before the other items on the agenda.
- 2) The second letter was received from Tom Paulek, Friends of the Northern San Jacinto Valley, Conservation Chair. He objects to the project. He also brings up the same concerns as did Sue Nash in her October 10, 2016 letter regarding how the County implements the CEQA process and concerns about the adjacent brew pub in relation the project, which was responded to in the November 2, 2016 memorandum authored by Phayvanh Nanthavongdouangsy. He then brings up the same concerns about the yellow legged frog that Sue Nash discussed in her October 30, 2016 letter, which was responded to in the November 2, 2016 memorandum authored by Phayvanh Nanthavongdouangsy.

Two additional letters received
after the November 2, 2016
Planning Commission.

54230 So. Circle Drive
(Mail: P.O. Box 3370)
Idyllwild, CA 92549
November 7, 2016

Planning Commission
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street
Riverside, Calif. 92501

Re: Postponement of November Hearing on Proposed Idyllwild Community Center

Commissioners:

Thank you for your kindness and thoughtfulness at your meeting on November 2, 2016 in reversing the order of business in the printed Agenda, and allowing my somewhat- ill wife Ann and our daughter Catherine to speak first rather than having to wait for the last item as indicated in the Agenda.

We are grateful also for the help, information, and pertinent related material we have received from your Project Planner, Phayvanh Nanthavongdouangsy


R. D. Dunham

RECEIVED
NOV 10 2016
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

**FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
POST OFFICE BOX 4036
IDYLLWILD, CALIFORNIA 92549**

November 4, 2016

Riverside County Planning Commission
Riverside County Administrative Center
Board Chambers, 1st Floor
4080 Lemon Street
Riverside, CA 92501

Attn: Phayvanh Nanthavongdouangsy
Riverside County Planning Department
pnanthav@rctlma.org

Re: November 2, 2016 – Riverside County Planning Commission – Agenda Item No. 4.2 Conditional Use Permit (CUP) No. 3673-Revision 1 – San Jacinto Mountain Community Center.

I understand the Planning Commission continued Agenda Item No. 4. until the December 7, 2014 Commission public meeting in order to correct public notice deficiencies with this CEQA Project. I am objecting to this Conditional Use Permit as the Conservation Chair of the Friends of the Northern San Jacinto Valley and as a resident and property owner in the community of Idyllwild [adjacent to and down stream from project site on Strawberry Creek]. This project epitomizes the County of Riverside's faulty implementation of the California Environmental Quality Act (CEQA) and lack of public transparency in the County Planning Department approval of projects under CEQA.

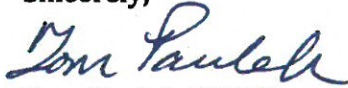
The County of Riverside has yet to prepare an actual CEQA Mitigated Negative Declaration (MND) suitable for review by the public, responsible, and trustee agencies for this project. In addition the County of Riverside has thus far failed to send an actual Mitigated Negative Declaration to state responsible, or trustee agency or agencies that exercise jurisdiction by law over natural resources affected by the project [California Department of Fish and Wildlife; Santa Ana Regional Water Quality Control Board; California Department of Transportation (Cal-trans)]. Title 14. California Code of Regulations sections 15072 and 15073 are attached for your review and inclusion in the administrative record for this project [please review CCR §§ 15072 (a) (c) and (e) and CCR §§ 15073 (a) (b) (c) (d) and (e)].

I object to the Riverside County Planning department's failure to adequately review the project direct, indirect and cumulative impacts on wildlife in general and specifically the Mountain Yellow-legged Frog a federal endangered species [CCR § 15065 (a)(1)]. The County of Riverside has yet to consider the cumulative impacts [CCR § 15065 (a)(3)] of this project with the associated and adjacent Idyllwild Brew

Pub project that will apparently share common access, parking and proposed wastewater and/or storm water treatment facilities with the Idyllwild Community Center. I am particularly concerned regarding water quality impacts to Strawberry Creek resulting from the Planning Department's careless review of CUP No. 3673 [wastewater and storm water]. The project review must consider the extent the **entire Community Center Project** will impact [6th year of drought/climate change] the Idyllwild Community water and sewer systems [Idyllwild Water District] to the detriment of existing property owners. I am also concerned the project review has only taken a very cursory look at event parking and traffic impacts within Idyllwild as well as impacts to state Highway 243 that runs immediately adjacent to the proposed Community Center site.

Please take the time to read my comments and attachments regarding this project. Thank you for your courtesy.

Sincerely,



Tom Paulek, FNSJV
Conservation Chair

cc 3rd District Supervisor Chuck Washington - district3@rcbos.org

Attachments: California Code Regulations §§ 15072 and 15073

[Home Table of Contents](#)**§ 15072. Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration.**

14 CA ADC § 15072

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 6. Negative Declaration Process

14 CCR § 15072

§ 15072. Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration.

(a) A lead agency shall provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105.

(b) The lead agency shall mail a notice of intent to adopt a negative declaration or mitigated negative declaration to the last known name and address of all organizations and individuals who have previously requested such notice in writing and shall also give notice of intent to adopt a negative declaration or mitigated negative declaration by at least one of the following procedures to allow the public the review period provided under Section 15105:

(1) Publication at least one time by the lead agency in a newspaper of general circulation in the area affected by the proposed project. If more than one area is affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.

(2) Posting of notice by the lead agency on and off site in the area where the project is to be located.

(3) Direct mailing to the owners and occupants of property contiguous to the project. Owners of such property shall be identified as shown on the latest equalized assessment roll.

(c) The alternatives for providing notice specified in subdivision (b) shall not preclude a lead agency from providing additional notice by other means if the agency so desires, nor shall the requirements of this section preclude a lead agency from providing the public notice at the same time and in the same manner as public notice required by any other laws for the project.

(d) The county clerk of each county within which the proposed project is located shall post such notices in the office of the county clerk within 24 hours of receipt for a period of at least 20 days.

(e) For a project of statewide, regional, or areawide significance, the lead agency shall also provide notice to transportation planning agencies and public agencies which have transportation facilities within their jurisdictions which could be affected by the project as specified in Section 21092.4(a) of the Public Resources Code. "Transportation facilities" includes: major local arterials and public transit within five miles of the project site and freeways, highways and rail transit service within 10 miles of the project site.

(f) If the United States Department of Defense or any branch of the United States Armed Forces has given a lead agency written notification of the specific boundaries of a low-level flight path, military impact zone, or special use airspace and provided the lead agency with written notification of the military contact office and address for the military service pursuant to subdivision (b) of Section 15190.5, then the lead agency shall include the specified military contact office in the list of organizations and individuals receiving a notice of intent to adopt a negative declaration or a mitigated negative declaration pursuant to this section for projects that meet the criteria set forth in subdivision (c) of Section 15190.5. The lead agency shall send the specified military contact office such notice of intent sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the military service the review period provided under Section 15105.

(g) A notice of intent to adopt a negative declaration or mitigated negative declaration shall specify the following:

(1) A brief description of the proposed project and its location.

(2) The starting and ending dates for the review period during which the lead agency will receive comments on the proposed negative declaration or mitigated negative declaration. This shall include starting and ending dates for the review period. If the review period has been shortened pursuant to Section 15105, the notice shall include a statement to that effect.

(3) The date, time, and place of any scheduled public meetings or hearings to be held by the lead agency on the proposed project, when known to the lead agency at the time of notice.

(4) The address or addresses where copies of the proposed negative declaration or mitigated negative declaration including the revisions developed under Section 15070(b) and all documents referenced in the proposed negative declaration or mitigated negative declaration are available for review. This location or locations shall be readily accessible to the public during the lead agency's normal working hours.

(5) The presence of the site on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

(6) Other information specifically required by statute or regulation for a particular project or type of project.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21091, 21092, 21092.2, 21092.4, 21092.3, 21092.6, 21098 and 21151.8, Public Resources Code.

HISTORY

1. Amendment of subsections (a), (a)(3) and Note filed 8-19-94; operative 9-19-94 (Register 94, No. 33).
2. Amendment of section heading, section and Note filed 5-27-97; operative 5-27-97 pursuant to Government Code section 11343.4(d) (Register 97, No. 22).
3. Change without regulatory effect amending subsections (c) and (f)(5) and amending Note filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).
4. New subsection (f), subsection relettering and amendment of Note filed 7-27-2007; operative 7-27-2007 pursuant to Public Resources Code section 21083(f) (Register 2007, No. 30).

This database is current through 10/14/16 Register 2016, No. 42

14 CCR § 15072, 14 CA ADC § 15072

END OF DOCUMENT

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WESTLAW California Code of Regulations[Home Table of Contents](#)**§ 15073. Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.**

14 CA ADC § 15073

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONSBarclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 6. Negative Declaration Process

14 CCR § 15073

§ 15073. Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

(a) The lead agency shall provide a public review period pursuant to Section 15105 of not less than 20 days. When a proposed negative declaration or mitigated negative declaration and initial study are submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 30 days, unless a shorter period is approved by the State Clearinghouse under Section 15105(d).

(b) When a proposed negative declaration or mitigated negative declaration and initial study have been submitted to the State Clearinghouse for review by state agencies, the public review period shall be at least as long as the review period established by the State Clearinghouse. The public review period and the state agency review period may, but are not required to, begin and end at the same time. Day one of the state review period shall be the date that the State Clearinghouse distributes the document to state agencies.

(c) A copy of the proposed negative declaration or mitigated negative declaration and the initial study shall be attached to the notice of intent to adopt the proposed declaration that is sent to every responsible agency and trustee agency concerned with the project and every other public agency with jurisdiction by law over resources affected by the project.

(d) Where one or more state agencies will be a responsible agency or a trustee agency or will exercise jurisdiction by law over natural resources affected by the project, or where the project is of statewide, regional, or areawide environmental significance, the lead agency shall send copies of the proposed negative declaration or mitigated negative declaration to the State Clearinghouse for distribution to the state agencies.

(e) The lead agency shall notify in writing any public agency which comments on a proposed negative declaration or mitigated negative declaration of any public hearing to be held for the project for which the document was prepared. A notice provided to a public agency pursuant to Section 15072 satisfies this requirement.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21000(e), 21003(b), 21080(c), 21081.6, 21091 and 21092.5, Public Resources Code; Plaggmierv. City of San Jose, (1980) 101 Cal. App. 3d 842.

HISTORY

1. Amendment of section heading, section and Note filed 5-27-97; operative 5-27-97 pursuant to Government Code section 11343.4(d) (Register 97, No. 22).

2. Change without regulatory effect amending Note filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

3. Amendment of subsection (b) filed 7-27-2007; operative 7-27-2007 pursuant to Public Resources Code section 21083(f) (Register 2007, No. 30).

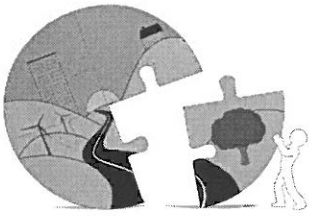
This database is current through 10/14/16 Register 2016, No. 42

14 CCR § 15073, 14 CA ADC § 15073

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Memo in response to the
letters given to the Planning
Commission on November 2,
2016.



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

To: Planning Commission

Date: November 2, 2016

From: Phayvanh Nanthavongdouangsy

RE: Correspondence Submitted for the Planning Commission Hearing concerning CUP 3673, Revision 1.

The following comment letters were submitted before the hearing concerning Conditional Use Permit No. 3673 Revision 1 - Idyllwild Community Center. These are attached for your review and consideration.

Correspondences Submitted Prior to the November 2, 2016 Public Hearing

Summary:

A) A correspondence from Nanci Killingsworth dated October 7, 2016, requesting the inclusion of currently used Pickle Ball courts in one of the phases.

Staff provided the recommendation to the applicant for consideration; currently the existing tennis court is used for Pickle Ball games.

B) A correspondence from Susan Nash dated October 10, 2016, requesting a more complete map of the area and copies of the MND be made available at more locations and notice compliance with CEQA. Susan Nash also states that notice should mention that water supply is the biggest issue facing the Community Center and Idyllwild.

Staff response: The Initial Study, EA No. 42754, which analyzes the potential environmental impacts and identified potentially significant impacts. The impacts will be fully mitigated by the measures indicated in the environmental assessment and conditions of approval. The EA No. 42754 that provides a full project description, a list of environmental factors potentially affect by the proposed project. The EA was missing the MND cover page that clearly states that a MND was prepoared for the project. Therefore, staff recommends continuing the December 7, 2016 Planning Commission Hearing. This will provide an additional 20 day review period of the environmental documents.

The Mitigated Negative Determination (MND); along with, project materials will be available online at

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

<http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/NoticeforEANo42754-PublicHearingbeforePlanningCommission.aspx>.

The Project's Notice of Intent to Adopt a Mitigated Negative Declaration (MND) will again be posted at the County's Clerks office and was sent to the surrounding property owners and those that requested to be notified. For the public notices, Section 15072 of CEQA outlines how the lead agency shall provide a notice to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the mitigated negative declaration to allow the public and agencies the review period provided under Section 15105. Section 15105 (b) requires that the MND public review period shall not be less than 20 days. When a proposed mitigated negative declaration is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 30 days, unless a shorter period, not less than 20 days, is approved by the State Clearing House. The project does not require a permit from a State Agency (the project avoids development within the creek area and does not require improvements to Highway 243); therefore, it was not routed to the State Clearinghouse for a 30-day review period. The public review period for this project's MND is 20 days. Per Section 15072(b), the County is obligated to provide such notice to all organizations and individuals who have previously requested such notice in writing and by at least one of the following procedure:

- 1) Publication at least one time by the lead agency in a newspaper of general circulation in the area affected by the proposed project. If more than one area is affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.
- 2) Posting of the notice by the lead agency on and off site in the area where the project is to be located.
- 3) Direct mailing to the owners and occupants of property contiguous to the project. Owners of such property shall be identified as shown on the latest equalized assessment roll.

For this project, the notice of intent will be sent out again to those who requested to be noticed, published in the Press Enterprise and Idyllwild Town Crier and direct mailing to the owners and occupants of property contiguous to the project area.

Per Section 15072 (g) (4), the notice included a project description, public review period, public hearing information and address where the MND is available for review during the public review period. The public notice for the Project's MND indicates that the document is available for review at the County's Planning Department.

The CUP03673R1 proposes potable water services and sanitary sewer services from Idyllwild Water District. Water availability in this area is limited; therefore to mitigate impacts to water services, each phase of the Project (Phase I-Phase IV) will require a will serve letter from the water district to proceed forward. Conditions of approval 10 E. HEALTH 3 and 80 E. HEALTH 4 will ensure that this mitigation is applied to the Project. Each of these conditions will be placed onto each building permit associated with the project. 80 E. HEALTH 4 requires that the will serve letter is issued by the water district prior to the issuance of a Building Permit. This will ensure that water is available to support that phase of the project and that impacts to water services is mitigated to a level that is less than significant.

C) A correspondence from Susan Nash dated October 13, 2016, stating concerns related to posting of the MND, Initial Study declarations, and requesting further topics be discussed.

As discussed above the MND will be included with the EA No. 42745 and will be recirculated for review. The MND will include the following information:

- a) A brief description of the project, including a commonly used name for the project, if any;
- b) The location of the project, preferably shown on a map, and the name of the project proponent;
- c) A proposed finding that the project will not have a significant effect on the environment;
- d) An attached copy of the initial study documenting reason to support the finding; and
- e) Mitigation measures, if any, included in the project to avoid potentially significant effects.

Susan Nash also outlines the following issues:

- ✓ MND shall be sent to the State Clearing House for review

Staff response: MND are sent to the State Clearing House if the proposed project requires a permit from a State Agency. The project avoids all waterways, riparian/riverine features, and does not propose improvement to Highway 243; therefore, no state permits are required for the proposed project. The project's Preliminary Water Quality Management Plan (WQMP) is consistent with the County's active Santa Ana Watershed Protection Program National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit (MS4 Permit) that was issued on January 29, 2010. The Final WQMP shall be reviewed and cleared by the County's Transportation Department to ensure that the project incorporates the appropriate Best Management Practices to maintain conformance with the MS4 permit.

- ✓ MND must be for the entire project. CEQA prohibits leaving to a later date the questions of whether Phases 2, 3, 4 will be able to obtain a will serve letter and whether they will require a waste water treatment plant.

Staff response: The EA No. 42745 analyzed all phases of the proposed project. The CUP03673R1 proposes potable water services and sanitary sewer services from Idyllwild Water District. Water availability in this area is limited; therefore to mitigate impacts to water services, each phase of the Project (Phase I-Phase IV) will require a will serve letter from the water district to proceed forward. Conditions of approval 10 E. HEALTH 3 and 80 E. HEALTH 4 will ensure that this mitigation is applied to the Project. Each of these conditions will be placed onto each building permit associated with the project. 80 E. HEALTH 4 requires that the will serve letter is issued by the water district prior to the issuance of a Building Permit. This will ensure that water is available to support that phase of the project and that impacts to water services is mitigated to a level that is less than significant.

- ✓ Mitigation for known impacts of noise cannot be determined by the Department of Environmental Health only when two complaints are received

Staff response: As discussed in Section 34 "Noise Effects on or by the Project" of EA No. 42745, A Noise Impact Analysis for Idyllwild Community Center was reviewed and cleared by the County of Riverside Department of Environmental Health (DEH), Senior Industrial Hygienist. DEH finds that the consultant's report is adequate. DEH recommends noise mitigation to provide sufficient attenuation to reduce the exterior noise levels to below the

required standards. The noise mitigation addresses construction noise and ongoing noises.

- ✓ The Initial study does not acknowledge that the current access to the project is off State Highway 243. There is nothing to indicate this entrance will be blocked completely.

Staff response: As discussed in Section 43 "Transportation/Traffic" of EA No. 42745, the project is consistent with the General Plan land use assumptions utilized to develop the circulation network for this region. There are two entrance/exits at this property from Ridgeview Drive and Village Center Drive. The project is conditioned to implement a Traffic Control Plan during events. 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.

- ✓ The CUP and the Initial Study are not consistent. For instance, the CUP states the Amphitheater will only be used for summer concerts, but the Initial Study states the Amphitheater can be used for any number of unlimited events.

Staff Response: The Project's Condition of approval 10. PLANNING 6 will be clarified to state the following:

"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:

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 between the hours of 7:00am and 10:00 pm."

- ✓ The initial study states the buildings will be closed during all amphitheater events, but makes no provision for restrooms.

Staff response: The amphitheater has three restrooms attached to the building.

- ✓ The impacts to Strawberry Creek of the adjacent parking lot are ignored.

Staff response: The project does not build or disturbs the adjacent Strawberry Creek. Water runoff are conditioned to be treated during construction and operation of the proposed project through the SWPP and WQMP.

- ✓ There is no map of the project site in the Initial Study. A legally sufficient map needs to show the footprint of all structures and parking lots, all roads including 243.

Staff response: EA No. 424754 includes the project materials including site plans, floor plans, project elevation as attachment 1. The site has two access points from Ridgeview Drive and Village Center Drive; it does not take direct access from the HWY 243. It project does not involve any highway improvements to HWY 243.

- ✓ The adjacent brewery, which seems to share the same driveway and parking lot is not mentioned.

Staff response: The adjacent deli/brewery that is located on the adjacent parcel APN 565062026 is not a part of the project; however, the deli/brewery share the same driveway and access point from Village Center Drive. As discussed in EA No. 42754 Section 36 Public Services, the driveway traverses portion of the adjacent parcels to the north and east, including parcel 565062026. The project proponent has grant easements for the adjacent parcels through easement deeds instrument numbers 2016-0030660, 2016-0030658, 2016-0030659, and 2015-0397038.

D) A correspondence from Susan Nash dated October 17, 2016, requesting copies be available at the local library, to postpone public hearing, address the expiration of IWD's "will-serve" letter.

Staff response: Discussion on the where the MND must be posted for public review is discussed above in Letter B response to comments.

Ms. Nash is correct that the Idyllwild Water District will serve letter for Phase I has now expired. Staff recommends updating the following Conditions of Approval to ensure that the all phases of the project are required to obtain a will serve letter from the Idyllwild Water District. The following update to Condition of Approval 10 PLANNING 11 and 10 E. HEALTH 3 will make the mitigation measures for water services, sewer, water impacts, land use and planning more effective than the previous version. It will ensures that a valid will serve letter is on file in order for the applicant to construct each phase of the project.

10.PLANNING 011
GENERAL CONDITIONS

USE - PHASES ALLOWED

Status:
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 I 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.E HEALTH 003
GENERAL CONDITIONS

**USE - WATER AND SEWER
SERVICE**

**Status:
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: A valid Will serve letter that addressed the construction and operation of Phase I through Phase IV received during the entitlement process only addressed Phase I (Amphitheater). 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.~~

E) A correspondence from Susan Nash dated October 30, 2016 requests that the project be taken off of the November 2, 2016 agenda until a legally adequate CUP Revision and legal adequate CEQA document are prepared.

- ✓ This item must be taken off the November 2, 2016, agenda until a legally adequate CUP Revision and a legally adequate California Environmental Quality Act (CEQA) document are prepared. When a revision to an existing CUP is presented to the public, the County must also include the original CUP 3673 so the public can compare the two documents and determine what "revisions" were made.

Staff response: EA No. 42754, briefly touches on existing uses in the 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.

The site plan shows where the existing tennis courts and playground was located.

Susan Nash: In preparing the CUP, Initial Study and CEQA document, the County must include the following:

Susan Nash: The CEQA document must be sent to the State CEQA Clearing House, the Trustee and Responsible Agencies and to all state and federal agencies having jurisdiction over the project. This list includes, but is not limited to, the California Department of Fish and Wildlife, the Federal Fish and Wildlife Service, The Santa Ana Regional Quality Control Board, the US Army Corp of Engineers, the Idyllwild Water District, the Idyllwild Fire Department.

StAs mentioned above, the project does not require permits from the state agencies; therefore, the project MND was not sent to the State CEQA Clearing House for review.

- ❖ The project cannot be approved without “will-serve” letters from the Idyllwild Water District for all four phases for both water and sewer. In addition, the Idyllwild Water District must certify that they can provide the water requirements for the Idyllwild Fire Department. The will serve letter for Phase 1 has expired and is no longer valid. The fact that the Idyllwild Water District has a moratorium on “will-serve” letters because of climate change induced drought is not even mentioned. The drought and its impacts on the will serve letters for this project must be thoroughly discussed in the CUP/CEQA document. The CUP/CEQA cannot be approved on the speculative basis that a will-serve letter may be issued in the future. If there is no current will serve letter for water and sewer for all phases, the project cannot be approved.

The applicant worked with the Fire Department and the Idyllwild Water District to address water issues. As discussed above, the project has been conditioned to obtained a will serve letter from the Idyllwild Water District in order to build all phases of the proposed project.

- ❖ The Initial study states, “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.” The presence of this endangered species requires consultation with the CDFW and the USFWS for a plan to reduce to a level of non-significance any direct or indirect impacts on the species and its habitat. Compliance with the requirements of the MSHCP or County Code requirements, including the payment of mitigation fees, does not mitigate for impacts to threatened, endangered or sensitive species and to riparian/riverine areas and oak trees. All impacts must be analyzed and mitigated pursuant to CEQA. (Fish and Game Code § 2826)

As discussed in EA No. 42754, the project avoids impacts to Strawberry Creek. The project does not disturb this creek or propose structures on the creek.

- ❖ The cumulative impacts of this development and the brewery and other commercial and residential uses on Strawberry Creek must be analyzed and mitigated. This includes the significant impacts of the run-off from asphalt parking areas into Strawberry Creek.

- ❖ The final agency approved Storm Water Pollution Prevention Plan (SWPPP), the National Pollution Discharge Plan (NPDES) and Water Quality Management Plan (WQMP) must be included in the CEQA document. The details of the drainage/detention facilities necessary to prevent adverse impacts to downstream property must also be included in the CUP/CEQA document.

The notice is legally deficient because it does not notify the public that if the Planning Commission approves this project, the public comments are closed and the approval will be put on the Board of Supervisors consent calendar. The public must be notified that an appeal must be filed and a fee paid in order for a public hearing to be held by the Board of Supervisors.

F) A correspondence from an anonymous resident dated October 10, 2016, stating concerns related to water usage, fire danger, deforestation, climate change, and public accountability of the applicant.

As discussed under No. 2 above, the project's potential environmental impact has been analyzed through EA No. 42754.

Water Usage: A will serve letter from the Idyllwild Water District is one of many conditions of approval that is required prior to issuance of a building permit. This will ensure that water is available to support each phase of the proposed project.

Fire Danger: 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).

Deforestation: The 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 planting oak trees of the same species as those found on the project site dependent on the diameter breast height (DBH). 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).

Climate Change: The Greenhouse Gas (GHG) Analysis for Idyllwild Community Center was submitted for review. The analysis finds that the Project is consistent with the California Air Resources Board First Update to the Climate Change Scoping Plan. The project's operational GHG emissions do not exceed the draft Southern California Air Quality Management District 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.

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. 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 condition of approval requires businesses and organizations that generate four or more cubic yards of waste per week to recycle.

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 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. Therefore, although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions would not have a significant impact on the environment.

Public Participation: The surrounding neighbors within 600 feet of the project site were notified. Additional, those that provided comments and requested to be notified were sent the public notifications.

G) A correspondence George, Charles, & Jacqueline Kretsinger dated October, 18, 2016, raising concerns related to the noise level and frequency of concerts, preservation of Town Hall, and financial costs to the community.

Memo Given to the Planning
Commission on November 2,
2016 with the letters received
prior to the hearing.



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Item 4.2

To: Planning Commission

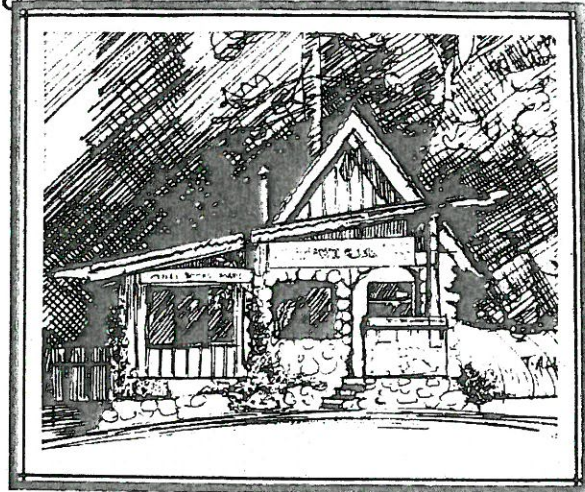
Date: November 2, 2016

From: Larry Ross

RE: Correspondence Submitted for the Planning Commission Hearing concerning CUP 3673, Revision 1.

Comment letters were submitted before the hearing concerning Conditional Use Permit No. 3673 Revision 1 - Idyllwild Community Center. These are attached for your review and consideration.

October 7-16



Newspaper office, Idyllwild

Riverside Planning Commission,

This letter is in reference to the San Jacinto Mountain Community Center located in Idyllwild California. Presently, there are three pickleball courts which are being used three to five days a week by home-schoolers, families and seniors. Pickleball is, according to many in the athletic world, the fastest growing sport in the U.S.

I urge your consideration for the inclusion of future courts. This sport provides recreation for all ages and all levels of expertise and not only do we now have about thirty to forty Hill residents who play on a regular basis but we draw visitors and part-timers. We would greatly appreciate

your consideration to include pickleball
courts in one of the proposed phases.

Many thanks,

Nanci Killingsworth

Susan Nash
P.O. Box 4036
Idyllwild CA 92549
snash22@earthlink.net
909-228-6710

October 10, 2016

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside CA 92501

Riverside County Planning Department
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 1409
Riverside CA 92502-1409

Re: Conditional Use Permit No. 3673-Revision 1- Intent to Adopt Negative Declaration; San Jacinto Mountain Community Center: (1) Amphitheater (2) two-storied 8,000 sq. ft. building (3) 7,000 sq. ft. gymnasium (4) 5,000 sq. ft. indoor swimming pool.

~~Board of Supervisors~~

P. Nanthavongdouangsy,

While I was out of town, my husband attended the October 7, 2016, 3rd district Supervisors candidates' forum and asked several questions about the water supply for Idyllwild and the Community Center. This morning when I got back I opened my mail and was amazed to discover the notice for the Community Center CUP 3673 and Mitigated Negative Declaration that was mailed to me on October 3, 2016. Supervisor Washington did not mention the CUP/MND being out for public review at the meeting, although I cannot believe he did not know about it. This was intentional deception on his part.

The deception continues when I read the notice. The CUP/MND is not available online, but only at the Riverside County Planning Department, where it can only be seen by appointment. This is contrary to long-standing Riverside County policy of making these documents available at the local County library. Since we have a beautiful new library in Idyllwild, at least one hard copy of the CUP/MND must be available there for public review, as well as be easily found online for public review. Comments must be able to be made by email, not simply by mail, as they have been in every other County CUP/MND I have reviewed in the last 20 years.

The notice itself is deceptive. The map on the back labels three small lanes, but does not label Highway 243! The biggest issue facing the Community Center and Idyllwild is water supply. The Community Center has been refused a will-serve letter by the Idyllwild Water District. Supervisor Washington will shortly appoint two new board members to the Idyllwild Water District. Yet, no mention is made of water supply in this notice.

I believe that your notice for all of the above reasons is not in compliance with the California Environmental Quality Act (CEQA). The CUP/MND must be placed in the Idyllwild library and be made easily available online. The project description must have a complete map and at least name the key issues that are mitigated significant impacts in the MND. The Planning Commission meeting must be rescheduled for at least 30 days after the new notice is sent out to all interested parties and published in the Idyllwild Town Crier. I am disappointed, but not surprised, by the utter lack of transparency on the part of the County and Supervisor Washington.

Please email and send me a disc of the CUP/MND, at the above addresses, so that I can make further comments. Make this letter a part of the administrative record for this project.

Susan Nash

Susan Nash
Attorney at Law

Phayvanh Nanthavongdouangsy
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

October 10, 2016

RE: Conditional Use Permit NO. 3673

Thank you for the opportunity to allow input regarding the Idyllwild Community Center (ICC). I read with interest and surprise your notice of public hearing letter that you sent me. I am very concerned about this project as it is located directly across from the back yard of my home. Being a native of Idyllwild, I find it laughable that your letter states this "project will not have significant effect on the environment". Please consider the following environmental impacts:

1. **WATER** - There is a severe water shortage crisis in Idyllwild and we have been experiencing drought condition for many consecutive years. This project has not received a will serve letter from the Idyllwild Water District and probably will not for obvious reasons. There are many property owners still waiting for residential water meters but are unable to get them because of our water shortage. This project will require an enormous amount of water for the 5,000 sq. ft. pool, toilets, sinks, drinking fountains, landscaping, etc. To make this worse, this project will be hooked up to sewer instead of septic tanks which will send the water off the hill instead of percolating back into our water table. At the very least, the swimming pool should not be approved!
2. **FIRE** - This project will bring many visitors to the venues that will be offered. A surprising amount of visitors smoke cigarettes. These smokers will be smoking in outdoor areas full of combustable vegetation and materials at a time when our drought puts us in severe fire hazard conditions. As a fire lookout volunteer, I am very concerned!
3. **FORESTATION** - How many heathy trees will be cut down and removed for this project? We are currently losing many of our trees due to drought and insect infestation. We need to keep all of the healthy trees that we can!
4. **CLIMATE CHANGE** - Because of the tree and plant removal, along with the asphalt required for roads and parking, this will only add to climate change conditions by losing our CO2 to Oxygen process and increasing temperature by absorbing more sunlight into the black asphalt. This condition only increases the problems mentioned above. Also, the increased traffic coming to the many venues offered will increase climactic conditions by adding more exhaust fumes to our beautiful forest!

I truly hope that you will consider these and many other factors that make this project a community concern and impacts our environment in many ways. It IS NOT a mitigative negative declaration by any means. At he very least, it should be postponed until our water situation improves. Finally, this is a private group that does not have a local constituency to answer to and therefore can make private decisions that will affect the community without community input. The local community was misled to believe that the ICC belongs to them. IT DOES NOT!!!!

Thank you very much for your time and consideration of my input :)

A VERY Concerned Local Resident

Susan Nash
P.O. Box 4036
Idyllwild CA 92549
snash22@earthlink.net
909-228-6710

October 13, 2016

Riverside County Board of Supervisors
Riverside County Planning Commission
4080 Lemon Street, 5th floor
Riverside CA 92501

Riverside County Planning Department
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 92502-1409

Dear Supervisors and Planning Commission:

Re: County of Riverside Environmental Assessment Form: Initial Study Number 42754; Conditional Use Permit 3673 Revision 1 (San Jacinto Mountain Community Center)

Dear Supervisors and Planning Commissioners:

This item must be taken off your November 2, 2016 calendar until and actual Mitigated Negative Declaration (MND) is prepared for public review. (see CEQA Guidelines §§ 15070-15075)

The document that the Notice for the above Project stated was a MND is actually nothing more than an initial study which states at pg. 4-5 "I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project, described in this document, have been made or agreed to by the project applicant. A MITIGATED DECLARATION will be prepared." After this MND is actually prepared, it must be Notice to the public, placed in the Idyllwild public library and easily available online for public to review and comment.

When preparing the MND the County needs to keep in mind the following issues:

- ✓ The MND must be sent to the State clearing house and noticed to all agencies to which fees are owed, from which permits are required, trustee agencies, responsible agencies, or agencies whose jurisdiction includes resources impacted by the project. These agencies include,

but are not limited to, The CA Department of Fish and Wildlife, Regional Water Quality Control Board, Army Corp of Engineers, Cal Trans (243).

- ✓ The MND must be for the entire project. CEQA prohibits leaving to a later date the questions of whether Phases 2, 3, and 4 will be able to obtain a "will serve" letter and whether they will require a waste water treatment plant.
- ✓ Similarly, mitigation for the known impacts of noise cannot be determined by the DEH only when two complaints are received.
- ✓ The Initial study does not acknowledge that the current access to the project is off State Highway 243. There is nothing to indicate this entrance will be blocked completely.
- ✓ The CUP and the Initial Study are not consistent. For instance, the CUP states the Amphitheater will only be used for summer concerts, but the Initial Study states the Amphitheater can be used for any number of unlimited events.
- ✓ The initial study states the buildings will be closed during all amphitheater events, but makes no provision for restrooms.
- ✓ The impacts to Strawberry Creek of the adjacent parking lot are ignored.
- ✓ There is no map of the project site in the Initial Study. A legally sufficient map needs to show the footprint of all structures and parking lots, all roads including 243.
- ✓ The adjacent brewery, which seems to share the same driveway and parking lot is not mentioned.

These are just a few of the most glaring omissions from the documents I have been able to open from the County web page. I look forward to reviewing and commenting on the actual MITIGATED NEGATIVE DECLARATION. I would also request that after the MND is completed, the County hold a public meeting in Idyllwild to take comments on the Community Center CUP.

Susan Nash
Attorney at Law

October 18, 2016

Planning Department:

As you can see by the attached map our family owns 3 properties not far from the proposed amphitheater, as well as 2 more on Tollgate Road.. We have valid concerns about the noise level and frequency of concerts. I fear for the peace and quiet I have enjoyed at my home for the last 45 years. If you build a 5,000 square foot theater the concerts will be bigger and louder, that's just what will happen. And that is not needed. We are asking you to put this plan aside for now and focus on what would benefit our community more.

Another concern is the plan to support and maintain these structures. The property taxes, water bills, utilities , labor and care would be tremendous. Is the county of riverside going to pick up these costs? As far as I know the promoters do not have a plan to pay for it. Our community cannot afford to support it on the backs of taxpayers. By the way, this plan was voted down by the community years ago, twice!

What happened to our Historical District that was implemented in Idyllwild? Do they not care about a building with as much history as Town Hall? They made a restaurant change out their windows for not complying but they are willing for our town to lose the hall? My father in law helped build Town Hall and was in many productions over the years there. Our children went there for summer classes. It's a local icon. There is also the issue that the historical buildings on the land that the proposed project is on were torn down without any permits while the historical district was being formed. Who did that? Talk about history! Those buildings were so amazing and are lost forever.

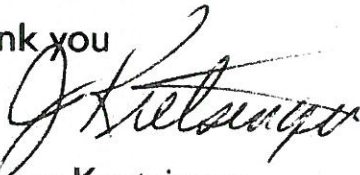
Idyllwild is a small community with less tourism than in years past. We have a lack of water right now. There have been several business fail in the last year, mostly restaurants. It is not a rich community but filled with working class people with families trying to make a living. A young couple wanting to move here and get jobs would be hard pressed to make enough to stay.

We cannot afford the costs of this project to be put upon our taxpaying backs. From all reports the county of Riverside is low on funds. Maybe the funds should be used for another more pressing need within the county than a 5,000 square foot amphitheater in a community of 4,500. Plus Idyllwild Arts has an outside theater and an inside theater, as does Town Hall. There is really no need for an oversized and expensive community center. We are not large enough.

What really should happen and what this community needs to happen is for Town Hall to become active again. Surely to purchase this and rehab it would be significantly less costly than a new grandiose project, We encourage you to withdraw your support, **DO NOT ADOPT THIS PLAN,** and re-focus on something that makes sense in today's economy.

Once again, our community does NOT have the resources, the water nor the money nor the need for an oversized and expensive community center. We simply are not large enough. I also believe that given a choice this plan would be voted down for a third time.

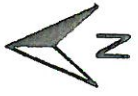
Thank you



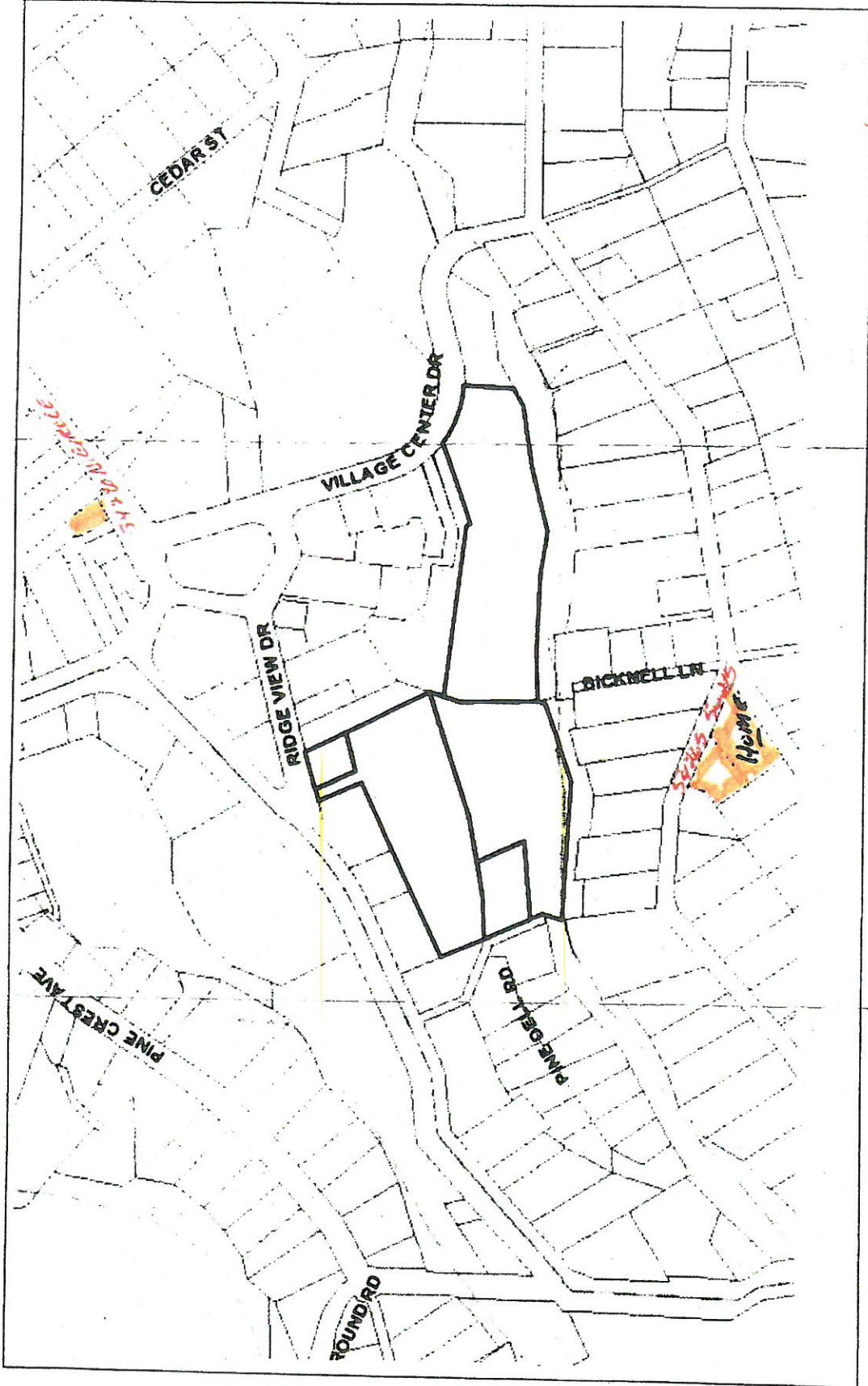
George Kretsinger

Charles Kretsinger

Jacqueline Kretsinger



PROJECT: Conditional Use Permit No. 3673, Revision No. 1



Owned by Design, Jacqueline & Charles Kubitanga

**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 Architec – **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

*Past concerns of our community
Still relevant -*

Village Properties

From: "res0hozq" <res0hozq@verizon.net>
To: <res0hozq@verizon.net>
Sent: Sunday, March 05, 2006 6:39 PM
Attach: Page 1.jpg; Page 2.jpg; Page 3.jpg; Page 4.jpg
Subject: Who is ICRC?

To help everyone be a little better informed; attached are legal documents filed with the State Of California pertaining to both San Jacinto Mountain Community Center, Inc. (SJMCC) and its other business, Idyllwild Community Recreation Council (ICRC). Each attachment is outlined at the end of this email.

Synopsis:

The San Jacinto Mountain Community Center (SJMCC) was established on September 05, 2001 whose specific purpose is to "... *build, develop and maintain a community recreational center* ..." Twice SJMCC asked the citizens of Idyllwild to vote on the issue of building a new recreation center – **Twice** it was voted down. Then SJMCC created and registered ICRC as a Fictitious Business Name on October 01, 2003. The Board of ICRC answers only to its parent company, the Board of Directors of SJMCC. There are no members of the community allowed to vote on how recreation funds will be used. ICRC is still perusing the specific purpose of SJMCC – a new recreation center.

Personal Observations:

Perhaps this is why the Chamber is reluctant to immediately turn over the recreation contract to ICRC. The Chamber has stated its position to use grant monies offered by the County to renovate Town Hall – a historic landmark, built and paid for by private citizens who mortgaged their homes to give the community a recreation center.

This is why ICRC and SJMCC are campaigning so heavily to take over the Chambers recreation contract now instead of waiting until the contract comes up for renewal in July 2007. ICRC, as previously attempted by its parent company SJMCC, wants all the County funds to build a new recreation center and not spend a dime on Town Hall. Instead of coming forward with their true intentions, they've started a smear campaign, apparently with the assistance of Becky Clark from the Town Crier, against the Chamber to sway public opinion in their favor.

Don't be fooled by what you read in the paper! The Town Crier has reported that "Town Hall" recreation is doing great and providing much needed recreation and services to the community. Remember, Town Hall IS the Chamber! They want you to believe the Chamber can do "a lot of damage" in the next 16 months, as written by Becky Clark in her latest editorial. Not true! All recreation monies are controlled by Bob Lewis, as Manager of Town Hall recreation, and CSA 36. Not one single Chamber Board member has access to the recreation accounts.

Page 1: September 05, 2001

Statement By Domestic Nonprofit Corporation establishing San Jacinto Mountain Community Center, Inc. (SJMCC) as a nonprofit corporation.

Pete Capparelli – Chief Executive Officer
Cathy Grassi – Secretary
Lester Wintz – Chief Financial Officer.

Page 2: Mission Statement

Articles of Incorporation of San Jacinto Mountain Community Center, Inc. stating in section III:
"The specific purpose of this corporation is to build, develop and maintain a community recreational center in the San Jacinto mountain area of Riverside County, California."

7/23/2008

Page 3: October 01, 2003

**Fictitious Business Name Statement registering and creating ICRC as a business entity owned and operated by San Jacinto Mountain Community Center, Inc.
ICRC reports, and only answers to, their Board of Directors from San Jacinto Mountain Community Center, Inc.**

Page 4: December 01, 2003

Statement of Information changing SJMCC officers to:

Charlie Wicks – Chief Executive Officer

Diane Cardinalli – Secretary

Pete Capparelli – Chief Financial Officer.

Nanthavongdouangsy, Phayvanh

From: Susan Nash <snash22@earthlink.net>
Sent: Monday, October 17, 2016 12:15 PM
To: Idyllwild Community Center
Cc: Tom Paulek; JP Crumrine; Nanthavongdouangsy, Phayvanh; District3
Subject: Re: Your request

Thanks for the email to “supporters” It is still the County’s responsibility to have copies in the Idyllwild library. In addition, this information should have been in the town crier two weeks ago.

It also appears that the will serve letter from Idyllwild Water District will expire on October 20th. I believe, more strongly than ever, that this “CUP/initial study” must be taken off the planning commission calendar and a legally adequate CUP and CEQA document be prepared. Remember, that if any significant impacts (such as a lack of water) cannot be mitigated to a level of non-significance, then a Draft EIR must be prepared to make findings of over-riding consideration.

Thanks, Sue Nash

Susan Nash
P.O. Box 4036
Idyllwild CA 92549
909-228-6710
snash22@earthlink.net

On Oct 16, 2016, at 8:24 PM, Idyllwild Community Center
<info@idyllwildcommunitycenter.org> wrote:

Dear Susan,

Thank you for your inquiry. Idyllwild residents may access the 10 reports submitted in support of CUP 3673 including the Idyllwild Will Serve Letter Phase I by clicking [here](#). We are posting this link on our website and providing an additional FAQ to encourage community residents to learn the details of our project.

Some time ago, we began a series of FAQs about the Idyllwild Community Center project. These are published on the ICC website. Just go to the site at idyllwildcommunitycenter.org and click on FAQ. The announcement about the planning commission public meeting is also featured on the News and Updates page of the website. In addition, we have featured the public meeting on the ICC Facebook page. Please click [here](#) to see the post.

The applicable FAQ includes the following response to any inquiry about reports generated in support of the CUP application.

What information is the basis for the Idyllwild Community Center's CUP (conditional use permit) review with its MND (mitigated negative declaration)? When is the planning commission review scheduled?

The Idyllwild Community Center has been working through the county review process to obtain a conditional use permit for the development of its Idyllwild property to provide recreation to mountain residents. This has been a two-year process that has included 10 reports on all facets of the development process from water issues to oak tree mitigation. The Idyllwild Community Center project has finally achieved a recommendation from the county's planning department to move forward. This MND (mitigated negative declaration) will be presented by planning department staff at the planning commission meeting on Wednesday, November 2 at 9 am in Riverside. Following planning commission approval, the project will be submitted to the Riverside County Board of Supervisors for their approval as well. Then, construction on Phase 1 (site development and amphitheater) can begin. The current timeline for completion of Phase 1 is June 2017.

Those seeking detailed information about the CUP/MND, please click [here](#). Should you wish to make comments prior to the November 2 meeting, please click [here](#) to follow the instructions on the county's website.

Sincerely,

Chris Trout
Public Relations
Idyllwild Community Center

On Oct 12, 2016, at 11:35 AM, Susan Nash <snash22@earthlink.net> wrote:

I would like you to make the CUP/MND for the community center to be available online on your website-and on the Town Crier's website- and also hard copies at the Idyllwild library so people can comment on it before the November 2, 2016 deadline.

Susan Nash
P.O. Box 4036
Idyllwild CA 92549
909-228-6710
snash22@earthlink.net

On Oct 12, 2016, at 9:00 AM, Idyllwild Community Center
<info@idyllwildcommunitycenter.org> wrote:

Help support Idyllwild Community Center by donating online!

[View this email in your browser](#)



We are pleased to announce an exciting partnership with Idyllwild Arts Academy.
New Series, New Ideas, New Programs. Come join us.



Copyright © 2016 Idyllwild Community Center, All rights reserved.

You are receiving this email because you showed interest in helping to make the Idyllwild Community Center a reality.

San Jacinto Mountain Community Center, DBA Idyllwild Community Center, is a 501(c)(3) nonprofit public benefit corporation funded by private donors. PO Box 1770, Idyllwild, CA 92549 Federal Tax ID# 31-1708788 All donations will be used to build the Idyllwild Community Center on the Butterfield Commons on Strawberry Creek.

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Susan Nash
P.O. Box 4036
Idyllwild CA 92549
snash22@earthlink.net
909-228-6710

October 30, 2016

Riverside County Board of Supervisors
Riverside County Planning Commission
4080 Lemon Street, 5th floor
Riverside CA 92501

Riverside County Planning Department
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 92502-1409

Dear Supervisors and Planning Commission:

Re: Conditional Use Permit 3673 Revision 1 (San Jacinto Mountain Community Center) County of Riverside Environmental Assessment Form: Initial Study Number 42754. Agenda item # 4.2 November 2, 2016, Planning Commission Meeting 9am Board Chambers.

Dear Supervisors and Planning Commissioners:

This item must be taken off the November 2, 2016, agenda until a legally adequate CUP Revision and a legally adequate California Environmental Quality Act (CEQA) document are prepared. When a revision to an existing CUP is presented to the public, the County must also include the original CUP 3673 so the public can compare the two documents and determine what "revisions" were made. CUP 3673R1 must also have a legally adequate CEQA review. First, an Initial Study must be prepared and then, because there are mandatory findings of significance (yellow legged frog) a Mitigated Negative Declaration or an Environmental Impact Report must be prepared by the County.

In preparing the CUP, Initial Study and CEQA document, the County must include the following:

- ❖ The CEQA document must be sent to the State CEQA Clearing House, the Trustee and Responsible Agencies and to all state and federal agencies having jurisdiction over the project. This list includes, but is not limited to, the California Department of Fish and Wildlife, the Federal Fish and Wildlife Service, The Santa Ana Regional Quality Control Board, the US Army Corp of Engineers, the Idyllwild Water District, the Idyllwild Fire Department.

- ❖ The project cannot be approved without “will-serve” letters from the Idyllwild Water District for all four phases for both water and sewer. In addition, the Idyllwild Water District must certify that they can provide the water requirements for the Idyllwild Fire Department. The will serve letter for Phase 1 has expired and is no longer valid. The fact that the Idyllwild Water District has a moratorium on “will-serve” letters because of climate change induced drought is not even mentioned. The drought and its impacts on the will serve letters for this project must be thoroughly discussed in the CUP/CEQA document. The CUP/CEQA cannot be approved on the speculative basis that a will-serve letter may be issued in the future. If there is no current will serve letter for water and sewer for all phases, the project cannot be approved.
- ❖ The Initial study states, “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.” The presence of this endangered species requires consultation with the CDFW and the USFWS for a plan to reduce to a level of non-significance any direct or indirect impacts on the species and its habitat. Compliance with the requirements of the MSHCP or County Code requirements, including the payment of mitigation fees, does not mitigate for impacts to threatened, endangered or sensitive species and to riparian/riverine areas and oak trees. All impacts must be analyzed and mitigated pursuant to CEQA. (Fish and Game Code § 2826)
- ❖ The cumulative impacts of this development and the brewery and other commercial and residential uses on Strawberry Creek must be analyzed and mitigated. This includes the significant impacts of the run-off from asphalt parking areas into Strawberry Creek.
- ❖ The final agency approved Storm Water Pollution Prevention Plan (SWPPP), the National Pollution Discharge Plan (NPDES) and Water Quality Management Plan (WQMP) must be included in the CEQA document. The details of the drainage/detention facilities necessary to prevent adverse impacts to downstream property must also be included in the CUP/CEQA document.


The notice is legally deficient because it does not notify the public that if the Planning Commission approves this project, the public comments are closed and the approval will be put on the Board of Supervisors consent calendar. The public must be notified that an appeal must be filed and a fee paid in order for a public hearing to be held by the Board of Supervisors.

Attached is a copy of my October 13, 2016, comment letter that was omitted from the attachments to the agenda item. Please make both of these letters part of the administrative record.

Susan Nash
Attorney at Law

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 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 with each of these sections are discussed in Section 7 of the Intial 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).

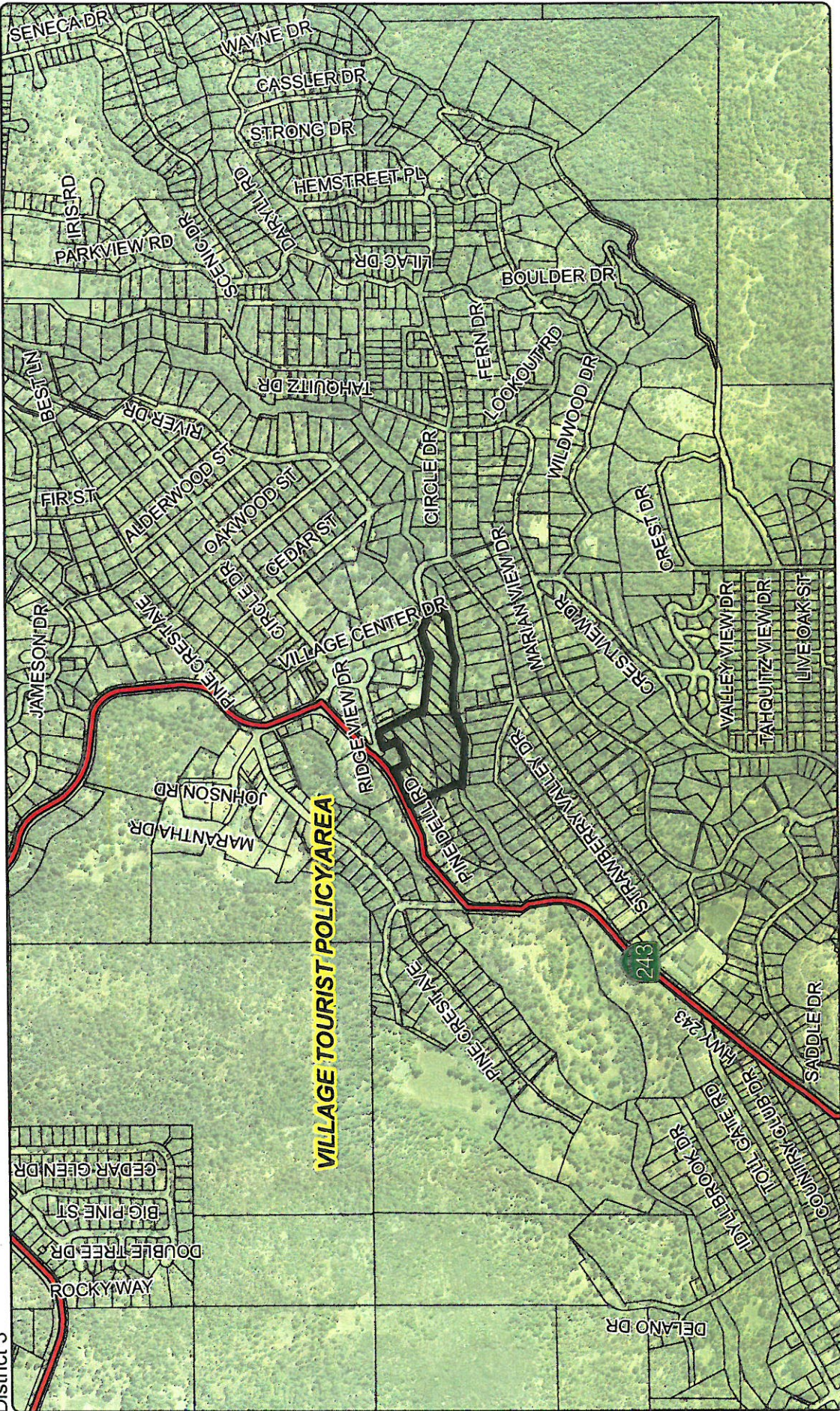
INFORMATIONAL ITEMS:

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.

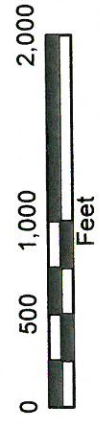
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03673R1
VICINITY/POLICY AREAS**

Date Drawn: 10/20/2016
Vicinity Map

Supervisor: Washington
District 3



Author: Vinnie Nguyen



Zoning Dist : Idyllwild

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than previous General Plans. For more information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

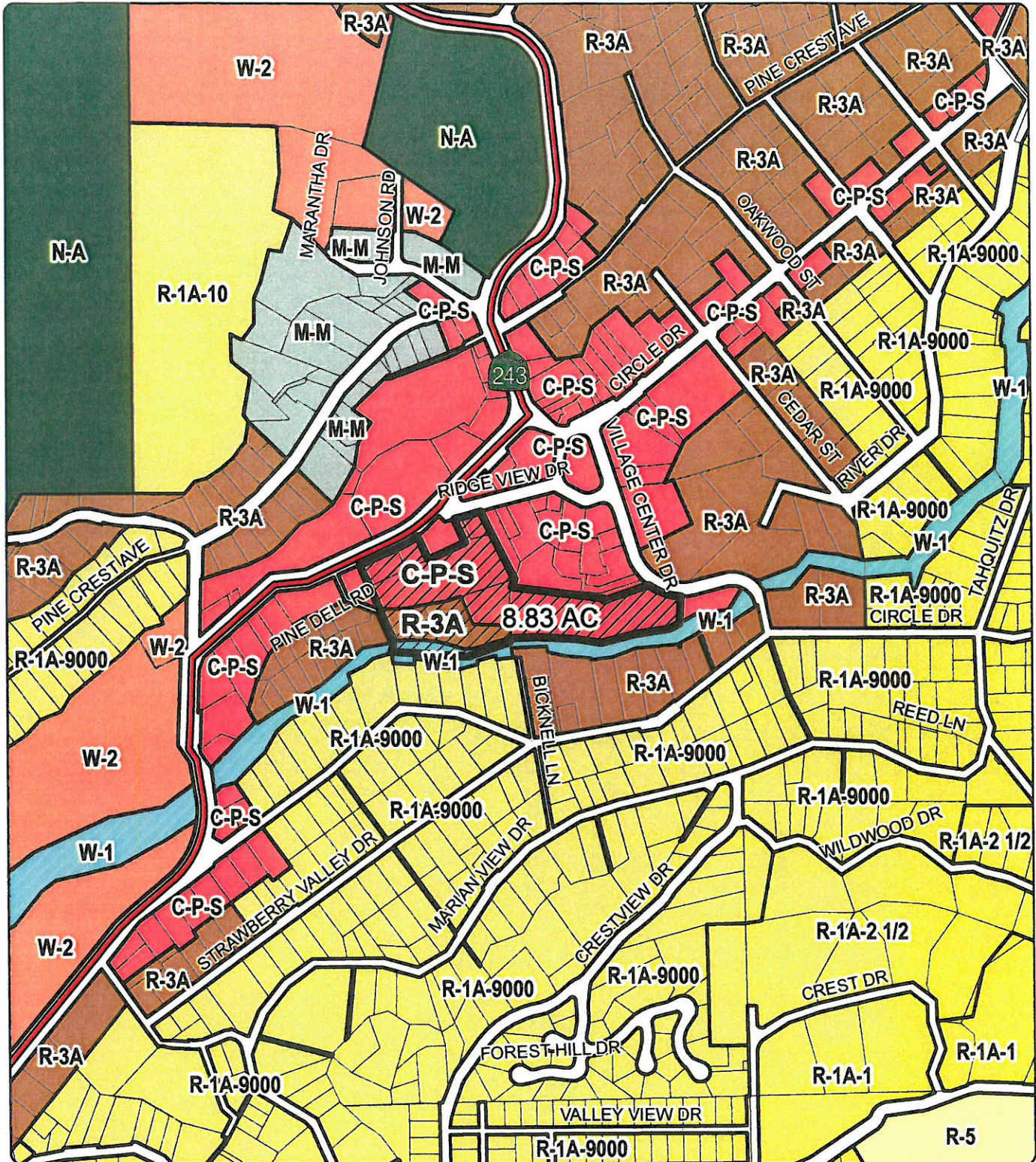
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1

EXISTING ZONING

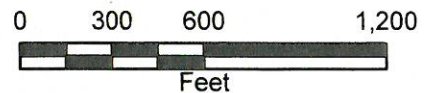
Supervisor: Washington
District 3

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 <http://planning.rctima.org>

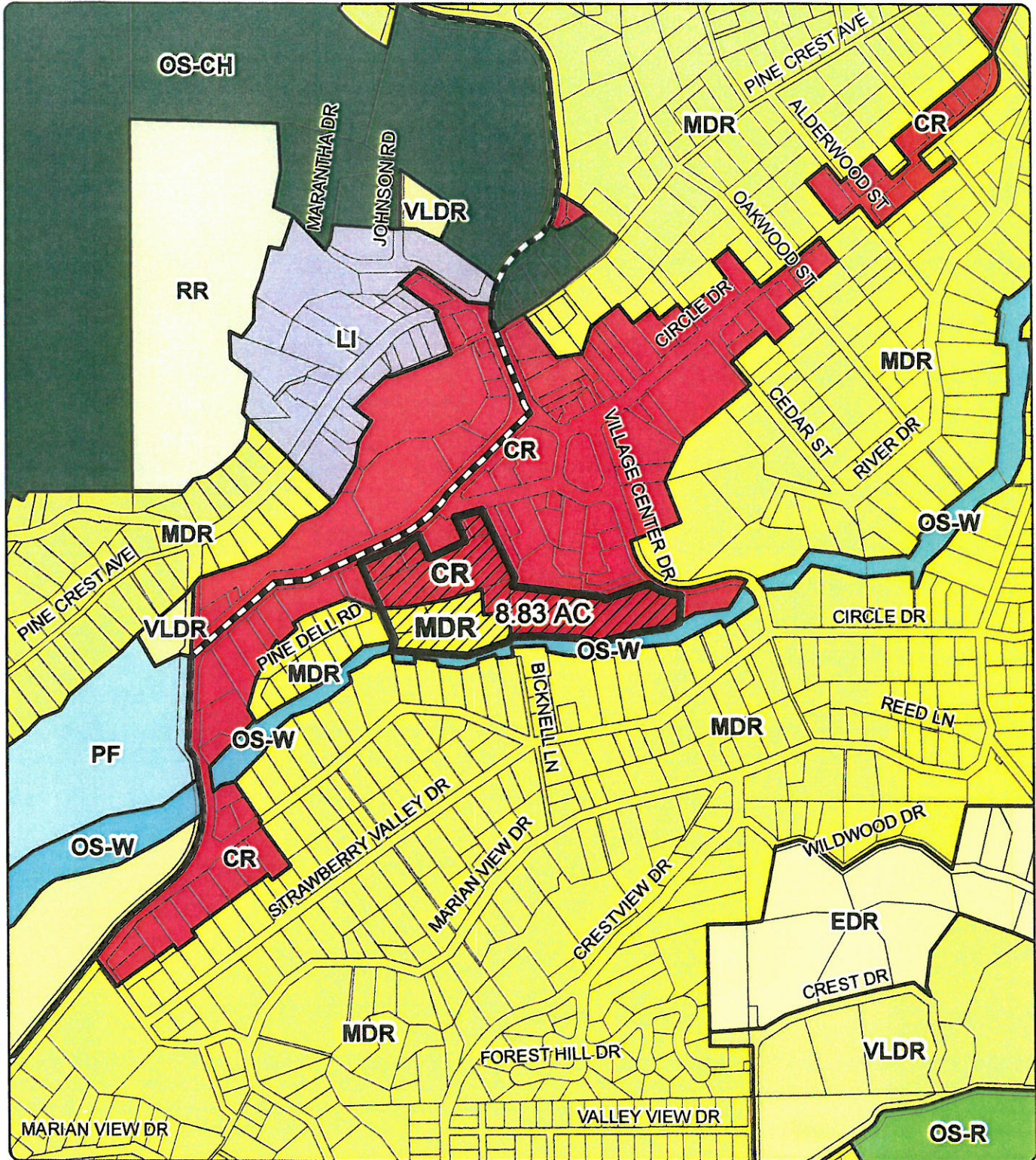
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1

EXISTING GENERAL PLAN

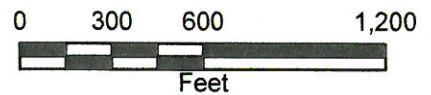
Supervisor: Washington
District 3

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673R1

LAND USE

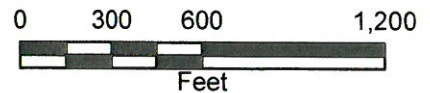
Supervisor: Washington
District 3

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)863-8277 (Eastern County) or Website <http://planning.rctima.org>

AMPHITHEATER BLOCK
 REVISIONS 7-30-15
 REVISIONS 4-16-16

OWNER / APPLICANT
 IDyllwild Community Center
 P.O. Box 1770, Idyllwild, CA 92549
 (951) 658-3073

EXHIBIT PREPARER / REPRESENTATIVE
 JIM O MARSH ARCHITECT
 27431 DATMOUTH ST.
 HEMET, CA 92344
 (951) 658-4733

ADDRESS OF PROJECT
 54201 Ridgeway Drive, Idyllwild, CA 92549

PROPERTY SIZE
 384.834 acre net
 8.33 acres

UTILITY PROVIDERS
 2008 edition page B14 grid C-8

PROJECT DESCRIPTION
 The project is for a community center for the Idyllwild Community Center, which is a successor to the Idyllwild Community Center, Inc., which is a successor of the Idyllwild Community Center, Inc., which is a successor of the Idyllwild Community Center, Inc.

NON-COMMERCIAL USE SHARED DRIVING
 There are 21 existing parking spaces within this project (19311) and 140 existing parking spaces provided for the entire project.

AMPHITHEATER PARKING
 SEATING 140
 STAGES 2

TABLE: PARKING SPACES

LOCATION	PHASE 1	PHASE 2	PHASE 3	TOTAL BUILDINGS
Existing Amphitheater	17	0	0	17
Office Reception Lobby	20	0	0	20
South Center	12	0	0	12
Men's Restroom	2	0	0	2
Women's Restroom	2	0	0	2
Food	17	0	0	17
Water	2	0	0	2
Storage	12	0	0	12
Maintenance	12	0	0	12
Recycling	12	0	0	12
Unassigned	0	0	0	0
Total	117	0	0	117

TABLE: AMPHITHEATER PARKING

SEATING	STAGES	TOTAL SPACES
140	2	142

TABLE: COVERAGE CALCULATIONS

DESCRIPTION	AREA SQ. FT.	PERCENT	TOTAL COVERAGE SQ. FT.	PERCENT
AMPHITHEATER (PHASE 1)	5000	1.3%		
BUILDING PHASE 1 (2) Offices	4,131	1.1%		
BUILDING PHASE 3 (4) Multi-Tenant Office	6,972	1.8%		
BUILDING PHASE 4 (1) Multi-Tenant Office	4,950	1.3%		
EXIST. COMMERCIAL BLDG (2) Multi-Tenant Office	3,444	0.9%		
EXIST. COMMERCIAL BLDG (2) Multi-Tenant Office	2,008	0.5%		
Proposed Driveway & Utility	47,000	12.2%		
Proposed Parking spaces & Terrace	28,000	7.3%		
PLANTING	7,880	2.1%		
NATURAL TERAPI / OPEN AREA	278,708	71.6%		
TOTAL PROPERTY (8.87 ACRES)	384,834	100.0%	386,134	100.0%

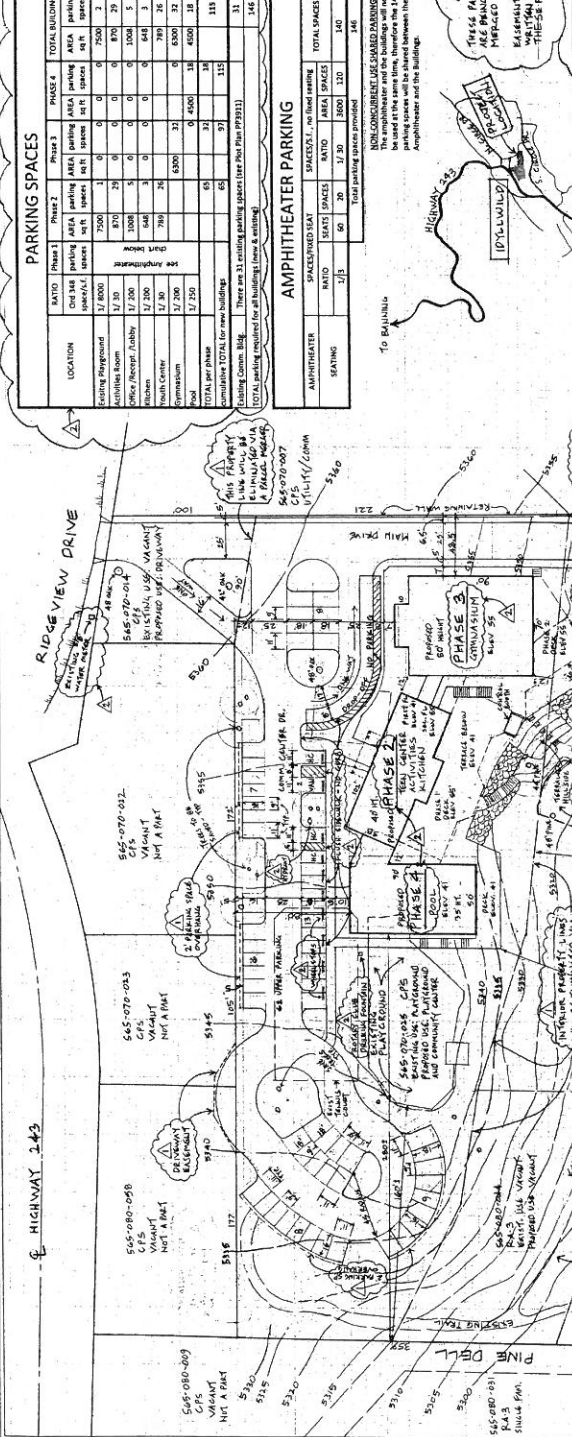
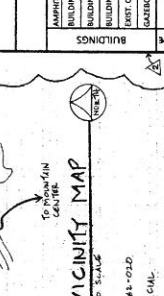


TABLE: LEGAL DESCRIPTION

PARCEL NO.	LEGAL DESCRIPTION
565-070-025	2.52 ACRES IN THE NW 1/4 OF SEC 18 T15S R16E
565-070-026	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-027	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-028	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-029	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-030	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-031	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E
565-070-032	0.81 ACRES IN THE SW 1/4 OF SEC 18 T15S R16E



SITE PLAN

1" = 40'

IDYLLWILD COMMUNITY CENTER
 CASE: CUP06839-1
 EXHIBIT: A: Amenity
 DATE: 6/15/2016
 PLANNER: madison
 CHECKER: gary

CONDITIONAL USE PERMIT 3673-R1

FOR ALL GEOSD PROBLEMS AND
 SIMILAR INTERFERENCE, SEE PLANS
 BY ALEX. NUTTHESE, CIVIL ENGR.

AMPHITHEATER BLOCK
 REVISIONS 7-30-15
 REVISIONS 4-16-16

OWNER / APPLICANT
 IDyllwild Community Center
 P.O. Box 1770, Idyllwild, CA 92549
 (951) 658-3073

EXHIBIT PREPARER / REPRESENTATIVE
 JIM O MARSH ARCHITECT
 27431 DATMOUTH ST.
 HEMET, CA 92344
 (951) 658-4733

ADDRESS OF PROJECT
 54201 Ridgeway Drive, Idyllwild, CA 92549

PROPERTY SIZE
 384.834 acre net
 8.33 acres

UTILITY PROVIDERS
 2008 edition page B14 grid C-8

PROJECT DESCRIPTION
 The project is for a community center for the Idyllwild Community Center, which is a successor to the Idyllwild Community Center, Inc., which is a successor of the Idyllwild Community Center, Inc.

NON-COMMERCIAL USE SHARED DRIVING
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AMPHITHEATER PARKING
 SEATING 140
 STAGES 2

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NATURAL TERAPI / OPEN AREA	278,708	71.6%		
TOTAL PROPERTY (8.87 ACRES)	384,834	100.0%	386,134	100.0%

LEGEND



DATE 12/16/14
 7-30-15
 8-1-15
 4-16-16

SHEET NUMBER
 1 OF 1

JOB NO.

WATERCOURSE
 549-049-050

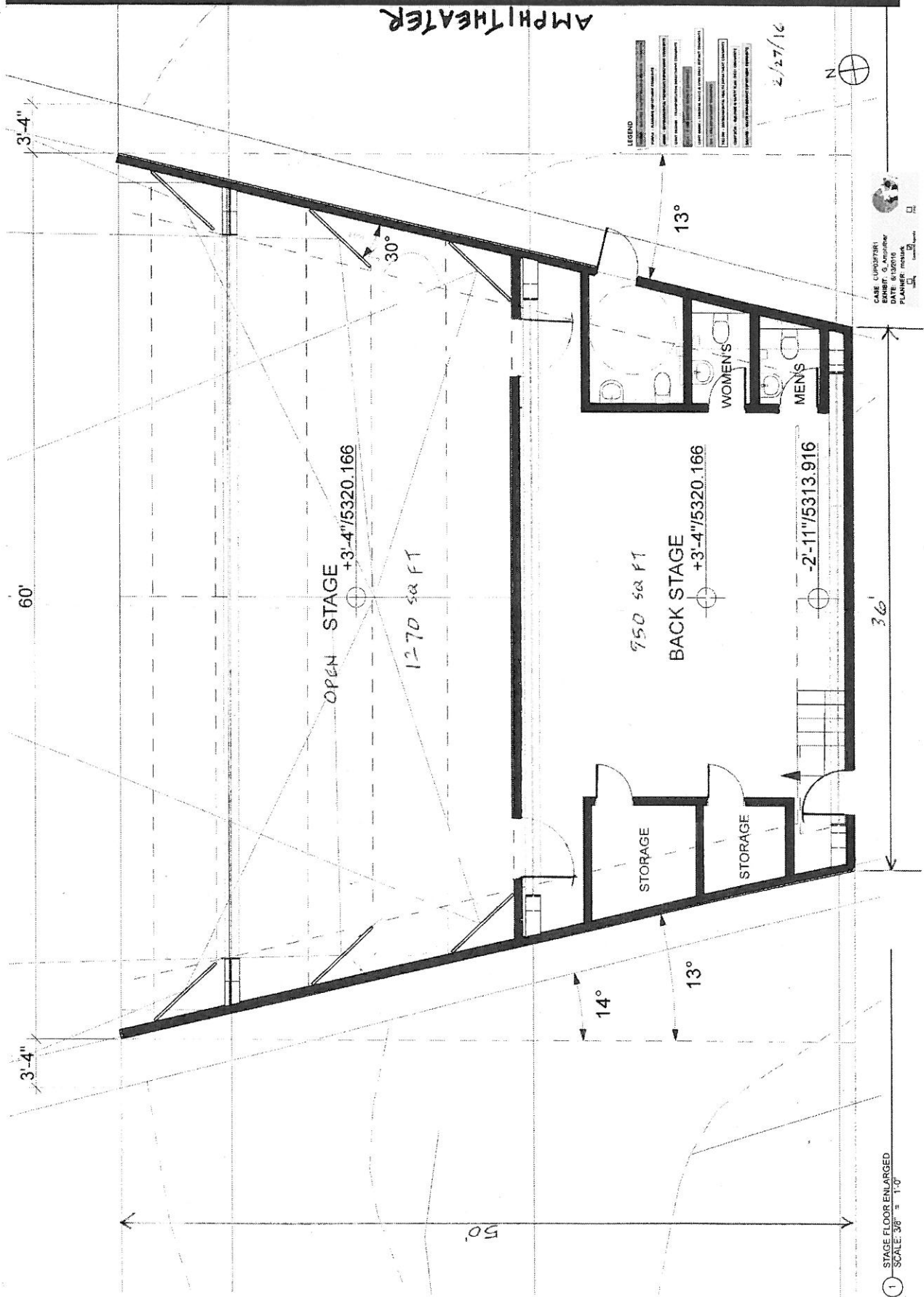
TO BAUNTING
 TO HAVESIN
 LAUREL

VILLAGE CENTER DRIVE

STRAWBERRY CREEK

FOR A COMMUNITY CENTER

PLANNED COMMUNITY CENTER



LEGEND

1	STAGE FLOOR ENLARGED
2	STAGE FLOOR ENLARGED
3	STAGE FLOOR ENLARGED
4	STAGE FLOOR ENLARGED
5	STAGE FLOOR ENLARGED
6	STAGE FLOOR ENLARGED
7	STAGE FLOOR ENLARGED
8	STAGE FLOOR ENLARGED
9	STAGE FLOOR ENLARGED
10	STAGE FLOOR ENLARGED

2/27/16



CAREY CHEN/ARCHITECT
 DATE: 6/13/2016
 PLANNER: MARIAM

1 STAGE FLOOR ENLARGED
 SCALE: 3/8" = 1'-0"

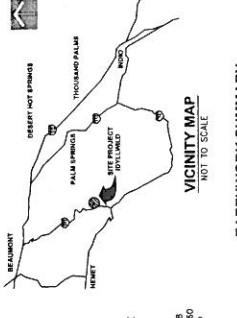
IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS

OWNER(S):
 SAN JACINTO MOUNTAIN
 DBM IDYLLWILD COMMUNITY
 CENTER BOX 1770
 IDYLLWILD, CA 92549
 PHONE: (951) 698-3070

ENGINEER:
 ALEJANDRO J. ALTORRE PE
 32791 BRIDGE CIRCLE, CORNER
 SAN BERNARDINO, CA 92408
 SUITE 105
 ELMADRIDENGINEERING.COM

APPLICANT:
 SAN JACINTO MOUNTAIN
 DBM IDYLLWILD COMMUNITY
 CENTER BOX 1770
 IDYLLWILD, CA 92549
 PHONE: (951) 698-3070

ENGINEER:
 ALEJANDRO J. ALTORRE PE
 32791 BRIDGE CIRCLE, CORNER
 SAN BERNARDINO, CA 92408
 SUITE 105
 ELMADRIDENGINEERING.COM



PHASED DEVELOPMENT

PHASE 1: PARCELS 1 AND 2
 PARCEL 1: APN: 855-000-044
 PARCEL 2: APN: 855-000-045

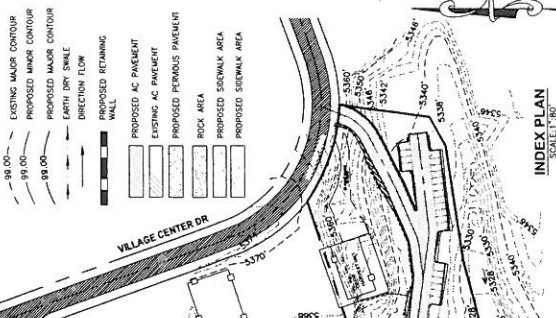
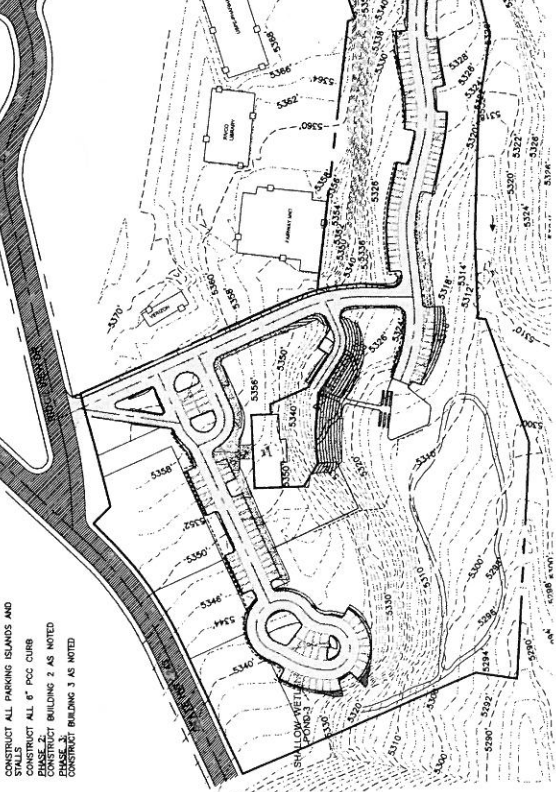
PHASE 2: PARCELS 3 AND 4
 PARCEL 3: APN: 855-000-046
 PARCEL 4: APN: 855-000-047

PHASE 3: AS NOTED

PHASE 4: AS NOTED

CONSTRUCTION KEYNOTES:

1. 4" CMU, 14'-4" TYP. SOID. GROUT.
2. 28 AWG TYP. OVER 3/8" GRADE PREPARED PER SUPPLIER'S RECOMMENDATIONS.
3. COUNT OF REBAR STAMPS: 204
4. AC PAVEMENT 3/8" SECTION, 3" THICK AC PAVEMENT OVER 8" CLASS 3 PREPARED PER GEOTECHNICAL REPORT.
5. 3.5" THICK PCC SIDEWALK OVER NATURAL SUB-GRADE.
6. NATURAL GROUND SURFACE.



NOTES:

1. EARTH QUANTITIES SHOWN HERE ARE FOR ESTIMATING PLAN CHECK ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM FIELD SURVEY AND VERIFY VOLUMES WITH THE SOILS ENGINEER'S RECOMMENDATION.
2. SOIL ENGINEER TO VERIFY AND INSPECT OVER EXCAVATION AND FOUNDATION AT CUT-FILL TRANSITION UNDER BUILDING FOOTPRINT.
3. SEE ARCHITECTURAL PLAN FOR EXACT BUILDING DIMENSIONS.
4. PROVIDE A UNIFORM AND FIRM SOIL MAT TO SUPPORT THE OVER EXCAVATION OVER EXCAVATION DEPTH SHOULD BE AT LEAST 2 FEET BELOW THE FOOTING BOTTOMS AND SHOULD BE EXTENDED TO THE PERIMETER OF THE EXCAVATION. THE RATIO OF MAXIMUM TO MINIMUM FILL THICKNESS SHOULD BE NO LESS THAN 2:1.
5. THIS PROJECT WILL NOT REQUIRE A SOLE STABILITY REPORT. SHED FOUNDATION SHALL BE DESIGNED TO BE AT LEAST 12" ABOVE FINISH GRADE. ALL VERTICAL OR CUT AND FILL SLOPES EXCEPT OVER 30° HEIGHT, SHALL BE APPROXIMATELY 2:1.
6. ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THE ENGINEER DOES NOT INCLUDE ANY PROVISION ASSOCIATED WITH BUILDING.
7. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEPARATE PERMIT FROM THE TRANSPORTATION DEPARTMENT AND THE CONSISTENCY BETWEEN ON-SITE GRADING INFORMATION AND THE INFORMATION PROVIDED BY THE TRANSPORTATION DEPARTMENT SHALL BE THE BASIS FOR THE GRADING CONTRACTOR'S RESPONSIBILITY. THE ENGINEER PREPARED THE GRADING PLAN HAS VERIFIED THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS PROVISIONS ASSOCIATED WITH THE TRANSPORTATION DEPARTMENT APPROVED PLAN.
8. ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THE ENGINEER DOES NOT INCLUDE ANY PROVISION ASSOCIATED WITH BUILDING.
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10. THE ENGINEER PREPARED THE GRADING PLAN HAS VERIFIED THE CONSISTENCY BETWEEN ON-SITE GRADING INFORMATION AND THE INFORMATION PROVIDED BY THE TRANSPORTATION DEPARTMENT APPROVED PLAN.
11. CUT/FILL TRANSITION: CUT AREA UNDER BUILDING SHOULD BE OVER 12" ABOVE FINISH GRADE. ALL VERTICAL OR CUT AND FILL SLOPES EXCEPT OVER 30° HEIGHT, SHALL BE APPROXIMATELY 2:1.
12. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEPARATE PERMIT FROM THE TRANSPORTATION DEPARTMENT AND THE CONSISTENCY BETWEEN ON-SITE GRADING INFORMATION AND THE INFORMATION PROVIDED BY THE TRANSPORTATION DEPARTMENT SHALL BE THE BASIS FOR THE GRADING CONTRACTOR'S RESPONSIBILITY. THE ENGINEER PREPARED THE GRADING PLAN HAS VERIFIED THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS PROVISIONS ASSOCIATED WITH THE TRANSPORTATION DEPARTMENT APPROVED PLAN.
13. EXCEPT FOR NATURAL WATER COURSES SHALL BE PERMITTED.
14. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BENches, MANHOLES, AND CHANNELS) SHALL BE PROVIDED TO PREVENT FLOODING WATER AND DAMAGE TO ADJACENT PROPERTIES.
15. DRAINAGE SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
16. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. ADJOINING PROPERTIES DURING GRADING OPERATIONS.
17. THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE DRAINAGE IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN AND WILL NOT ADVERSELY AFFECT ADJOINING PROPERTIES.
18. EXCEPT FOR NATURAL WATER COURSES SHALL BE PERMITTED.
19. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM PLANTING WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER OF TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10' OR A COMBINATION OF TREES AND SHRUBS. PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH A PRESSURIZED MAIN AND CONTROL VALVE. PLANTING SHALL BE PERMITTED GRADING ON THE LOT.
20. THE ENGINEER OF RECORD HAS EVALUATED THE DRAINAGE AND HAS DETERMINED THAT THE DRAINAGE IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN AND WILL NOT ADVERSELY AFFECT ADJOINING PROPERTIES.
21. ENGINEER WHO PREPARED AND SIGNED THIS PLAN HAS VERIFIED THAT THE PROPOSED DRAINAGE IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERN AND WILL NOT ADVERSELY AFFECT ADJOINING PROPERTIES.
22. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM PLANTING WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER OF TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10' OR A COMBINATION OF TREES AND SHRUBS. PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH A PRESSURIZED MAIN AND CONTROL VALVE. PLANTING SHALL BE PERMITTED GRADING ON THE LOT.
23. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE EXPANSION INDEX AND REMOVAL MEASURES IF EX-20 WATER SOLUBLE SULFATE CONTENT, COMPRESSIBILITY AND REMOVAL MEASURES IF NECESSARY.
24. INCLUDE THE SPECIAL INSPECTION VERIFICATION LISTED IN TABLE FIGHT OF TABLE BELOW.
25. ALL REQUIRED DRAINAGE COURSES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF PERMITTED GRADING ON THE LOT.

QUANTITIES

ITEM DESCRIPTION	UM	QUANTITY
4" CMU FOR RETAINING WALL INCLUDES REINFORCING	LF	9837
PCC FOOTING FOR RETAINING WALL	CF	160
6" CLASS 3 PREPARED PER 30' STD DIA	LF	5137
AC PAVEMENT 3" THICK	SF	64,132
CLASS 3 AGGREGATE BASE 8" THICK	SF	11,188
PERIMETER PCC PAVEMENT	SF	23,445
3.5" THICK PCC SIDEWALK OVER NATIVE SF	SF	4,091

CONSTRUCTION KEYNOTES:

1. 4" CMU, 14'-4" TYP. SOID. GROUT.
2. 28 AWG TYP. OVER 3/8" GRADE PREPARED PER SUPPLIER'S RECOMMENDATIONS.
3. COUNT OF REBAR STAMPS: 204
4. AC PAVEMENT 3/8" SECTION, 3" THICK AC PAVEMENT OVER 8" CLASS 3 PREPARED PER GEOTECHNICAL REPORT.
5. 3.5" THICK PCC SIDEWALK OVER NATURAL SUB-GRADE.
6. NATURAL GROUND SURFACE.

AREA ANALYSIS

DISTURBED AREA= 148,741 sq. ft. = 3.41 AC

28 AWG TYP. OVER 3/8" GRADE PREPARED PER SUPPLIER'S RECOMMENDATIONS.

COUNT OF REBAR STAMPS: 204

AC PAVEMENT 3/8" SECTION, 3" THICK AC PAVEMENT OVER 8" CLASS 3 PREPARED PER GEOTECHNICAL REPORT.

3.5" THICK PCC SIDEWALK OVER NATURAL SUB-GRADE.

NATURAL GROUND SURFACE.

NOTES:

1. 100 FEET AROUND ALL STRUCTURES VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 1973.
1. VEHICLE 15,000 POUNDS OVER 20 WELLS.
2. DRAINAGE SLOPE NOT TO EXCEED 1:50 GRADE.
3. WATER STORAGE TANKS REQUIRE PER SEPARATE SUBMITTAL.

DESIGN SPEED: 15 MPH

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

FOR MORE INFORMATION CONTACT THE ENGINEER OF RECORD AT THE ADDRESS LISTED ABOVE OR BY PHONE AT 951-277-2600.

TOLL FREE PUBLIC SERVICE BY PHONE AT 800-277-2600.

UNDESIRABLE SERVICE ALERT

COMPLETION OF WORK

A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE EXPANSION INDEX AND REMOVAL MEASURES IF EX-20 WATER SOLUBLE SULFATE CONTENT, COMPRESSIBILITY AND REMOVAL MEASURES IF NECESSARY.

INCLUDE THE SPECIAL INSPECTION VERIFICATION LISTED IN TABLE FIGHT OF TABLE BELOW.

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REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED CIVIL ENGINEER

ALEJANDRO J. ALTORRE R.C.E. NO. C 37761 EXP. 09/20/16

ENGINEER

SCALE: H V

ISSUED: DEC 15, 2014 R.C.E. NO. 37761

FOR: Y-C-P-PLAN FOR R08

EXP. DATE: 06-30-2016

PHONE: (949) 510-1880

236 W. BRANSE SHOW RD. SUITE 105
 SAN BERNARDINO, CA 92408

ALFONSO J. ALTORRE PE
 32791 BRIDGE CIRCLE, CORNER
 SAN BERNARDINO, CA 92408
 PHONE: (949) 510-1880

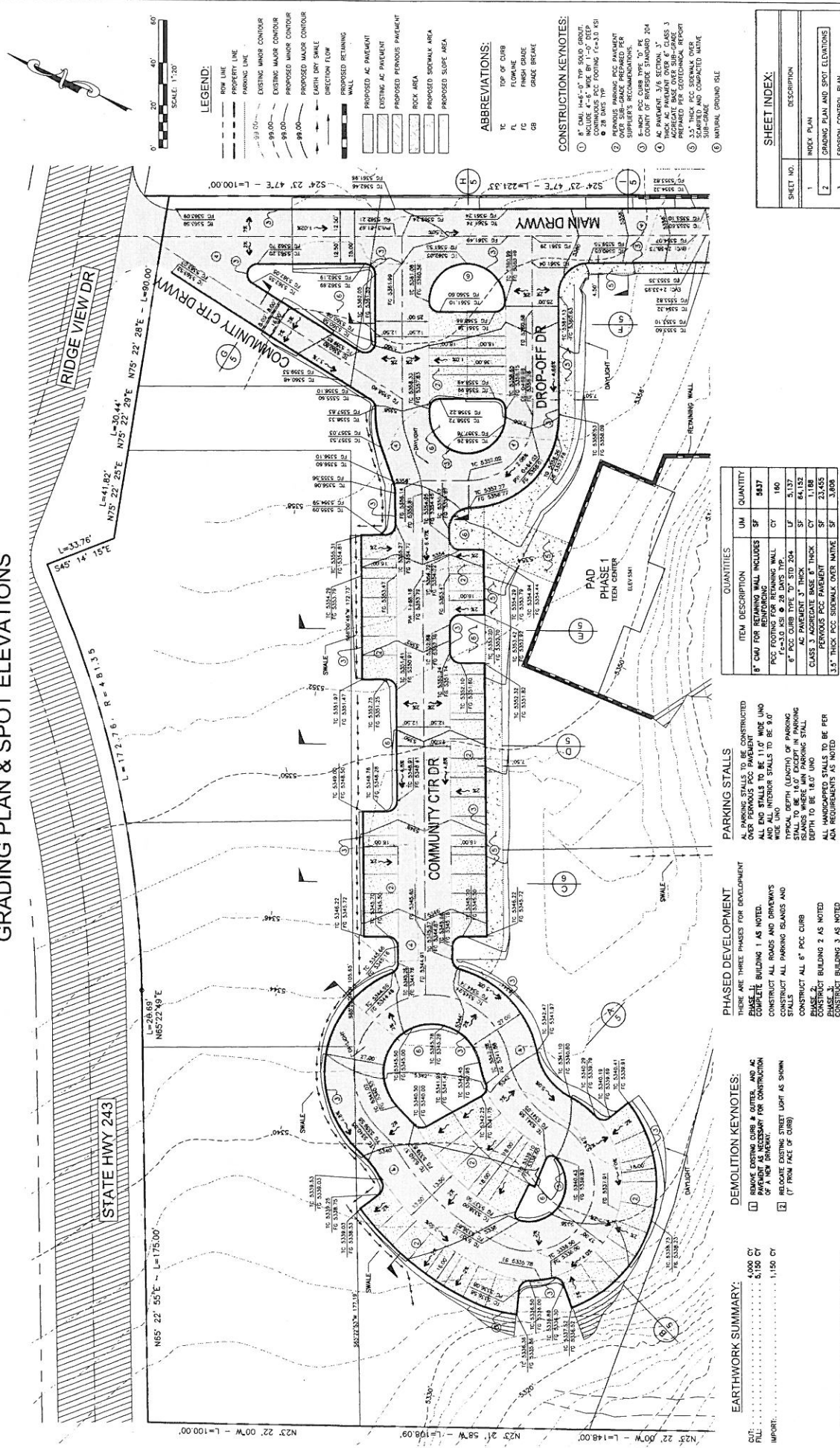
CUP: 3673-R1 IP: 000000

COUNTY OF RIVERSIDE
 IDYLLWILD COMMUNITY CENTER

SHEET NO. 1 OF 6 SHEETS

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA

GRADING PLAN & SPOT ELEVATIONS



LEGEND:

- PROPOSED AC PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EARTH DRY SWALE
- DIRECTION FLOW
- PROPOSED RETAINING WALL
- PROPOSED AC PAVEMENT
- EXISTING AC PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- ROCK AREA
- PROPOSED SIDEWALK AREA
- PROPOSED SLOPE AREA

ABBREVIATIONS:

- TC TOP OF CURB
- FL FLOWLINE
- CE CENTERLINE
- CB CURE BREAK

CONSTRUCTION KEYNOTES:

- 1 8" CUIR 144-37 TYP 5000 GROUT, INCLUDE 4" x 6" WIDE BR 1" x 3" DEEP
- 2 PERVIOUS PAVING PCC PAVEMENT OVER SUB-BASE PREPARED PER COUNTY OF RIVERSIDE STANDARD 204
- 3 8-INCH PCC CURB TYPE "D" PK
- 4 AC PAVEMENT 3/8" SECTION, 3" AGGREGATE BASE OVER SUB-BASE, PREPARED PER GEOTECHNICAL REPORT
- 5 SWALE AND CONTACTED NATIVE SUB-GRADE
- 6 NATURAL GROUND SLE

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

QUANTITIES

ITEM DESCRIPTION	UM	QUANTITY
8" CUIR FOR RETAINING WALL INCLUDES REINFORCING	SF	8437
PCC FOR SIDEWALKS, SWALES AND ALL INTERIOR STALLS TO BE 9.0" WIDE UNO	CY	160
1" x 3.0 KSI # 28 DMS TYP.	SF	5137
6" PCC CURB TYPE "D" STD 204	LF	64152
AC PAVEMENT 3" THICK	CY	1108
PERVIOUS PCC PAVEMENT	SF	2545
3.5" THICK PCC SIDEWALK OVER NATIVE	SF	3089

PARKING STALLS
 ALL PARKING STALLS TO BE CONSTRUCTED OVER PERVIOUS PCC PAVEMENT. ALL EXTERIOR AND ALL INTERIOR STALLS TO BE 9.0" WIDE UNO
 TYPICAL DEPTH (LENGTH) OF PARKING ISLANDS WHERE MAN PARKING STALL DEPTH TO BE 18.0' UNO
 ALL HANDICAPPED STALLS TO BE PER ADA REQUIREMENTS AS NOTED

PHASED DEVELOPMENT
 THERE ARE THREE PHASES FOR DEVELOPMENT
 PHASE 1: COMPLETE BUILDING 1 AS NOTED.
 PHASE 2: CONSTRUCT ALL PARKING ISLANDS AND STALLS
 PHASE 3: CONSTRUCT ALL 8" PCC CURB
 PHASE 4: CONSTRUCT BUILDING 2 AS NOTED
 PHASE 5: CONSTRUCT BUILDING 3 AS NOTED

DEMOLITION KEYNOTES:

- 1 REMOVE EXISTING CURB & GUTTER, AND AC PAVEMENT TO EXISTING FLOOR FINISH ELEVATION OF A NEW DRIVEWAY.
- 2 RELOCATE EXISTING STREET LIGHT AS SHOWN (1' FROM FACE OF CURB)

EARTHWORK SUMMARY:

EXCAVATION	4,989 CY
IMPORT	5,100 CY
	1,110 CY

ENGINEER: ALVARADO J. ALFORRE PE
 CIVIL ENGINEER
 235 W. GRANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (949) 510-1980

SHEET NO. 2 OF 6 SHEETS

CUP: 3673-R1 IP: 000000

BENCHMARK: COUNTY OF RIVERSIDE
 IDYLLWOOD COMMUNITY CENTER

REVISIONS	DATE	BY	DATE	APPROVE

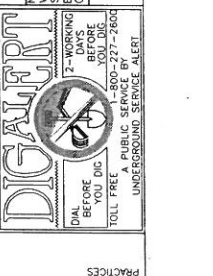
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ISSUED: DEC. 15, 2014	R.C.E. NO. 32781	FOR:	
Y-C-P-PLAN FOR ROB EXP. DATE 08-30-2018			

DESIGN SPEED: 15 MPH

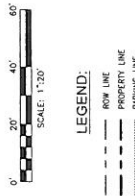
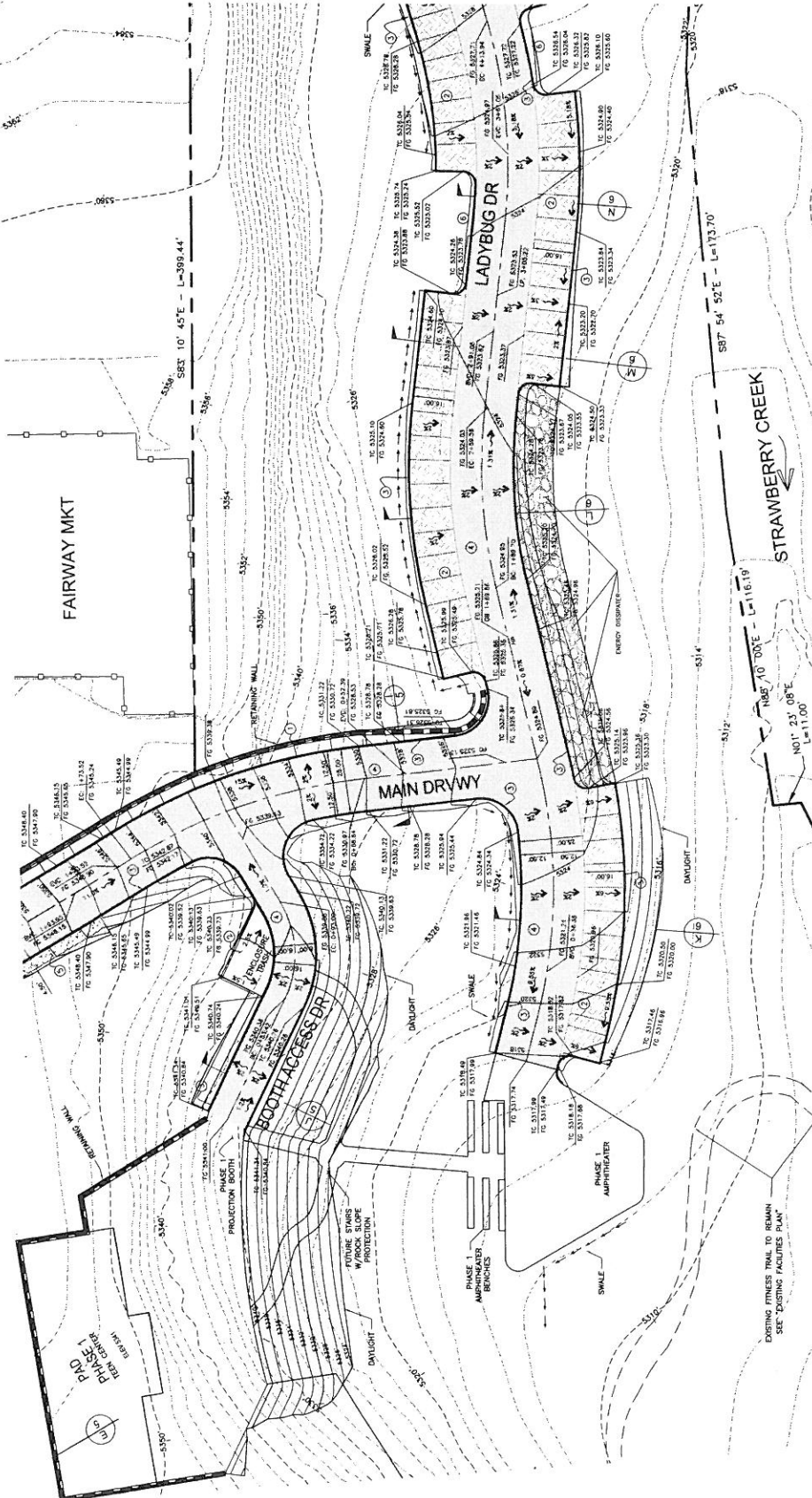
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED. BEFORE YOU DIG YOU DID. TOLL FREE PUBLIC SERVICE ALERT UNDERGROUND SERVICE ALERT

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

DATE SIGNED: _____ REGISTRATION NUMBER: _____ PLAN CHECK OVERSIGHT ENGINEER: _____



IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA GRADING PLAN & SPOT ELEVATIONS



- LEGEND:**
- ROW LINE
 - PROPERTY LINE
 - PARKING LINE
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - PROPOSED MAJOR CONTOUR
 - - - - - PROPOSED MINOR CONTOUR
 - - - - - EXISTING DRAIN SWALE
 - - - - - PROPOSED DRAIN SWALE
 - - - - - DIRECTION FLOW
 - PROPOSED RETAINING WALL
 - PROPOSED AC PAVEMENT
 - EXISTING AC PAVEMENT
 - PROPOSED PERVIOUS PAVEMENT
 - ROCK AREA
 - PROPOSED SIDEWALK AREA
 - PROPOSED GRADE AREA

- ABBREVIATIONS:**
- TC TOP OF CURB
 - FL FINISH LINE
 - CG CENTERLINE
 - GB GRADE BREAK
- CONSTRUCTION KEYNOTES:**
- ① 8" DIA. 14'-0" TYP. SOLO CIRCUL. INCLUDE 4"-6" WIDE BY 1'-0" DEEP
 - ② 8" DIA. 14'-0" TYP. SOLO CIRCUL. 10' WAYS TYP.
 - ③ PERVIOUS PAVEMENT FOR SURFEREAS IN CONTACT WITH THE SUPERFICIAL COURSE TYPE 'II' OF COUNTY OF RIVERSIDE STANDARD 204
 - ④ AC PAVEMENT 3/8" SECTION, 3" TYPICAL DRAINAGE COURSE 3" THICK. MINIMUM 2" THICK. PREPARED PER GEOTECHNICAL REPORT
 - ⑤ 3.5" THICK RCC SIDEWALK OVER SUP-GRADE
 - ⑥ MATERIAL GRADING ISLE

SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADE PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

QUANTITIES	ITEM DESCRIPTION	UM	QUANTITY
	8" CMU FOR RETAINING WALL INCLUSES REINFORCING	SF	3437
	FOOTING FOR 8" CMU WALL	CF	160
	8" PCC CURB TYPE 3/8 STD. 204	SF	5137
	AC PAVEMENT 3" THICK	SF	64,132
	GRADE 3 AGGREGATE BASE 6" THICK	CF	1,188
	PERVIOUS PCC PAVEMENT	SF	25,455
	3.5" THICK PCC SIDEWALK OVER MOTIVE	SF	3,088

PHASED DEVELOPMENT
THERE ARE THREE PHASES FOR DEVELOPMENT

PHASE 1:
COMPLETE BUILDING 1 AS NOTED.
CONSTRUCT ALL ROADS AND DRIVEWAYS
CONSTRUCT ALL PARKING ISLANDS AND STALLS
CONSTRUCT ALL 8" PCC CURB

PHASE 2:
CONSTRUCT BUILDING 2 AS NOTED

PHASE 3:
CONSTRUCT BUILDING 3 AS NOTED

DEMOLITION KEYNOTES:

- REMOVE EXISTING CURB & GUTTER, AND AC COMPLETE PAVEMENT FOR CONSTRUCTION OF A NEW DRIVEWAY
- REMOVE EXISTING STREET LIGHT AS SHOWN (7' FROM FACE OF CURB)

EARTHWORK SUMMARY:

CUT:	4,000 CY
FILL:	5,100 CY
IMPORT:	1,150 CY

DESIGN SPEED: 15 MPH

2-WORKING BEFORE YOU DIG 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR. CALL 800-487-2727 TO REGISTER YOUR PROJECT AND RECEIVE A FREE UNDERGROUND SERVICE ALERT (USA).

CONTRACTOR'S OBLIGATION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.

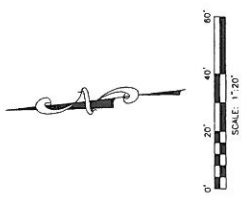
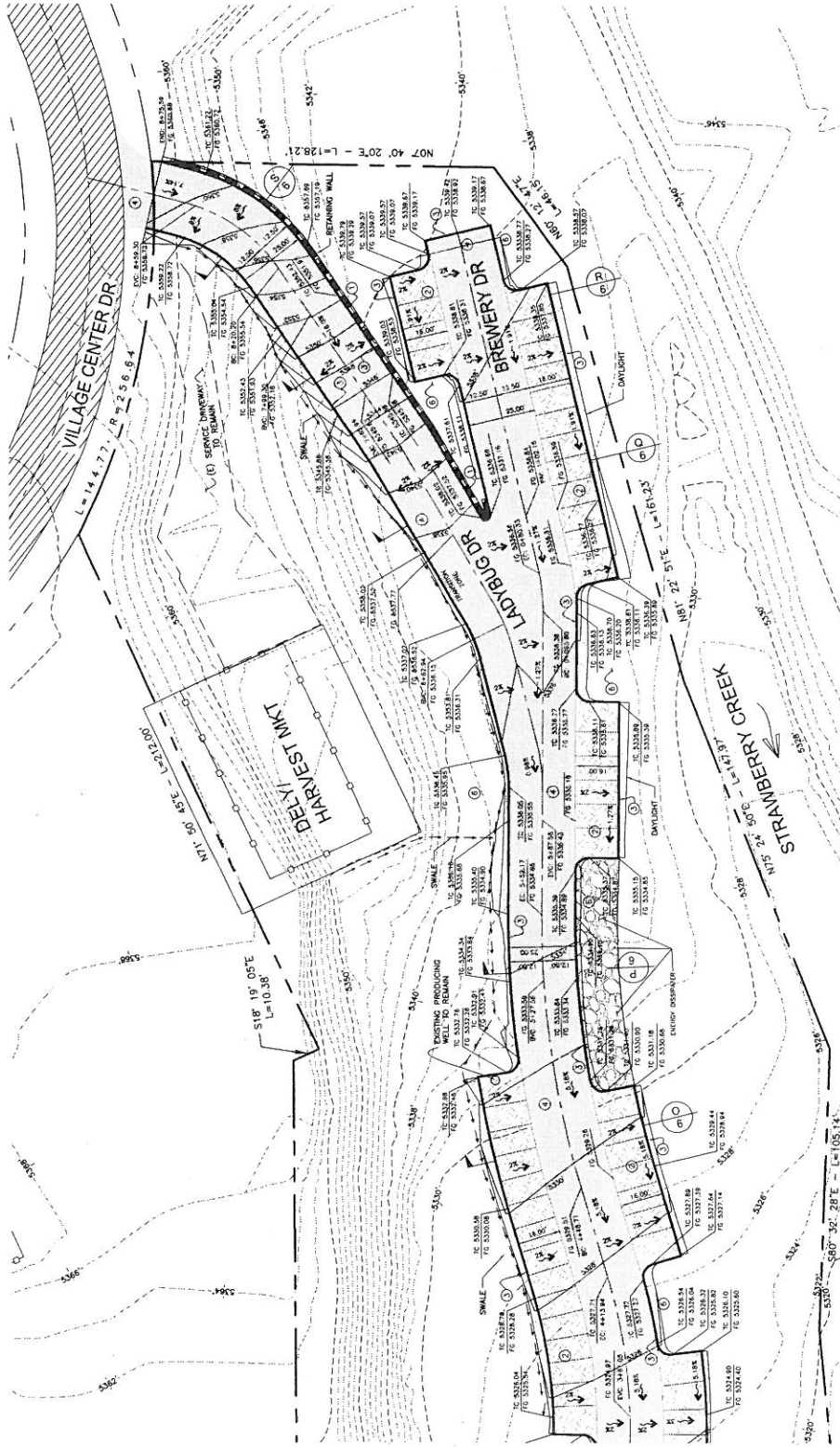
ENGINEER: ALEJANDRO J. ALTAMIRANO PE, INC.
236 W. ORANGE SHOW RD., SUITE 105
SAN BERNARDINO, CA 92408
PHONE (949) 510-1980

ISSUED: DEC. 15, 2014
SCALE: H
R.C.E. NO.: 32751
EXP. DATE: 08-30-2018

CUP: 3673-R1
SHEET NO.: 3
IP: 000000
COUNTY: RIVERSIDE
PROJECT: IDYLLWILD COMMUNITY CENTER

FOR:	W.O.	FILE NO.	OF SHEETS
			6

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
 - EARTH DRY SHALE
 - DIRECTION FLOW
 - PROPOSED RETAINING WALL
 - PROPOSED AC PAVEMENT
 - EXISTING AC PAVEMENT
 - PROPOSED PERVIOUS PAVEMENT
 - ROCK AREA
 - PROPOSED SIDEWALK AREA
 - PROPOSED SLOPE AREA

ABBREVIATIONS:

- TC TOP OF CURB
- FL FLOWLINE
- GS GRADE BREAK

CONSTRUCTION KEYNOTES:

- 1 1" DIA. 1/4" THICK 5000 GRADE CONTINUOUS RCC FOOTING (1x1.0) DEP
- 2 REMOVE EXISTING MAJOR CONTOUR OVER SUB-GRADE PREPARED PER SUPPLIER'S RECOMMENDATIONS
- 3 AC PAVEMENT, 3/8 SECTION, 3" THICK AC PAVEMENT OVER 8" THICK CLAS 3 AGRIGRATE BASE 8" THICK 1.18B FORTIFIED 3.5" THICK RCC SIDEWALK OVER SUB-GRADE AND COMPACTED NATIVE
- 4 AC PAVEMENT, 3/8 SECTION, 3" THICK AC PAVEMENT OVER 8" THICK CLAS 3 AGRIGRATE BASE 8" THICK 1.18B FORTIFIED 3.5" THICK RCC SIDEWALK OVER SUB-GRADE AND COMPACTED NATIVE
- 5 3.5" THICK RCC SIDEWALK OVER SUB-GRADE AND COMPACTED NATIVE
- 6 NATURAL GROUND USE

SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

ITEM DESCRIPTION	UM	QUANTITY
8" CMU FOR RETAINING WALL INCLUDES REINFORCING	SF	5437
POST TENSIONING WALL	CT	160
1" x 5.0 MS @ 28 DAYS TYP.	SF	64,152
8" RCC CURB TYPE 'D' STD. 204	SF	1,188
AC PAVEMENT 3" THICK	SF	3,160
CLAS 3 AGRIGRATE BASE 8" THICK	CT	3,160
3.5" THICK RCC SIDEWALK OVER SUB-GRADE	SF	3,160

PARKING STALLS
 ALL PARKING STALLS TO BE CONSTRUCTED OVER PERVIOUS PCC PAVEMENT AND ALL INTERIOR STALLS TO BE 8.0' WIDE AND 16.0' DEPT. TYPICAL. (LENGTH) OF PARKING STALLS TO BE 16.0' UNO. ALL HANDICAPPED STALLS TO BE PER ADA REQUIREMENTS TO BE PER

PHASED DEVELOPMENT
 THERE ARE THREE PHASES FOR DEVELOPMENT PHASE 1: BUILDING 1 AS NOTED. PHASE 2: CONSTRUCT ALL PAVEMENT ISLANDS AND STALLS. PHASE 3: CONSTRUCT ALL 8" PCC CURB AND 3.5" THICK RCC SIDEWALKS TO BE PER CONSTRUCTION BUILDING 3 AS NOTED.

DEMOLITION KEYNOTES:

- 1 REMOVE EXISTING CURB & GUTTER, AND AC PAVEMENT FROM EXISTING STREET FOR CONSTRUCTION OF A NEW DRIVEWAY.
- 2 RELOCATE EXISTING STREET LIGHT AS SHOWN (7' FROM FACE OF CURB)

EARTHWORK SUMMARY:

CUT: 4,050 CY
 FILL: 5,150 CY
 IMPORT: 1,100 CY

DESIGN SPEED: 15 MPH

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS THE GRADING PERMIT HAS BEEN ISSUED. The project engineer agrees these plans is acceptable design for the project. The project engineer is not responsible for determining the accuracy of the data provided and retaining the plans for approval by the City Engineer.

DIGITAL
 2-DRAWING
 BEFORE 3:00 PM
 TOLL FREE 1-800-227-2800
 A PUBLIC SERVICE BY
 UNDERGROUND SERVICE ALERT

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

DATE SIGNED	REGISTRATION NUMBER	PLAN CHECK OVERSIGHT ENGINEER

REVISIONS

NO.	DATE	ENGINEER	COUNTY

SEAL-ENGINEER

ALEXANDRO J. ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 236 W. ORANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (949) 510-1986

ISSUED: DEC. 15, 2014
 BY: J. PLAN 408
 R.C.E. No. 32781
 EXPIRES: DEC. 15, 2016

BENCHMARK: _____

CUP: 3673-R1 IP: 000000 SHEET NO. 4

COUNTY OF RIVERSIDE OF SHOTS 6

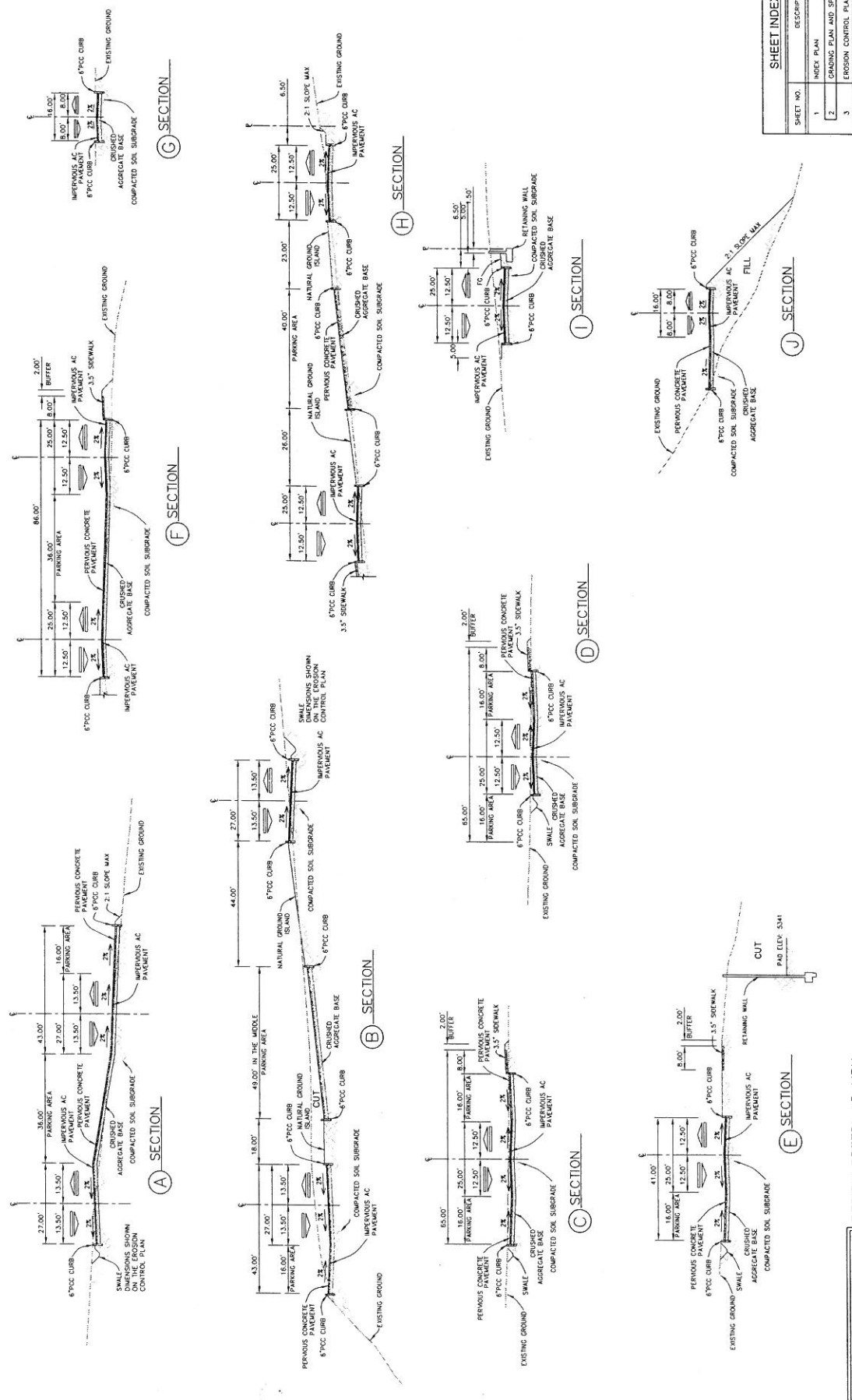
FILE NO. _____

W.D. _____

FOR: _____

SCALE: _____

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. **5**
 CUP: 3673-R1 IP: 000000
 COUNTY OF RIVERSIDE
 IDYLLWILD COMMUNITY CENTER

BENCHMARK:
 ALAMANDRO J. ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 236 SAN BERNARDINO BLVD #105
 SAN BERNARDINO, CA 92408
 PHONE (949) 510-1960

ENGINEER
 SEAL-ENGINEER
 ISSUED: DEC 11, 2011
 BY: Y. P. OF 12-03-2014

R.C.E. No. 32781
 EXP. DATE 06-30-2016
 SCALE: 1" = 10'

DESIGN SPEED: 15 MPH

NOTE: CHANGES WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The project engineer shall be responsible for obtaining all necessary permits and for providing for adequate protection of existing utilities and structures. The project engineer shall be responsible for obtaining all necessary permits and for providing for adequate protection of existing utilities and structures.

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

800-277-2800

TOLL FREE

BEFORE YOU DIG

2-WORKING DAYS BEFORE YOU DIG

DIG DEEPER

REVISIONS

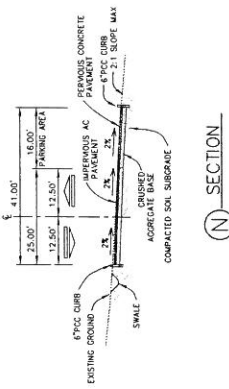
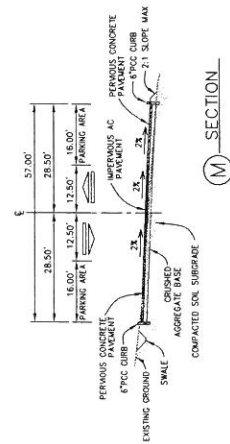
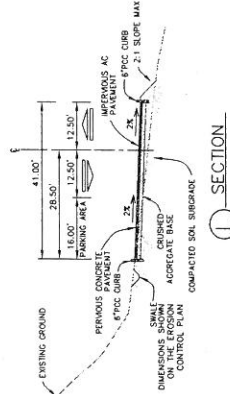
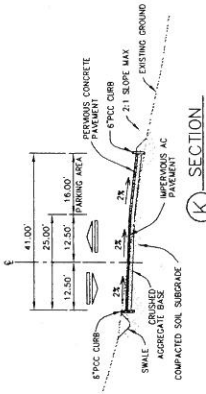
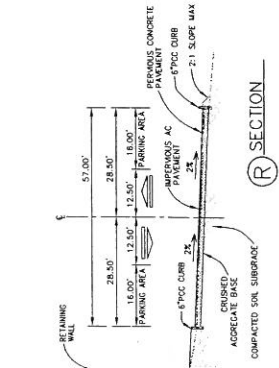
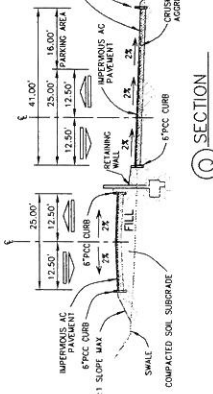
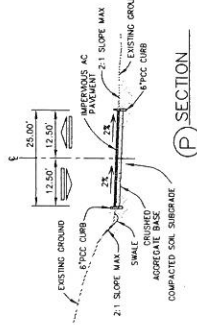
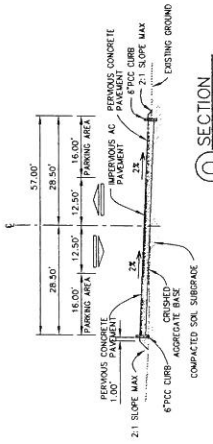
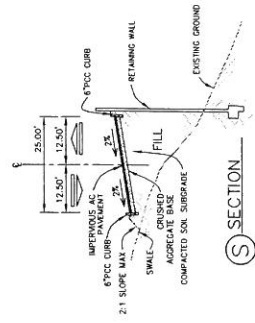
NO.	DATE	DESCRIPTION	ENGINEER	APPR. DATE	COUNTY

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES

PLAN CHECK OVERSIGHT ENGINEER _____ REGISTRATION NUMBER _____ DATE SIGNED _____

DATE SIGNED _____

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA
GRADING PLAN & SPOT ELEVATIONS



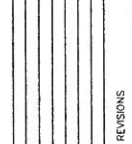
SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	INDEX PLAN
2	GRADING PLAN AND SPOT ELEVATIONS
3	EROSION CONTROL PLAN

SHEET No. **6**
 COUNTY OF RIVERSIDE
 IDYLLWILD COMMUNITY CENTER

CUP: 3673-R1 IP: 000000
 FOR: _____ W.O. _____ V. _____
 SCALE: _____ H _____ V _____

BENCHMARK:
 ENGINEER: ALEJANDRO J. MATOBBE PE
 CIVIL & STRUCTURAL ENGINEERING
 236 W. ORANGE SHOW RD., SUITE 105
 SAN BERNARDINO, CA 92408
 PHONE (949) 310-1988

ISSUED: DEC. 15, 2014 R.C.E. No. 32781
 Y-C-06-12-30-2011 EXP. DATE 08-30-2016



REVISIONS	DATE	COUNTY

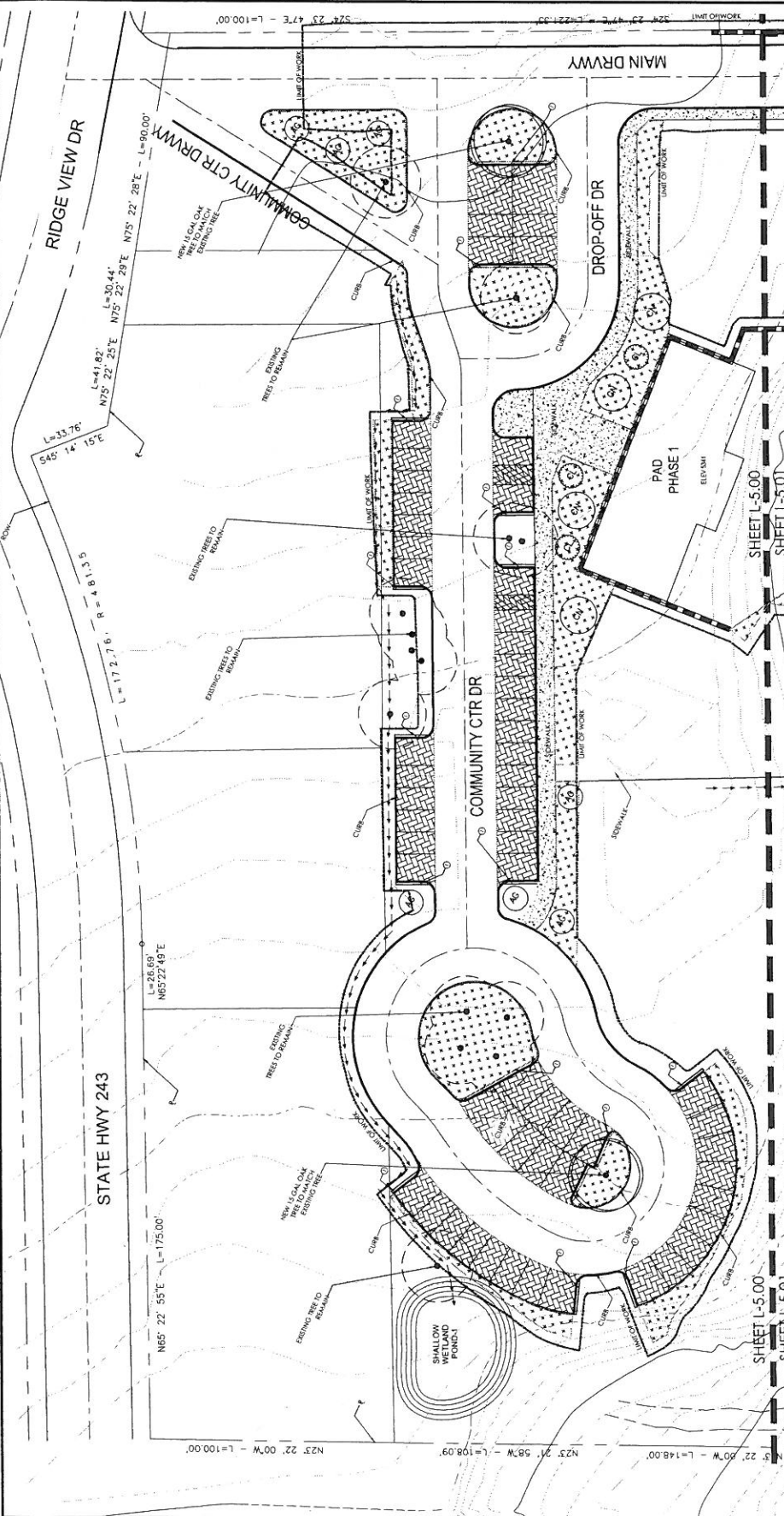
DESIGN SPEED: 15 MPH
 NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED TO BE THE PROPERTY OF THE ENGINEER AND SHALL BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER WORK OR TO ANY OTHER PROJECTS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS SHOWN ON THESE PLANS.



2-WORKING DAYS BEFORE YOU DIG
 TOLL FREE A PUBLIC SERVICE BY 800-227-2866
 UNDERGROUND SERVICE ALERT

DATE SIGNED	REGISTRATION NUMBER	PLANNING CHECK OVERSIGHT ENGINEER

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES



LEGEND

1.5 GAL OAK PLANT TO MATCH EXISTING TREES

2.5 GAL OAK PLANT TO MATCH EXISTING TREES

3 GAL OAK PLANT TO MATCH EXISTING TREES

4 GAL OAK PLANT TO MATCH EXISTING TREES

5 GAL OAK PLANT TO MATCH EXISTING TREES

6 GAL OAK PLANT TO MATCH EXISTING TREES

7 GAL OAK PLANT TO MATCH EXISTING TREES

8 GAL OAK PLANT TO MATCH EXISTING TREES

9 GAL OAK PLANT TO MATCH EXISTING TREES

10 GAL OAK PLANT TO MATCH EXISTING TREES

15 GAL OAK PLANT TO MATCH EXISTING TREES

20 GAL OAK PLANT TO MATCH EXISTING TREES

25 GAL OAK PLANT TO MATCH EXISTING TREES

30 GAL OAK PLANT TO MATCH EXISTING TREES

35 GAL OAK PLANT TO MATCH EXISTING TREES

40 GAL OAK PLANT TO MATCH EXISTING TREES

45 GAL OAK PLANT TO MATCH EXISTING TREES

50 GAL OAK PLANT TO MATCH EXISTING TREES

55 GAL OAK PLANT TO MATCH EXISTING TREES

60 GAL OAK PLANT TO MATCH EXISTING TREES

65 GAL OAK PLANT TO MATCH EXISTING TREES

70 GAL OAK PLANT TO MATCH EXISTING TREES

75 GAL OAK PLANT TO MATCH EXISTING TREES

80 GAL OAK PLANT TO MATCH EXISTING TREES

85 GAL OAK PLANT TO MATCH EXISTING TREES

90 GAL OAK PLANT TO MATCH EXISTING TREES

95 GAL OAK PLANT TO MATCH EXISTING TREES

100 GAL OAK PLANT TO MATCH EXISTING TREES

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SPECIES	SIZE	QTY
NEW OAK TREES TO MATCH EXISTING OAK TREES	SPECIES	SPECIES	15 GAL	2
NEW 1.5 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	1 GAL	7
NEW 2.5 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	2 GAL	7
NEW 3 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	3 GAL	3
NEW 4 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	4 GAL	4
NEW 5 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	5 GAL	4
NEW 6 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	6 GAL	4
NEW 7 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	7 GAL	4
NEW 8 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	8 GAL	4
NEW 9 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	9 GAL	4
NEW 10 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	10 GAL	4
NEW 15 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	15 GAL	4
NEW 20 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	20 GAL	4
NEW 25 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	25 GAL	4
NEW 30 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	30 GAL	4
NEW 35 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	35 GAL	4
NEW 40 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	40 GAL	4
NEW 45 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	45 GAL	4
NEW 50 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	50 GAL	4
NEW 55 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	55 GAL	4
NEW 60 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	60 GAL	4
NEW 65 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	65 GAL	4
NEW 70 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	70 GAL	4
NEW 75 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	75 GAL	4
NEW 80 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	80 GAL	4
NEW 85 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	85 GAL	4
NEW 90 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	90 GAL	4
NEW 95 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	95 GAL	4
NEW 100 GAL OAK PLANT TO MATCH EXISTING TREES	COMMON NAME	COMMON NAME	100 GAL	4

KEY MAP SCALE: 1"=20'-0"

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CITY OF IDYLLWILD LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

HYDRO-NOTE: SEE SHEET L-5.02 FOR ADDITIONAL INFORMATION.

APPLICABLE DATA:

- Site Plan
- Site Survey
- Site Analysis
- Site Plan
- Site Survey
- Site Analysis
- Site Plan
- Site Survey
- Site Analysis

LEGEND:

- 1.5 GAL OAK PLANT TO MATCH EXISTING TREES
- 2.5 GAL OAK PLANT TO MATCH EXISTING TREES
- 3 GAL OAK PLANT TO MATCH EXISTING TREES
- 4 GAL OAK PLANT TO MATCH EXISTING TREES
- 5 GAL OAK PLANT TO MATCH EXISTING TREES
- 6 GAL OAK PLANT TO MATCH EXISTING TREES
- 7 GAL OAK PLANT TO MATCH EXISTING TREES
- 8 GAL OAK PLANT TO MATCH EXISTING TREES
- 9 GAL OAK PLANT TO MATCH EXISTING TREES
- 10 GAL OAK PLANT TO MATCH EXISTING TREES
- 15 GAL OAK PLANT TO MATCH EXISTING TREES
- 20 GAL OAK PLANT TO MATCH EXISTING TREES
- 25 GAL OAK PLANT TO MATCH EXISTING TREES
- 30 GAL OAK PLANT TO MATCH EXISTING TREES
- 35 GAL OAK PLANT TO MATCH EXISTING TREES
- 40 GAL OAK PLANT TO MATCH EXISTING TREES
- 45 GAL OAK PLANT TO MATCH EXISTING TREES
- 50 GAL OAK PLANT TO MATCH EXISTING TREES
- 55 GAL OAK PLANT TO MATCH EXISTING TREES
- 60 GAL OAK PLANT TO MATCH EXISTING TREES
- 65 GAL OAK PLANT TO MATCH EXISTING TREES
- 70 GAL OAK PLANT TO MATCH EXISTING TREES
- 75 GAL OAK PLANT TO MATCH EXISTING TREES
- 80 GAL OAK PLANT TO MATCH EXISTING TREES
- 85 GAL OAK PLANT TO MATCH EXISTING TREES
- 90 GAL OAK PLANT TO MATCH EXISTING TREES
- 95 GAL OAK PLANT TO MATCH EXISTING TREES
- 100 GAL OAK PLANT TO MATCH EXISTING TREES



LANDSCAPE ARCHITECTS, INC.
 7000 E. PALM BLVD., SUITE 200
 PALM DESERT, CA 92260
 (760) 966-9924
 WWW.RCALA.COM
 E-MAIL: rca@rca.com

PROJECT TITLE
 IDYLLWILD COMMUNITY CENTER
 IDYLLWILD, CA

SPECIFICATIONS

SHEET BOOK

PROJECT MANAGER: TM

DRAWN: BM

CHECKED:

PROJ. NO.: R1509

DATE: 9/20/15

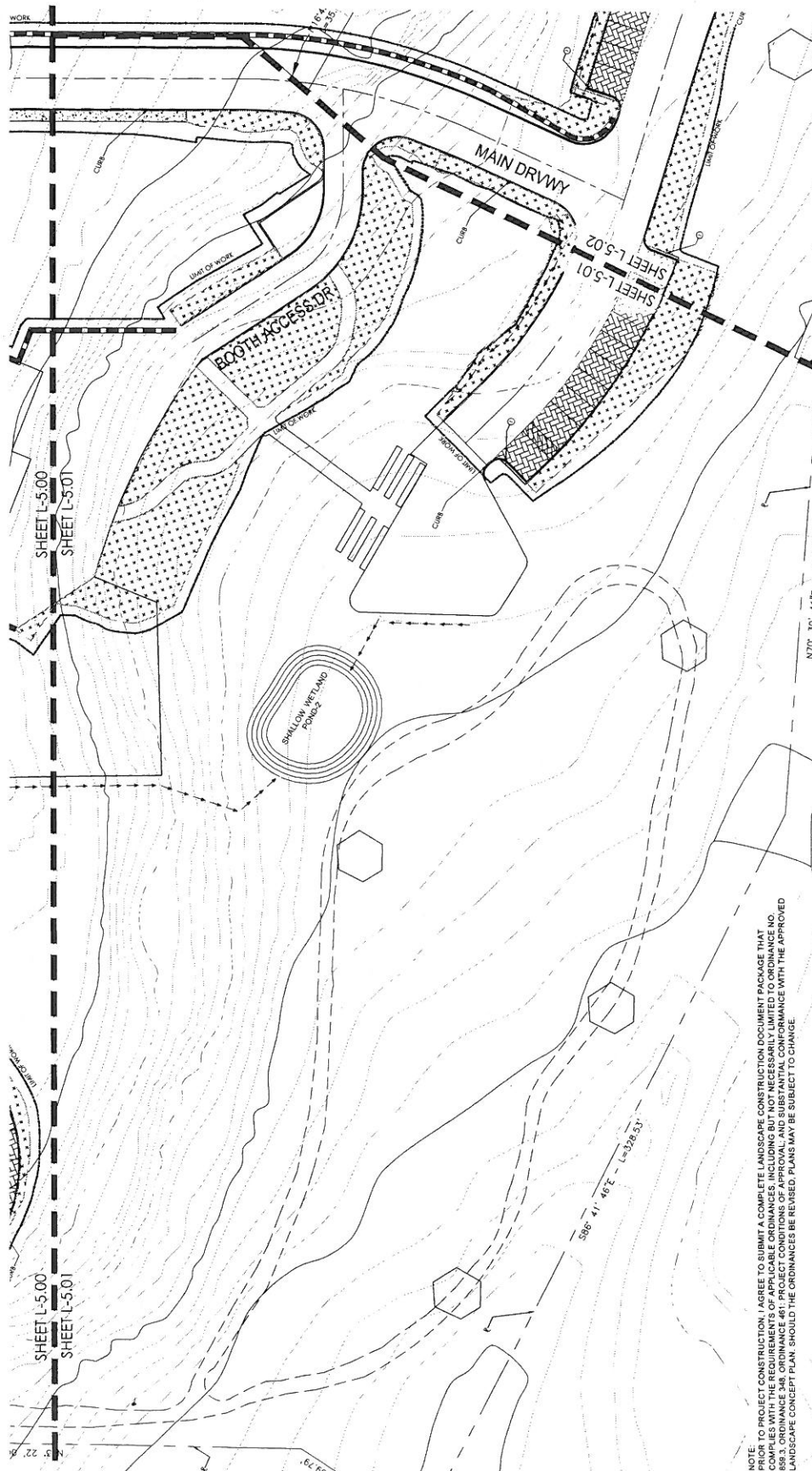
SCALE: 1"=20'-0"

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT
2			ISSUED FOR PERMIT
3			ISSUED FOR PERMIT
4			ISSUED FOR PERMIT
5			ISSUED FOR PERMIT
6			ISSUED FOR PERMIT
7			ISSUED FOR PERMIT

COUNTY: RIVERSIDE COUNTY
 SHEET: 3/23/16 TM

SHEET NO.
 L-5.01



PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE	QTY
⊙	EXISTING TREES		
⊙	NEW OAK TREES TO MATCH	18 GAL	2
⊙	CASTING OAK TREES		
⊙	CASTING OAK TREES	1 GAL	7
⊙	CEROCARPUS LEAFLESS	1 GAL	3
⊙	CORNUS NUTTALLI	5 GAL	4
⊙	NON-IRRIGATED NATIVE HYDRIC SEED MATTER	28 OR 36 SF	

NOTES:

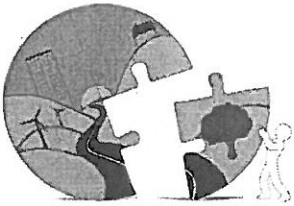
- 1. ALL TREES TO BE PLANTED WITHIN THE HYDRIC AREA.
- 2. COORDINATE WITH LANDSCAPE ARCHITECT.
- 3. SEE SHEET L-5.01 FOR HYDRIC AREA.
- 4. SEE SHEET L-5.01 FOR HYDRIC AREA.

KEY MAP

SCALE: 1"=20'-0"

NOTE:
 PRIOR TO PROJECT CONSTRUCTION, AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 123456.789. ALL CHANGES TO THE LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

HYDRIC SEED NOTE: SEE SHEET L-5.02 FOR ADDITIONAL INFORMATION.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use permit No. 3673 Revision No. 1

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Steve Weiss Title: Planning Director Date: November 3, 2016

Applicant/Project Sponsor: San Jacinto Mountain Community Center Date Submitted: December 19, 2014

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Phayvanh Nanthavongdouangsy at 951-955-6573 or pnanthav@rctlma.org.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42754

ZCFG6140

FOR COUNTY CLERK'S USE ONLY

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 existing tennis court shall be removed. 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 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.

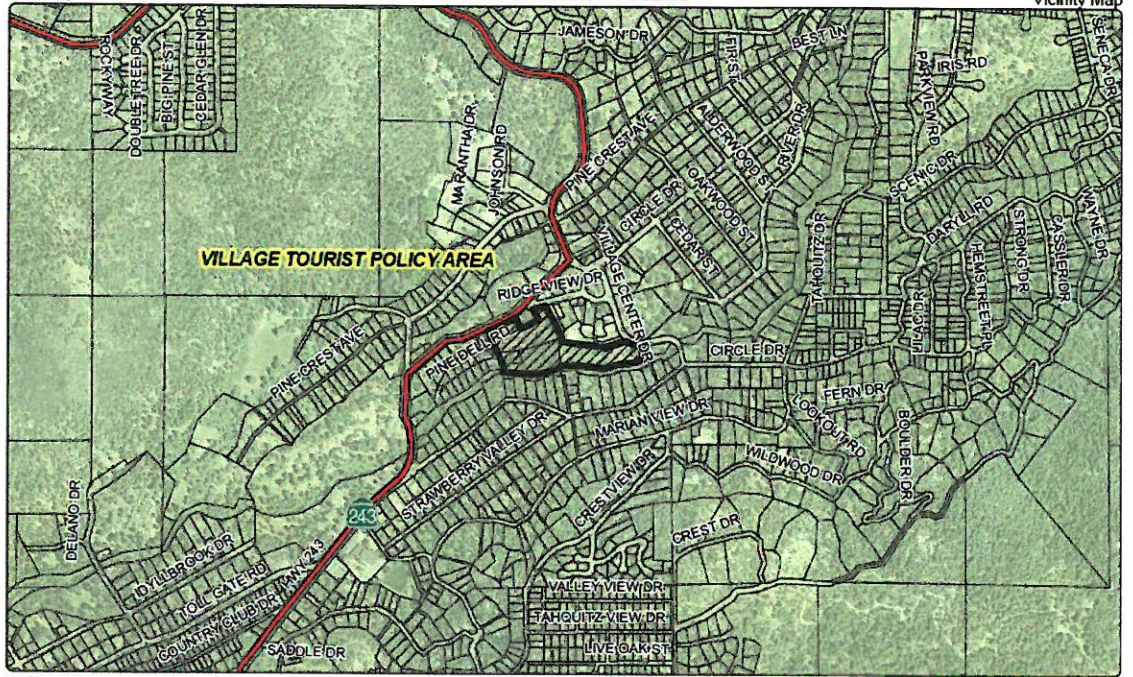
Portions of the proposed driveway traverse the adjacent parcels to the north and east (APN 565080058, 565070023, 565062020, and 565062026). Driveway easement deeds have been recorded for all effected parcels.

The proposed project is located at 54201 Ridgeview Drive, Idyllwild CA 92549, as shown below on Figure 1, Vicinity Map. The proposed site, elevation, floor, grading and landscape plans are attached to this form in Attachment 1.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03673R1
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

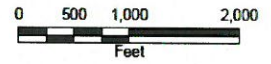
Date Drawn: 10/20/2016
Vicinity Map



Zoning Dist : Idyllwild

Author: Vinnie Nguyen

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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. The Implementation of the Project's Phases 1-4 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 is not subject to Urban Wildlands Interface Guidelines 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

11-10-16

Date

Phayvank Nanthavongchaiwangsy
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
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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

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 type="checkbox"/>	<input checked="" 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
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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
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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. Such will serve letters have a time limit, and a new will serve letter will be required prior to building permit issuance for each phase, including Phase 1.

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
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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
SCAQMD 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 CO ₂ e for industrial facilities
Ambient Air Quality Standards	
Pollutant	SCAQMD Standards
NO ₂ -1-hour average	0.18 ppm (338 µg/m ³)
PM ₁₀ -24-hour average	
Construction	10.4 µg/m ³
Operations	2.5 µg/m ³
SO ₂	
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	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
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
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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
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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.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Coachella Valley source receptor area (SRA) 30 and a disturbance value of two acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. 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; therefore, the SCAQMD Look-up Tables for 25 meters was used. Table 9, of the Air Quality Analysis details the on-site emissions from the CalEEMod model for the different construction phases and the emissions thresholds. The data provided in Table 9 of the Air Quality Analysis shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Local Air Quality Impacts from on-site operations: According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project does not include such uses. During operation, on-site emissions would be negligible and would primarily consist of the intermittent on-site travel of patrons motor vehicles. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted. Therefore, the proposed project will have less then significant impacts to sensitive receptors located near the project site.

- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

The proposed project proposes will expand the existing use, a playground and trails to include a community center that includes an outdoor amphitheater that is considered sensitive receptor. Point Source emitters are large emitters such as chemical plants, steel mills, oil refineries, power plants, and hazardous waste incinerators. A review of EPA's website <https://ghgdata.epa.gov>, shows that there are no substantial point source emitters located within one mile of the proposed project's site. Therefore, there are no impacts.

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

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.

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 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?

b) Have a substantial adverse effect, either directly or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<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

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

- 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 primarily the amphitheater and parking. 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

Monitoring: 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-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?

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: 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 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.	<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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: 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).

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:
 - 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

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 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.

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

Monitoring: No monitoring measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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 materials during construction and operation of the proposed project to a level of less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact

- 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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". Such will serve letters have a time limit, and a new will serve letter will be required prior to building permit issuance for each phase, including phase 1. 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 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

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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.

The southern portion of the site is located within the 100-year Zone A floodplain limits for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Such will serve letters have a time limit, and a new will serve letter will be required prior to building permit issuance for each phase, including phase 1. 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?	<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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 building permit to build Phases I, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<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) 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 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.

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

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project 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.

31. Railroad Noise

NA A B C D

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

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

a) The project 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

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 amplified 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.
2. All construction equipment should be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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:

- 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

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where?				
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.

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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Sheriff 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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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"/> |

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

- a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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.

- 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 LARGE EVENTS, INCLUDING CONCERTS: 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 LARGE EVENTS, INCLUDING CONCERTS: The large events 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.
- 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment facility. Such will serve letters have a time limit, and a new will serve letter will be required prior to building permit issuance for each phase, including phase 1. Buildout of the remaining phases, Phase I 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 I 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 I through IV to ensure that the existing or future wastewater treatment facilities can accommodate the construction and operation of the remaining phases. Such will serve letters have a time limit, and a new will serve letter will be required prior to building permit issuance for each phase, including phase 1.

Mitigation: COA 10 E. HEALTH 3 and 80. E HEALTH 4

Monitoring: Departments of Building and Safety and Environmental Health

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, 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.

49. Energy Conservation

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project conflict with any adopted energy | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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conservation plans?

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

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?

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.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

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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
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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/>

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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 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.

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 PERMIT; and,

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10. GENERAL CONDITIONS

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

RECOMMND

(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

RECOMMND

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;

APPROVED EXHIBIT L LANDSCAPE PLANS (6 SHEETS)= CONDITONAL USE PERMIT NO. 3673 R1 dated 09/06/16;

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10. GENERAL CONDITIONS

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.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.

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10. GENERAL CONDITIONS

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 RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 SUBMISSION REQUIREMENTS RECOMMND

CORRECTIONS PRIOR TO SUBMISSION:

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.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

SUBMISSION REQUIREMENTS (cont.)

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

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.

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.

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10. GENERAL CONDITIONS

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.

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

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10. GENERAL CONDITIONS

10.FIRE. 9 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

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 Final WQMP shall be reviewed and approved by The Transportation Department prior to the issuance of the permit.

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10. GENERAL CONDITIONS

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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION (cont.) RECOMMND

to bwtween the hours of 7:00 am and 10 pm.

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 RECOMMND

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

10.PLANNING. 10 USE - NO USE PRPSED LIMIT RECOMMND

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.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.

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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. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health 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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 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,

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS (cont.) RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - LOW PALEO (cont.)

RECOMMND

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

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

10.PLANNING. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - PDA04931R1 ACCEPTED (cont.)

RECOMMND

(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 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:

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, 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 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

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - TRAFFIC CONTROL PLAN (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

10.TRANS. 7

USE - INCREASED RUNOFF CRIT (cont.)

RECOMMND

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.

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.

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

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

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10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental 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.rivcown.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.

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10.WASTE. 3 USE - AB 1826 (cont.) RECOMMND

-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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

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.

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EPD DEPARTMENT

60.EPD. 1

EPD - 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.

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.

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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 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 explanation 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

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT (cont.) RECOMMND

Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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

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60.PLANNING. 13 USE - NATIVE MONITOR (cont.)

RECOMMND

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 to allow identification, evaluation, and potential recovery

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60.PLANNING. 14 USE - CULTURAL PROF./ MONITOR (cont.)

RECOMMND

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.

5) Isolates and clearly non-significant deposits will be

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60.PLANNING. 15 USE - CRMMP REQUIRED (cont.)

RECOMMND

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 of the fees necessary for

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60.PLANNING. 15 USE - CRMMP REQUIRED (cont.) (cont.) RECOMMND

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.

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

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60.TRANS. 2 USE - FINAL WQMP (cont.)

RECOMMND

Margarita watershed. For any questions, please contact
(951) 712-5494.

The following items shall be addressed in the Final WQMP:

- 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - WQMP ACCESS AND MAINT

RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 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 RECOMMND

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.

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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.

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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 RECOMMND

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 RECOMMND

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.

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 5 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1.Slopes and landscape plantings shall meet agency requirements including erosion control planting. Construction documents shall specifically address areas where irrigation may not be available due to drought or water district restrictions to ensure all agencies are satisfied with erosion control on slopes.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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
 - 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

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 RECOMMND

Environmental Health Clearance prior to final inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual 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

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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 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. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY (cont.) RECOMMND

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 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.

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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

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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. 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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 ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

90.TRANS. 4 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

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90.TRANS. 5

USE - LNDSCE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 6

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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

FILE COPY

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**.

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.

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
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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

PLANNING DEPARTMENT
RIVERSIDE
WASTE MANAGEMENT

P 814 CG
OK JM
not close
to landfills

15 JAN 13 PM 2:54
COUNTY OF RIVERSIDE
WASTE MANAGEMENT

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 (MAAC)
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)

65-070-011
3

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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.

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Needs Phase 1 Survey & record search.

DATE: 1/27/15

SIGNATURE: *Heather Thomson*

PLEASE PRINT NAME AND TITLE: Heather Thomson Arch

TELEPHONE: 82873

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.

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_phase1_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
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P.O. Box 1409
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NO EXCEPTION TAKEN

DATE: 02/11/15 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: DEPUTY FRANK JAMES
TELEPHONE: 951-791-3447

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**LAND DEVELOPMENT COMMITTEE
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DATE: 1/23/15

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: CARMAN JACK BECKMAN

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

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 - CRMP 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.

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

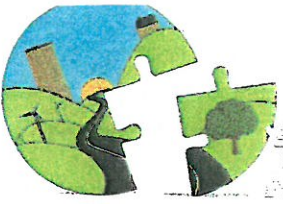
Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006617

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: 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

SAN JACINTO MOUNTAIN

Applicant's Name: COMMUNITY CENTER (SJMCC) E-Mail: chrise.idyllwildcommunitycenter.org

Mailing Address: P.O. BOX 1770

10YLLWILD CA 92549
City State ZIP

Daytime Phone No: (951) 659-3070 Fax No: () _____

Engineer/Representative's Name: JIM MARSH ARCHITECT E-Mail: j12m@msn.com

Mailing Address: 27431 DARTMOUTH ST.

HEMET CA 92544
City State ZIP

Daytime Phone No: (951) 658-4733 Fax No: () _____

Engineer/Representative's Name: ALEX ALATORRE E-Mail: aalatorre.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 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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 DECEMBER 7, 2016
 CITY OF PERRIS COUNCIL CHAMBERS
 101 N. D STREET
 PERRIS, CA 92570

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>.

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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Phayvanh Nanthavingdiyansy
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

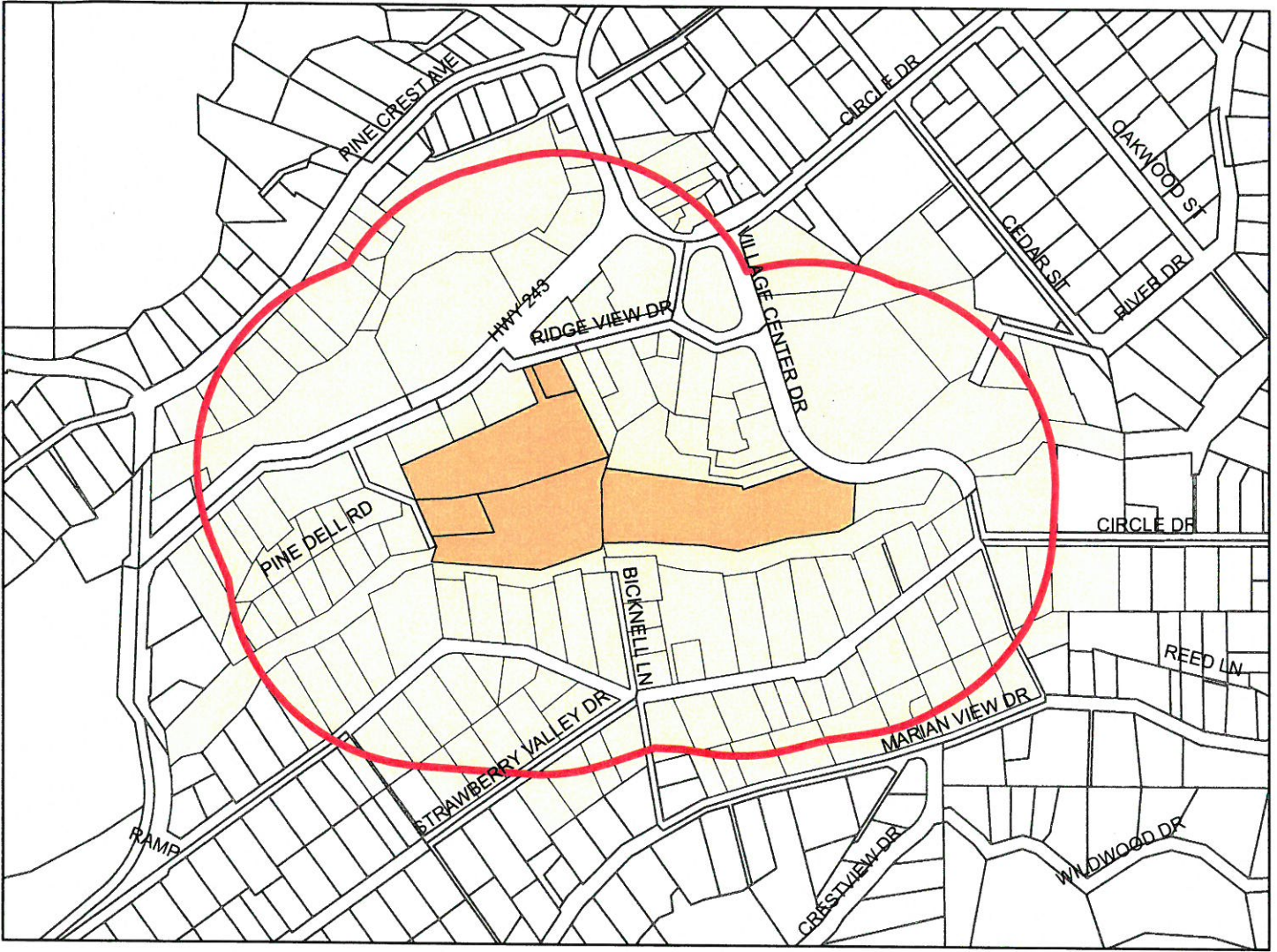
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

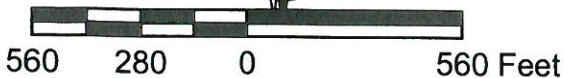
CUP03673R1 (600 feet buffer)



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	565-062-003	565-102-013
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



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

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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
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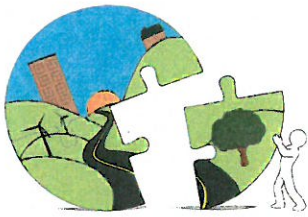
Hill MAC
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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 (951) 955-9294
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

San Jacinto Mountain Community Center P.O. Box 1770, Idyllwild, CA 92549
Project Applicant 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

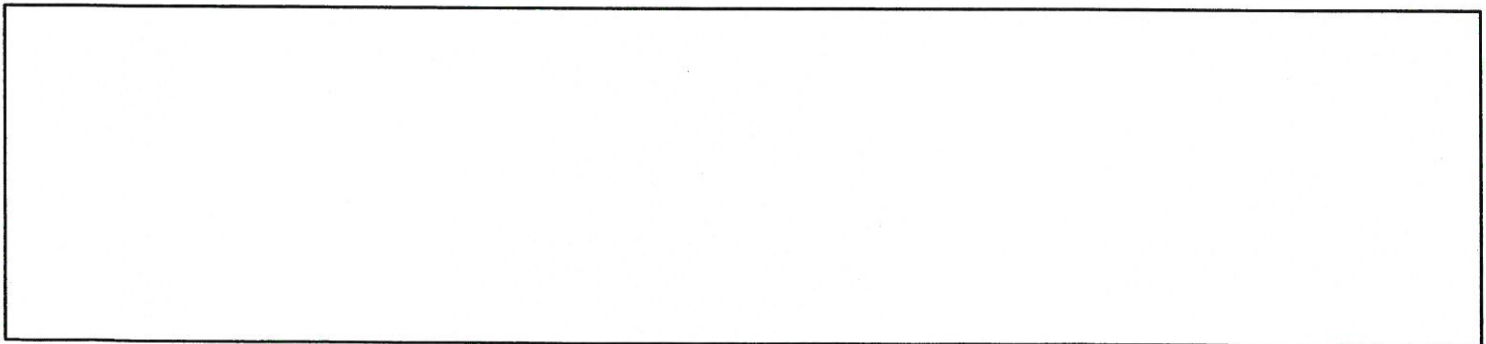
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

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
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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

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(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

3.2

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: First
Project Planner: David L. Jones
Planning Commission: December 7, 2016

SURFACE MINING PERMIT NO. 119, REVISED
NO. 3
E.A. Number: 42620
Applicant: Temescal Land Co. LLC
Engineer/Representative: Grant E. Destache


for Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SURFACE MINING PERMIT (SMP) NO. 119 REVISED NO. 3 proposes to revise the Mining Plan for Phase 1 and subsequently update the Reclamation Plan and requests a 20 year extension to the life of the permit to allow for continued operations for mining on a site encompassing a total of 31.3 acres.

Specifically, the modification to the Mining Plan includes raising the floor of the above surface water elevation excavations to prevent upstream headward erosion from the adjacent Temescal Creek. An access road will also be provided for Riverside County Flood Control District and the property owner. The Reclamation Plan will be updated to reflect only Phase 1 of the mining operations as Phase II, III, and IV have already been reclaimed. Designated days and hours of operation, number of employees and daily vehicular trips will remain unchanged from the previously permitted levels. With the proposed 20 year extension, the permit would expire on December 31, 2037.

The proposed project is located northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash.

PROJECT BACKGROUND:

In 1994, the County of Riverside issued Surface Mine Permit No. 119 to establish a Mobile Sand Mine. The permit allowed for mining of sand and gravel and related aggregate processing (crushing, screening, and washing). On October 5, 1999 the County Board of Supervisors approved a revision to permit SMP No. 119. The permit was set to expire six (6) years from the issuance date, in 2005. On February 11, 2003 the BOS approved a second revision to extend the life of the permit for an additional 10 years, expiring in 2015 and modifications to excavation depths. The project Applicant timely filed the application to extend the life of this mining permit on September 17, 2013.

Operations: Mining and processing at the site will remain unchanged from current operations. Existing approved site operations include mixing and blending specialty soils, mining, entitlement for a concrete batch plant, dredging of Flood Control Easement for flood abatement and material resource recovery. There are no changes to the amount of production, hours of operation, or truck traffic from the currently permitted use. The site has been in compliance with State and Federal air quality, water quality and mine safety requirements during current operations, and will continue to operate in compliance for the duration of this extension.

Reclamation: SMP00119R3 will incorporate elements of the existing reclamation plan (SMP119R2) however; Phases II, III, and IV will be removed from the reclamation plan as those phases were previously reclaimed and are no longer required to be part of this mining permit. Further, this reclamation plan will also incorporate update revegetation performance standards as coordinated with the Department of Conservation Office of Mine Reclamation and the County. Some reclamation has been initiated on the southern slopes of Phase I, the slopes adjacent to the existing pond and the area containing the existing wetland. Reclamation of the remaining Phase 1 area shall progress as excavated areas reach finish grade and are cleared of processing equipment.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #3): Open Space- Mineral Resources (OS-MIN), Open Space-Water (OS-W), and Community Development-Light Industrial (LI)
2. Surrounding General Plan Land Use (Ex. #3): Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI), and Community Development-Low Density Residential (CD-LDR) to the north, Open Space-Water (OS-W) to the east, Community Development-Light Industrial (CD-LI) to the south, Open Space-Mineral Resources (OS-MIN), Community Development-Public Facilities (CD-PF), and Community Development-Light Industrial (CD-LI) to the west.
3. Existing Zoning (Ex. #2): Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (W-1).
4. Surrounding Zoning (Ex. #2): Mineral Resources (M-R), Watercourse, Watershed & Conservation Areas (W-1), and Residential Agricultural 1 Acre Min. (R-A-1) to the north, Watercourse, Watershed & Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A), to the east, Mineral Resources and Related Manufacturing (M-R-A) and Specific Plan (SP) to the south and east.
5. Existing Land Use (Ex. #1): Mining Operations
6. Surrounding Land Use (Ex. #1): Large Lot residential homes and vacant to the north, Temescal Wash to the east, Industrial uses to the south and west.
7. Project Data: Total Acreage: 31.3
8. Environmental Concerns: See attached environmental assessment No. 42620

Exhibit #1 Vicinity Map

Exhibit #2 Zoning Map

Exhibit #3 Land Use Map

RECOMMENDATIONS:

ADOPT MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42620**, 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 SURFACE MINING PERMIT NO. 119 REVISED NO. 3, 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. Ordinance No. 555 Section 13 requires a request for approval of a modification to an approved surface mining permit or reclamation plan shall be made in accordance with the provisions of this section. Section 13 c. requires extensions to the overall life of the permitted use be made through a revised permit.
2. The project site is designated Open Space - Mineral Resources (OS-MIN), Open Space-Water (OS-W), and Community Development-Light Industrial (CD-LI) on the Temescal Canyon Area Plan. The following are facts that indicate this project is consistent with the site's indicated land use designations:
 - a. (OS-MIN) - The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification.
 - b. (OS-W) - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.
 - c. (CD-LI) - The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses.
3. The project site is surrounded by properties which are designated Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI), and Community Development-Low Density Residential (CD-LDR) to the north, Open Space-Water (OS-W) to the east, Community Development-Light Industrial (CD-LI) to the south, Open Space- Mineral Resources (OS-MIN), Community Development-Public Facilities (CD-PF), and Community Development-Light Industrial (CD-LI) to the east.
4. The zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (W-1).
 - a. County Ordinance No. 348 Section 12.60. (M-R-A Zone) B. states: The following uses are permitted in conformance with the development and performance standards of this article provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to County Ordinance No. 555, which has not been revoked or suspended: 1. Mining,

quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations. 2. Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants. 3. Ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete, provided that such plants and manufacturing operations observe a minimum setback of 300 feet from any zone, other than the M-R, M-R-A, M-H and M-M Zones.

- b. County Ordinance No. 348 Section 12.50. (M-R Zone) B. states: B. The following uses are permitted in conformance with the development and performance standards of this article provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to County Ordinance No. 555, which has not been revoked or suspended: 1. Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations. 2. Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.
 - c. County Ordinance No. 348 Section 16.2 (Uses permitted in the W-1 Zone) D.1. states: The following uses are permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended: 1. Any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.
5. The project site is surrounded by properties which are zoned Mineral Resources (M-R), Watercourse, Watershed & Conservation Areas (W-1), and Residential Agricultural 1 Acre Mine (R-A-1) to the north, Watercourse, Watershed & Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A), to the east, Mineral Resources and Related Manufacturing (M-R-A) and Specific Plan (SP) to the south and east.
 6. Large lot single family homes are located northeast of the project and various industrial and commercial uses are located to the east of the project site with the Temescal Wash to the east.
 7. This project is located within Criteria Cell Areas 2723 and 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is required to dedicate 2.6 acres of MSHCP Conservation Area as indicated on the exhibit titled "MSHCP HANS – PAR01144 – Intake 1834" and dated September 24, 2007. This project fulfills those requirements.
 8. Fire protection and suppression services will be available for the mining operation through Riverside County Fire Department.
 9. Environmental Assessment No. 42620 identified no potentially significant impacts that cannot be mitigated to a level of less than significant.
 10. This project was presented to the following Native American Indian tribes pursuant to Assembly Bill 52 (AB52) to engage them in Tribal Cultural Resources consultation: Agua Caliente, Pechanga, Rincon, and Soboba. The County received a request to consult under AB 52 from the Pechanga, only. Consultation ensued and was ultimately completed 10/05/16 with no mitigation recommendations deemed necessary by the Pechanga tribe. The Pechanga requested the County's standard language for inadvertent finds and human remains be applied as conditions of approval.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space- Mineral Resources (OS-MIN), Open Space-Water (OS-W), and Community Development-Light Industrial (CD-LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (W-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will not have a significant effect on the environment. The potential impacts documented within the environmental assessment for this project will be fully mitigated by the measures indicated in the environmental assessment and the conditions of approval. No other significant impacts were identified.

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. Historic Preservation District;
 - b. Earthquake Fault Hazard Zone; or
 - c. County Service Area.
3. The project site is located within:
 - a. Corona-Norco Unified;
 - b. City of Corona Sphere of Influence;
 - c. Riverside County Flood Control District;
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. Low liquefaction potential area;
 - f. High Fire Area.
 - g. Criteria Cell 2723 & 2827 of WRMSHCP; or
 - h. Areas of flooding sensitivity and dam inundation area;
4. The subject site is currently designated as Assessor's Parcel Numbers: 283-100-045, 283-390-011, and 283-390-013.

My Map

Vicinity Map SMP00119R3

City of
Corona



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



Notes

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

0 958

1,916 Feet



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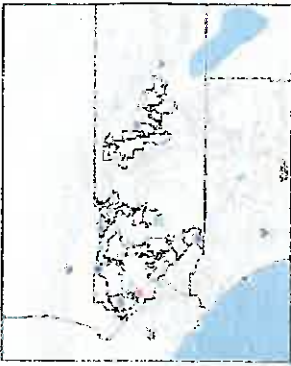
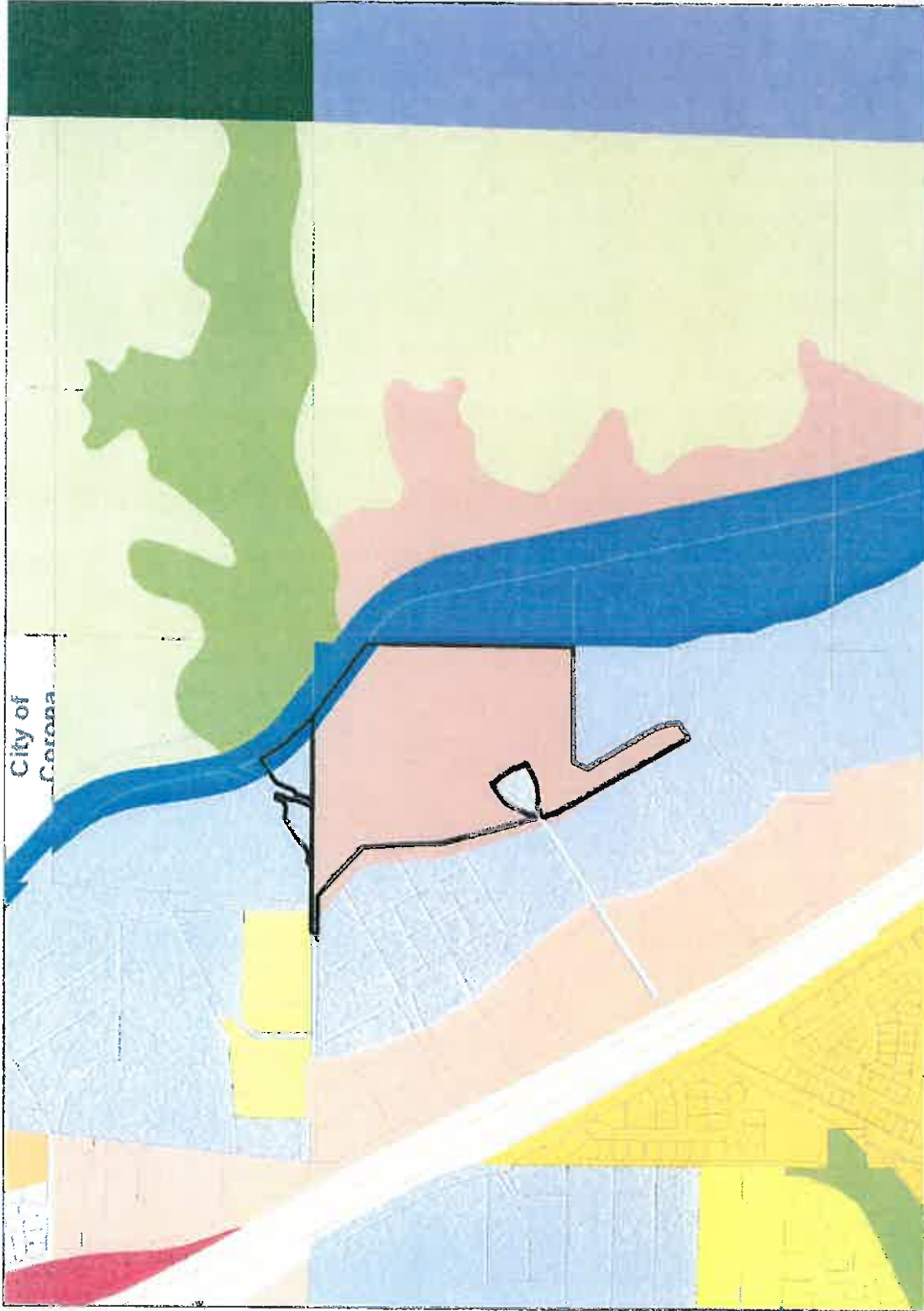
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Exhibit #1



My Map

Land Use Map SMP00119R3



Legend

- Landuse
- Rural Community - Estate Density I
- Rural Community - Very Low Dens
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat

Notes

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Exhibit #3



0 958

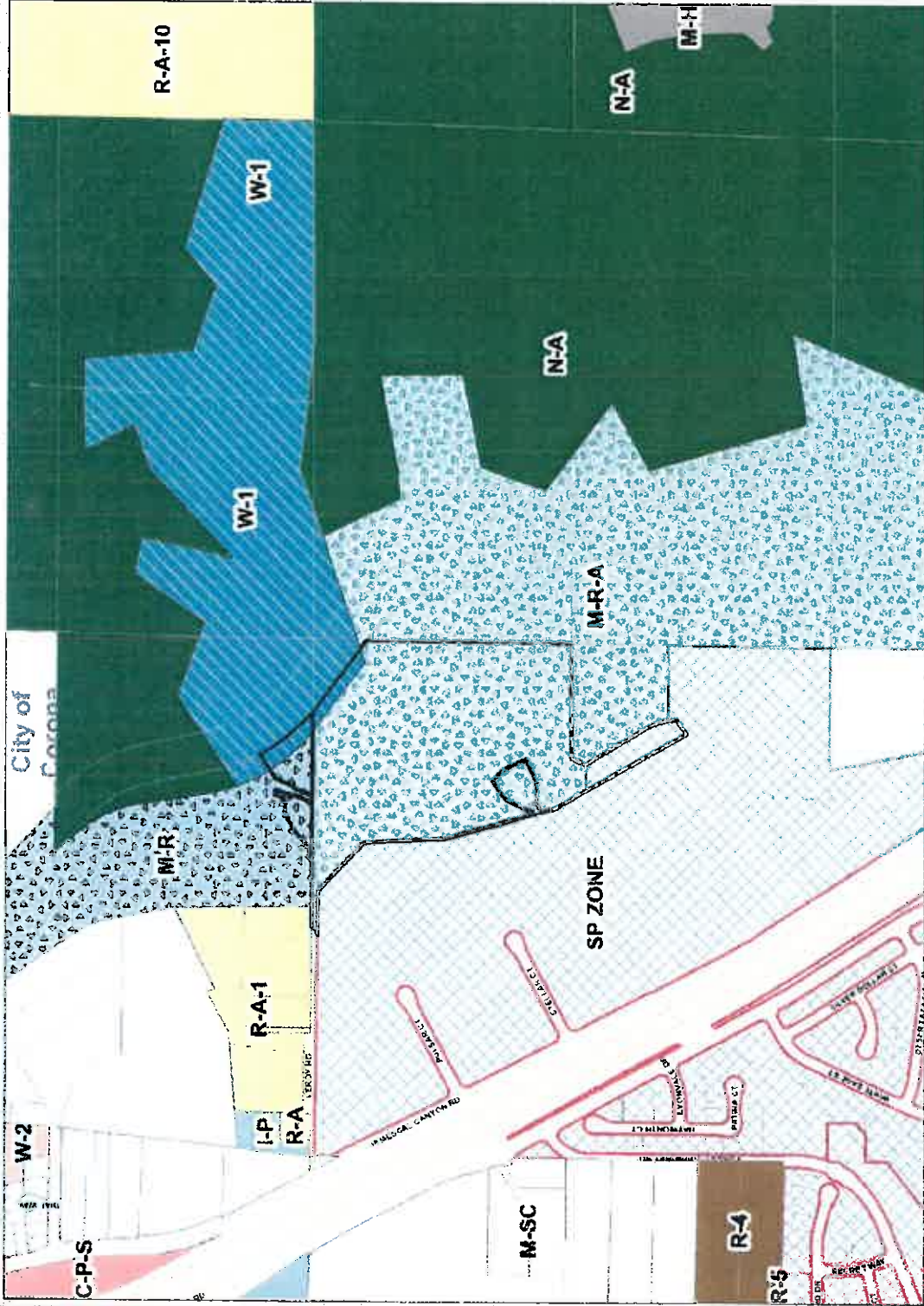
1,916 Feet



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My Map
Zoning Map SMP00119R3



Legend

Zoning

[Red Box]	all other values
[Green Box]	A-1
[Green Box]	A-1-1
[Green Box]	A-1-1 1/2
[Green Box]	A-1-1/2
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[Green Box]	A-1-15
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[Green Box]	A-1-2 1/2
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[Green Box]	A-P-2 1/2

Notes

Exhibit #2

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**PROJECT DESCRIPTION
EXHIBIT "C"
February 19, 2016**

**CASE: SMP00119R3
EXHIBIT: C
DATE: 11/162016
PLANNER: D. Jones**



Introduction

This Exhibit "C" describes amendments to the current reclamation plan contained within the Surface Mining Permit SMP00119. The amendments include an extension in the life of the permit to allow for surface mining, dredging of the Flood Control Easement for flood abatement and material resource recovery, mixing and blending operations, and construction and operation of a concrete batch plant. Phases II, III & IV have been reclaimed, accepted by the County July 11, 1994 for Substantial Conformance No. 574.

All of the proposed amendments to SMP00119 occur within the boundaries of Phase 1 of the originally approved mining permit, are in substantial conformance with the existing design and will have no effect offsite. This amendment raises the floor of the above water excavations approximately 30 feet, provides for the excavation within the Flood Control Pond as previously approved in SMP00119S1 for excavation within the Flood Control Pond performing flood abatement and Riverside County Flood and Water Conservation requirement to keep the flows open in Temescal Wash at Brown Canyon Channel.

Phase 1 Site

Project Location: SMP00119 is located in Temescal Canyon in the unincorporated area of the County of Riverside, approximately 6 miles southerly of City of Corona. Approved permit is located in a portion of Section 22 & 27, T. 4S. R. 6W SBM. Phase 1 is located totally within a portion of the Northwest Quarter Section 27, T. 4S. R. 6W SBM.

- Approved SMP00119: APN 283-100-045 (Phase I)
- APN 283-390-011 (Phase I)
- APN 283-390-013 (Phase I)
- Portion of APN 283-390-006 (Phase I)
- APN 283-390-013 (Phase II)
- APN 283-306-006 (Phase III)
- APN 283-110-051 (Phase IV)

The site is shown on the 7.5 minute USGS Quadrangles for Corona South and Lake Matthews. Site elevations range from 900 feet above Mean Sea Level on the southerly end to 845 feet above Mean Sea Level at the northerly boundary.

Phase I is vacant, with the exception of power lines, underground water lines at the westerly boundary, office trailer, mobile and stationary equipment, and supplies associated with existing surface mining operations.

SITE AREA CHARACTERISTICS

Access: Access to SMP00119 is provided by a paved private roadway (approximately 1000 feet in length) adjacent to Brown Canyon Channel, which joins Temescal Canyon Road. Temescal Canyon Road is designated as an Urban Arterial Highway and is fully improved. No change in access is proposed.

Utilities: The following agencies provide utilities to the site:

- Electrical Power - Southern California Edison
- Gas - Southern California Gas
- Telephone - Pacific Bell
- Water - Lee Lake Water District
- Sewer - Holding Tank & Portable Toilets
-

To be pumped on a as needed basis

Adequate service capacity currently exists in the site utilities to serve the proposed plan revision.

Land use: The existing land use at this site is surface mining and materials blending, pursuant to SMP00119. The site lies within the Temescal Canyon Area Plan Element of the Riverside County General Plan, and is designated "LI" (Light Industrial) "OS:MIN" (Open Space/Mining). Zoning is M-R and M-R-A (Mineral Resources).

Phase II, III & IV were approved for Substantial Conformance on July 11, 1994 as required, then sold to Lee Lake Water District (LLWD) through a transfer by the previous property owner and are also within the Temescal Canyon Area Plan Element of the Riverside County General Plan, and is designated "LI" (Light Industrial) "OS:MIN" (Open Space/Mining). Zoning is M-R and M-R-A (Mineral Resources). Both Phase II & III are currently being managed by Riverside Corona Resource Conservation District through an easement with LLWD and is being used as mitigation property. Phase IV was sold to a private developer by LLWD and has been completely refilled through a grading permit issued by Riverside County Building and Safety.

Several residences and a commercial/industrial development are located adjacent to the property. A single resident is located at the northwest corner of the site and approximately 900 feet from the day to day operations. All other residences are between 1000 and 1800 feet.

No recreational areas are adjacent to or in the vicinity of the mine property.

Interstate 15 is approximately 1/2 to 3/4's of a mile from the property and has a very limited view of the up elevations of the mine property and does not have visibility of the operations area.

The substantial work areas of the operation are approximately 40 to 50 feet below the adjacent property and therefore do not disrupt the occupants quiet enjoyment of their property.

Visibility: The location of SMP 00119 is adjacent to Temescal Wash and is not visible from occupied adjacent properties due to the fact that the mine workings are located between 40 and 50 feet below the surrounding area.

Structural Geology: The site is comprised of alluvial deposits containing sand, gravel and silts from the stream flows of Temescal Creek. A slope stability study analyzing the stability of the ultimate slopes within Phase I was prepared by Gary S. Rasmussen & Associates, Engineering Geologists and is attached as Appendix "D". The conclusion of the analysis is that the proposed cut slopes (2:1, horizontal to vertical) exhibit a factor of safety adequate for the design.

The mine operations consists of dredging of the Flood Control detention pond for sand, operation wash water recovery, minor excavations within the mine property and mixing and blending specialty products. Most of the slopes have been cut to the final reclamation configuration and meet the slope stability analysis requirements.

Surface Water Hydrology: The project lies adjacent to the main course of Temescal Creek, at the confluence with Brown Canyon Channel. During high rainfall the site is subject to partial inundation by high water flows. An easement for flooding has been granted to Riverside County Flood District at the outlet structure of the Brown Canyon Channel to allow for inflows and catchment of debris. The right to remove sand and aggregate has been reserved by the previous land owner as the grantor of the easement, and therefore is permissible in the easement.

The proposed revision to Phase I does not alter the course of Temescal Creek and Brown Canyon Channel.

The below water surface slopes have been consistently kept at 2:1 along the edge of the pond. Approximately 70% of the shoreline is vegetated with natural growth consisting of ground cover, small bushes and up to medium size trees. The deepest excavations of the mineable material (sand and alluvial) have been removed to a point of refusal (bedrock). The bottom excavation consists of consolidated sand or sandstone at a hardness that does not allow further excavation. Future excavations will only be resumed when the pond accumulates additional sediments deposited from upstream flows in order to "clean out" the pond to allow it to continue to function as a velocity reduction and a flood protection device as required. The excavation will be conducted by the applicant in place of Riverside County Flood Control and Water Conservation District's to fulfill their requirement to provide the "pond clean out" actions. All slopes at the edge of the pond have remained stable for multiple years.

Groundwater: The operations of the mine DO NOT use groundwater for the operations. Groundwater has been located approximately 50 feet below the current operational elevations. Water sources are metered water from LLWD and surface water. All process water is captured and placed in the desilting pond for reuse and percolation into the ground water basin essentially recharging the basin. LLWD operates several 100+ foot deep non-potable wells downstream from the mine and has not reported any issues with the water quality.

Soils: The site is comprised of alluvial deposits containing sand, gravel and silts from the stream flows of Temescal Creek. The current materials being mined are sands from the Temescal Creek and stiff sand underlying the site.

Vegetation and Wildlife: Phase I has been processed through the County Habitat Acquisition and Negotiation Strategy (HANS), processed under HANS 01834 and has received a Letter of Determination from the RCA Joint Project Review (JPR) stating the project is "Consistent with the Criteria and Plan Requirements". The details in the JPR include but are not limited to the actions outlined on page 9 of this report.

MINING

Mineral Commodity: Mining operations consists of dredging of the Flood Control Easement for lood abatement and material resource recovery and mixing and blending specialty soils, using onsite mined sand and import specialty soils that are blended to create a proprietary product.

Project Life: This submittal is has been filed to extend the life of the SMP for an additional 20 years. Mining operations at the site shall cease on June 15, 2035 and reclamation shall be complete approximately 1 year following the cease of mining operations.

Site Size: Phase I of SMP00119 size is as follows:

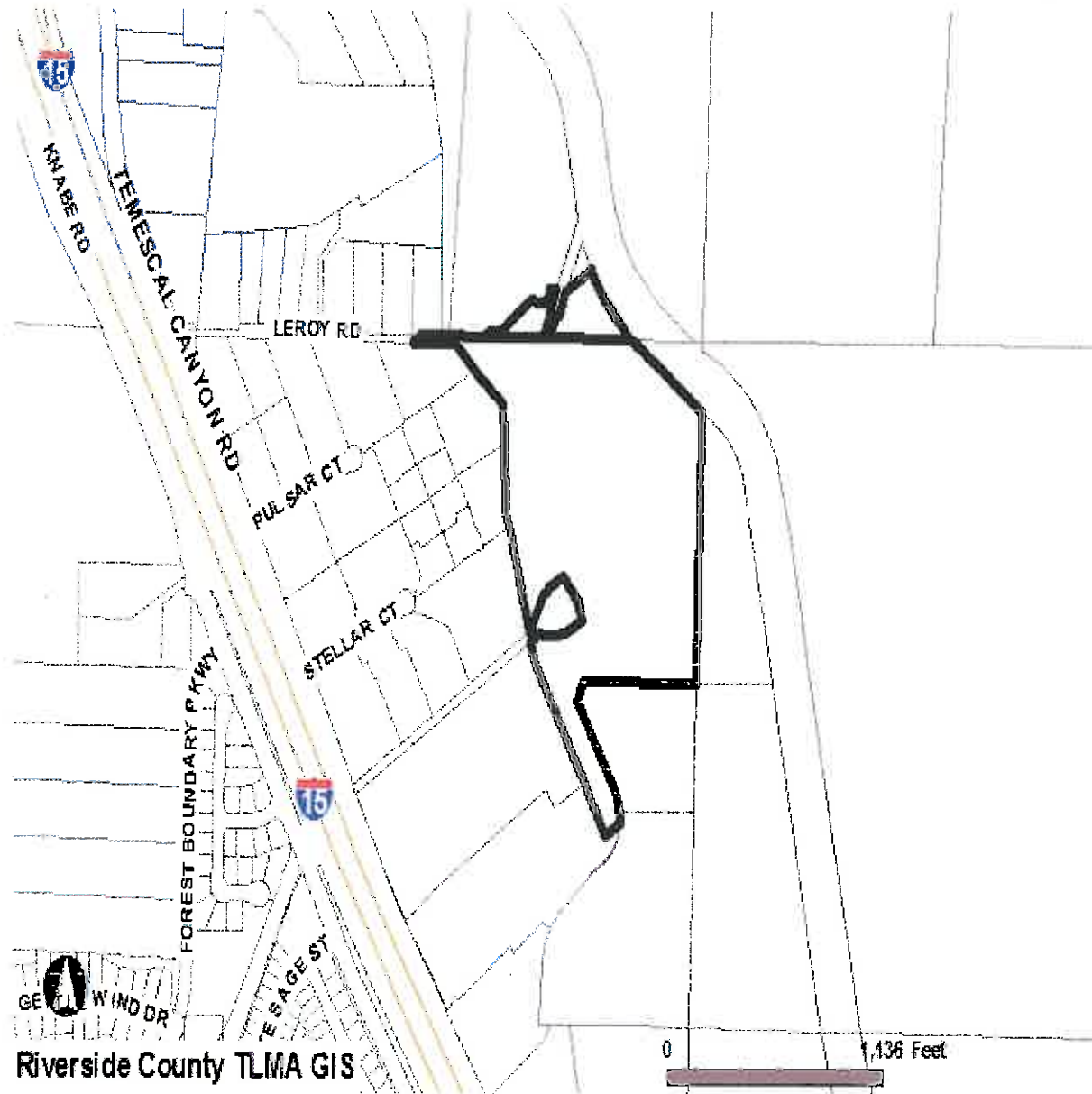
PHASE I – 283-100-045 – 29.53 acres

PHASE I- 283-390-011 – 1.26 acres (Previously Reclaimed on July 11th, 1994 as Part of Phase II, currently included in Phase I)

PHASE I- 283-390-013 – 0.5 acres (Previously Reclaimed on July 11th, 1994 as Part of Phase II, currently included in Phase I)

PROJECT TOTALS: (See attached RCTLMA Report)

Total SMP =	74.0 acres
Previously Reclaimed =	42.7 acres
Phase I Acreage =	31.3 acres
Phase 1 to be mined =	28.7 acres
Acres to be Reclaimed =	28.7 acres



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, timeiiness, 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.

283-390-011
ADDRESS NOT AVAILABLE
283-390-013
ADDRESS NOT AVAILABLE
STANDARD REPORT

APNs

283-100-045-7
283-390-011-3
283-390-013-5

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

283-100-045
22450 HIGHWAY 71
CORONA, CA 92883

MAILING ADDRESS

283-100-045
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA. 92504

283-390-011
C/O MITCH LEINEW
1240 MAGNOLIA AVE
CORONA CA. 92879

283-390-013
C/O MITCH LEINEW
1240 MAGNOLIA AVE
CORONA CA. 92879

LEGAL DESCRIPTION

APN 283100045
RECORDED BOOK/PAGE PM 129/36
SUBDIVISION NAME PM 19201
LOT/PARCEL 4, BLOCK NOT AVAILABLE
, Por TRACT NUMBER NOT AVAILABLE

APN 283390011
LEGAL DESCRIPTION IS NOT AVAILABLE
APN 283390013
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

283-100-045
RECORDED LOT SIZE IS 29.53 ACRES

283-390-011
RECORDED LOT SIZE IS 1.26 ACRES

283-390-013
RECORDED LOT SIZE IS 0.5 ACRES

Excavations: The site is comprised of alluvial deposits containing sand, gravel and silts from the stream flows of Temescal Creek. The mine has been previously excavated to the depths shown on the topo of the Mining Plan as follows:

- The Material Stockpile Area was excavated to a depth of 850' above Mean Sea Level and then filled with silt to approximately 860' above Mean Sea Level. The silt will be mined in the future to produce a topsoil for reclamation planting requirements.
- In the Retention and Material Recovery Area was previously mined to 845' above Mean Sea Level and is being used as a desilting basin and process water recovery pond which has filled to 862' above sea level. The silt will be mined in the future to produce a topsoil for reclamation planting requirements.

- The pond will be dredged to an elevation of approximately 830' above Mean Sea Level after the winter rains to recover sand and rock deposited by the high flows.

A slope stability study analyzing the stability of the ultimate slopes within Phase I has been prepared by Gary S. Rasmussen & Associates, Engineering Geologists and is attached as Appendix D. The conclusion of the analysis is that the proposed cut slopes (2:1, horizontal to vertical) exhibit a factor of safety adequate for the design.

Annual Production Estimate: The operation will continue to produce between 250,000 and 500,000 tons of aggregate annually.

Planned Ore Processing Methods on Site: A combination of dredging, screening, washing, blending and mixing of materials will be used in the operations.

Estimated Water Consumption: Phase I Operations Water Consumption in Gallons per Day (GPD) for a 12 hour shift.

• Process Water -	220,000 GPD
• Dust Control -	20,000 GPD
• Misc. -	500 GPD
• Human consumption -	50 GPD
• TOTAL -	240,550 GPD
• Recycled/Recaptured -	190,000 GPD
• Net Water Use -	50,550 GPD
• Net Use -	0.16 Acre Feet per Day
• Annual Usage	43 Acre Feet Annual

*** Water usage contemplates continuous maximum production scenario. ***

Mining Operation Wastes: Mine wastes or tailings will be limited to fine grained sediment resulting from the sand washing operations. This material will remain in the settling pond until required for the blending with other materials to produce topsoil for the reclamation of the slopes and level areas of the site.

Overburden has been previously removed by initial operations. Any tailings and sediment are deposited to the desilting pond and captured for use in the blending operations required for the reclamation of the site.

No waste products which require special handling will be developed or imported as a result of this project.

No stockpiles or fill material will be placed in the stream courses of Temescal Creek or Brown Canyon Channel.

Process water is desilted onsite in a pond where silts drop out and clear water is then reused on operations. Typical operations provide an 80% rate of recovery.

No import of wastes has occurred or shall occur.

Erosion Control: A Storm Water Pollution Prevention Plan (SWPPP) is in place for Phase I as depicted on the Mining Plan.

Blasting: No blasting is required or proposed.

Truck Traffic: Phase I does not change the approved production levels that require 35 to 80 trucks per day at maximum operations.

Hours of Operation: The mining operation is planned to continue on a 24 hour basis, except for those operations within 300 feet of the permit boundary. Processing shall be placed more than 300 feet from any permit boundary.

Concrete Batch Plant: Depending on the economic viability and regional requirement Mobile Sand and Gravel may assemble a concrete batch plant that would serve the requirements for the regional area.

Air Quality: The project holds current permits from South Coast Air Quality Management District (SCAQMD), and is in compliance with all permit conditions. No citations for emissions violations have been issued.

Noise: Sources of noise within Phase I include crushing equipment, mobile loaders, and screening equipment. The closest receptors outside of the permitted area are industrial buildings to the west, Lee Lake Water District to the south and 4 residences to the north and west of the Phase 1 northwestern boundary.



ENVIRONMENTAL SETTING AND PROTECTION OF FISH and WILDLIFE

Operation of the mine includes the dredging of the sand and gravel deposited by the Temescal Wash flows at the confluence of Temescal Wash and Brown Canyon Channel. Without the annual dredging operation the pond area would be choked from any flows and the sediment deposition of the pond. By cleaning out of the mouth of the pond regular flows flush the pond removing stagnant and oxygen deprived water from the pond, replacing it with water that is conducive to the growth and survival of the fish and wildlife that live in and around the pond.

CDFW was notified regarding the project and issued a letter, see Appendix "A" with comments and recommendations. We have taken into consideration the recommendations, however, no Activities are conducted in the streambed only in the Flood Control Pond in the effort to a) reduce flooding, b) provide a positive impact on the water environment, and c) allow for quality water, native flora and fauna by keeping the Flood Control Pond from becoming inundated and clogged. The flows from Temescal Wash and Brown Canyon Channel during significant flows deposit sand, rocks and gravel. On a general basis those flows do not flush the deposits from the pond leaving the area clogged and in need of dredging.

The pond is within a Riverside County Flood Control and Water Conservation District which is responsible to remove the silt from the pond. Through agreement to remove the silt Mobil Sand has increased the health of the pond.

Closing of the mine would allow for the site to be returned to its natural state, however the pond would become inundated with materials deposits and debris because the normal flows of Brown Canyon Channel and Temescal Wash do not flush the pond. This condition would increase flooding down stream of Brown Canyon Channel and could threaten the developments, residences and improvements. As stated above without dredging the pond would become clogged and denigrate the health of the fish and wildlife that use the pond to meet there needs

Phase I has been through the HANS process under HANS 01834 and has received a Letter of Determination from the RCA Joint Project Review, attached as Appendix "B" of this document (Exhibit C), stating the project is "Consistent with the Criteria and Plan Requirements". The details in the JPR include but are not limited to the following:

- Runoff controls through employment of SWPPP BMP's throughout the site to channel water to detention ponds for reuse of water, and avoidance of any discharge of untreated surface runoff from the mine into the MSCHP Conservation Area or any other areas.
- Incorporate measures to ensure that the application of potentially toxic bio products and chemicals do not adversely affect wildlife species, habitat and water quality.
- Any night light shall be directed away and shielded from the MSHCP Conservation Area to ensure the ambient lighting is not increased.
- Although wetlands are adjacent to the mine, no piles or overburden has been or will be place in those wetlands. On the contrary the removal of debris from the Flood Control Pond provide for a quality environment for the fish and wildlife that use those wetlands.
- Noise generating operations shall incorporate setbacks, berms and or walls to minimize the effect of noise on the MSHCP conservation Area.
- No entrapment of fish occurs within the Brown Canyon Channel Pond due to the dredging related to the mine operations. A channel is provided from the Flood Control Pond for the release of water from the pond and for the movement of fish in and out of the pond.
- No drill holes, water wells or monitoring wells are existing or are contemplate. The

- The site will provide habitat for the Burrowing Owl and various plant species per the MSHCP – Temescal Wash West Sub Unit 3, Cell Group E, Cell 2825.

RECLAMATION

The reclamation plan shall conform to Public Resources Code, Division 2, Section 2710 et seq. and SMARA regulations under the California Code of Regulations, Title 14, Chapter 8, and Subchapter 1.

Subsequent Uses: As stated in the original Operating Plan for SMP00119, the reclaimed site will be suitable for open space, water recharge and flood control protection of downstream properties (a portion of Phase I is within an easement for flood control and related uses concerning Brown Canyon Channel). It is probable that the site would be recharged with aggregate from upstream, which is a naturally occurring condition, making the site viable in the future, for future mining.

Reclamation Schedule: A major portion of the mine (Phases II, III & IV) have been reclaimed and approved by the appropriate agencies. Reclamation of Phase I shall progress as excavated areas reach finish grade and are cleared of processing equipment. Some reclamation has been initiated on the slopes on the southerly boundary of Phase I, the slopes adjacent to the existing pond and the area containing existing wetland plants.

The Reclamation Plan is designed to achieve the following objectives:

- Stabilization of disturbed areas as soon as practical to enhance the SWPPP in place today.
- Finish grading and stabilization of slopes to assure safety for the secondary use.
- Removal of plant machinery, equipment and supplies.
- Revegetation of slopes and flat areas with appropriate native plants.

The initial reclamation of Phase I has been taking place through natural revegetation on the north facing slopes at the mine boundary. In the 2nd Quarter on 2016 a survey will be undertaken to develop a report on the progress of the test plot for Phase I in order to adjust the planting and maintenance plan for Phase I, as necessary. All other areas will be reclaimed as they become available for planting.

Future Mining: It is probable that the site would be recharged with aggregate from upstream, which is a naturally occurring condition, making the site viable for mining in the future. Reclamation would not preclude future mining.

Public Safety: Public safety is a major consideration in the mining process and therefore is incorporated into the Mining and Reclamation Plan. The following is a list of safety measures that are undertaken in the operation of the mine:

- The property is fenced including "No Trespassing" signage. Access to the mine is restricted and monitored.
- Excavation and processing are performed within the rules of OSHA, MSHA, ATF, Riverside County Fire Department, Riverside County EHS, SCAQMD and other agencies.
- Storage, handling and removal of fuels, solvents and lubricants are being handled in accordance of Federal, State and Local agency requirements.
 - Fuel – An above ground 1000 gallon diesel tank is kept on site and is configured with a containment tank.
 - Wax Tank – An above ground 10,000 gallon tank is located on the site for preparation of a specialty soil product produce at the mine.
 - Lubricants – Grease applicators are kept onsite to lubricate equipment.
 - Solvents - No solvents are kept onsite.
 - Maintenance – Minor maintenance will be performed onsite using the BMP stated in the SWPPP, major maintenance will be performed offsite unless the equipment cannot be trailer and moved. In that case the maintenance plan will have a specific BMP for the major maintenance.
- Fueling and maintenance is conducted per the Current SWPPP Section 8 & Section 9 – Sections 8 & 9 are attached as Appendix C & D of this document (Exhibit C).

Post Reclamation Drainage and Erosion Control: Erosion Control will be provided through the revegetation efforts and finish grading and stabilization of slopes. The site is subject to inundation from Temescal Creek and Brown Canyon Channel when high water flows happen. The design of the revegetation and site configuration will serve as a velocity reduction area of the high flows mitigating potential damage. The finish grade of the upland mine floor gently slopes to the west directing the flow of water away from Brown Canyon Channel and Temescal Wash reducing the potential of any upland drainage reaching the waterways.

Pits, Ponds, Reservoirs, Tailings, Waste: The Revised Mining Plan will result in an elevation of 1 to 3 feet above Temescal Wash and Brown Canyon Channel and a berm approximately 3 feet high to prevent upstream head cutting. Additionally, the site grading provides a slope to the ponds and the west side of the mine directing the any runoff away from the wash maintaining the headwall of the mine The pond is used for recycling water, preliminary irrigation and will remain in service until the Phase I. The sediment shall be processed and blended for topsoil used in the reclamation revegetation.

Soils and Fine-Textured Waste: Mine wastes or tailings will be limited to sediment from the sand washing operations, this material will remain in the pond. The sediment shall be processed and blended for topsoil used in the reclamation revegetation. Estimated amount of sediment and other materials required for the blending of topsoil is 103,000 cubic yards. The estimated required amount of topsoil required is 17,037 cubic yards. Therefore, there will be plenty of topsoil available for the Re-soiling and Revegetation of the site during reclamation. The balance of the sediment will be used to fill any areas on the site the required elevation adjustments. Any stockpiling required will be configured to eliminate any erosion or runoff by the use of straw wattles and silt fencing.

Cleanup: All equipment, machinery, storage facilities, piping and associated materials will be removed upon completion of mining.

Contaminants: The extraction and processing of sand and gravel does not involve the use of chemicals other than fuel and lubricant for mobile equipment, and the associated maintenance materials, as discussed in the Public Safety section. Therefore, the mining operation will not discharge contaminants into the environment.

Re-soiling and Revegetation: Re-soiling and revegetation will be accomplished as follows:

Re-soiling: a) Topsoil is not available from the site, therefore, the existing surface of the site will be scarified 12 inches deep, fine grained sediment from the settling pond will be placed on the top of the scarified area and blended with various imported soil amendments materials, as necessary to prepare a uniform growth media. That that growth media product shall be tested by a qualified laboratory for the purpose recommending any further soil amendments if needed. This will result in a 12" thick topsoil section, that surface shall be smooth graded in a sheet flow pattern to prevent erosion and then imprinted by "tracking in" or "use of a sheep's foot roller" to promote revegetation success.

Revegetation: a) Planting shall be performed between October 15th and April 15th, or immediately following rainfall between one-half (1/2) and on and one-half (1 ½) inches.

- b) Irrigation: i) Temporary irrigation system from the top of the will be operated,
- ii) water trucks will be used to supplement the irrigation the planting areas.
- iii) Once the planting areas are established as determined by the performance standards and in the view of the Environmental Consultant providing the appropriate reports the temporary irrigation will be removed.

c) Riparian areas; Lower areas adjacent to areas where open water may occur shall be hydro seeded as follows:

TREES

- California Sycamore (Plananus racemus) 1-gal
- Arroyo Willow (Salix lasiolepis) 5-gal

HYDRO-SEED

- Western Ragweed (Ambrosia Psilostachy) 6lbs of PLS per Acre
- Emoryi Baccharis (Baccharis emoryi) 3lbs of PLS per Acre
- Mugwort (Artemisia Doughlasiana) 3lbs of PLS per Acre

d) Slopes and Upland Scrub: the slope and upland scrub areas shall be hydro seeded as follows:

Common Name	Latin Name	Pounds PLS per Acre
Blue wildrye	Elymus glaucus	4
California brome	Bromus carinatus	4
Foothill needle grass	Stipa Lepida	2
Deer Weed	Lotus Scoparius (Acmispon glaber)	4
Plantain	Plantago Insuaris (Plantago ovata)	1
California Sagebrush	Artemisia californica	2
California Buckwheat	Eriogonum fasciculatum	3
Brittlebush	Encelia farnosa	3
Matchweed	Gutierrezia californica	1
Blacksage	Salvia mellifera	2

The hydro seed mixes shall include the appropriate binder and fertilizer.

Vegetation shall meet the stipulated performance standards for a minimum of 2 years without supplemental irrigation.

Test Plots:

The Test Plots for SMP00119R3 will be established on the slope just below the office trailers between the access drive to the lower pad and the pond. The test plot is approximately 180' long and 80' up the slope (approximately 14,400 sf). The test plot will be delineated by stakes and yellow rope to show the outline of the area.

Noxious and non-native plants will be removed (physical removal) and treated (using herbicides) to initially eradicate them from across the full 14,400 sf of the test plot. The most effective means of the weed control shall be determined by the success in the test plot. Tamarisk, salt cedar, acacias, mulefat and all other evasive species as determined by the Environmental Consultant. When the non-native plants reach a level of 25% of the species in a 50m x 1m transect that shall be removed as stated above.

Upon the determination of the weed control in the test plot a weed control program will be initiated across the balance of the site using the combination of physical removal and herbicides, as appropriate. This activity will be conducted across the site on a regular basis to control the growth and reduce the regular growth of the non-native weeds throughout the site.

Upon the removal of non-native weeds, the test plot will be prepared by disking of the slope, amended using fertilizer consistent with needs of the plant pallet and re-soiled using several

common top soil mixes, including fine grained sediment from the desilting pond, that are similar to the local natural environment.

Performance Standards:

In order to assure that an acceptable level of revegetation has occurred prior to cessation of maintenance, the area will be surveyed on a quarterly basis to ensure the minimum 80% confidence level will be used:

THE FOLLOWING PRESCRIBED TRANSECT AREA AND PERFORMANCE STANDARDS SHALL BE VALIDATED THROUGH A BASELINE STUDY AND/OR CONSULTATION WITH THE OFFICE OF MINE RECLAMATION.

Revegetation Performance Standards

Upland Areas

	Benches and Flat Area	Slopes
Cover	35%	25%
Species Richness	7 species native perennials Per 50m x 1m transect	7 species native perennials Per 50m x 1m transect
Density	12 native perennials per 50m x 1m transect	10 native perennials per 50m x 1m transect

Riparian Areas

Cover	60%
Species Richness	3 species native perennials Per 50m x 1m transect
Density	15 native perennials per 50m x 1m transect

Monitoring and Maintenance:

Fourteen 1 meter by 50 meter transects will be used to sample cover, species richness, and density in each habitat type until performance standards have been achieved.

A survey by a qualified biological firm shall be conducted, annually in the area designated as the test plot to ascertain the success of the revegetation plan and provide a list of recommended modifications and procedure to remove invasive vegetation and to enhance revegetation success. This survey shall be conducted in the spring of 2016 during the onset of the growth season for the new vegetation. The remainder of the site shall also be inspected annually to ascertain compliance with the approved reclamation plan performance standards.

Invasive weeds and plants shall be removed on an annual basis. Additionally, any trash cleanup and erosion repairs shall be completed on an as needed basis.

With a request of release of financial assurances for final reclamation, a report of reclamation compliance shall be prepared and submitted to the Riverside County Building & Safety Department containing the status of the reclamation, including at a minimum:

- Final Site Contours
- Vegetative cover
- Vegetative density
- Species richness

Reclamation Assurance: Reclamation costs shall be reviewed annually and revised accordingly to SMARA and County Ordinance No.555.

Attached is an estimate of the cost for the Reclamation which has been prepared under the following assumptions:

1. Reclamation of Phase's ii, iii and iv are completed and accepted by the approving Agencies (ACOE, CDFW, Riverside County, etc.).
2. The mining operation in Phase I has approximately 20 acres available for reclamation, as slope and level areas come available the applicant will start active reclamation of those areas.
3. Currently 25% of the slopes, mainly adjacent to the Flood Control Pond, are reclaimed and need to be certified as such.
4. It is contemplated that approximately 50 to 70% of the slopes will be reclaimed in the first 5-10 years of the life on this permit extension.
5. The balance of the slopes shall be graded, soil amended and planted as required to perform the reclamation over the balance on the life of the permit for completion on December 31, 2036.
6. The level areas within the approximate 20 acres of the mine to be reclaimed shall be filled on a consistent basis during the final 10 years of the life of the permit. During the last 5years of the permit an active effort to prepare the level areas for planting shall take place for the completion of the reclamation slated for December 31, 2036.

Upon completion of the Reclamation Plan the mine shall have a visual effect similar to the surrounding area, both in the upland slopes and level areas and the riparian areas adjacent to Temescal Wash. The native flora and fauna will provide for the natural habitat required to hold the wildlife that makes its home in Temescal Canyon.

Mobile Sand & Gravel currently has a bond in place to assure reclamation Phase 1. Upon approval of this application, the bond amount will be revised to reflect the attached estimate.

Statement of Responsibility

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the limits of time of said plan.

_____ Executed on: _____
Signature of Applicant
Mitch Leinen

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42620

Project Case Type (s) and Number(s): Surface Mining Permit No. 119, Revised No.3, Amended No. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: David L. Jones

Telephone Number: (951) 955-6863

Applicant's Name: Temescal Land Company, LLC

Applicant's Address: 10060 Dawson Canyon Road
Corona, CA 92883

Engineer's Name: Grant E. Destache

Engineer's Address: 7825 E. Redfield Road, 3106A
Scottsdale, AZ 85260

I. PROJECT INFORMATION

- A. Project Description:** RCL00119R3 proposes to revise the Mining Plan for Phase 1 and subsequently update the Reclamation Plan and requests an extension of 20-years in the life of the permit to allow for continued operations for mining on a site encompassing a total of 31.3 acres.

Specifically, the modification to the Mining Plan includes raising the floor of the above surface water elevation excavations to prevent upstream head cutting from the adjacent Temescal Creek. An access road will also be provided for Riverside County Flood Control District and the property owner. The Reclamation Plan will be updated to reflect only Phase 1 of the mining operations as Phase II, III, and IV have already been reclaimed. Designated days and hours of operation, number of employees and daily vehicular trips will remain unchanged from the previously permitted levels. The proposed extension of the permit would expire on December 31, 2037.

The proposed project is located northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash

Background: In 1994, the County of Riverside issued Surface Mine Permit No. 119 to establish the Mobile Sand Mine. The permit allowed for mining of sand and gravel and related aggregate processing (crushing, screening, and washing). On October 5, 1999 the County Board of Supervisors approved a revision to permit SMP No. 119. The permit was set to expire six (6) years from the issuance date, in 2005. On February 11, 2003 the BOS approved a second revision to extend the life of the permit for an additional 10 years, expiring in 2015.

Operations: Mining and processing at the site will remain unchanged from the current approved operations. Operations include mixing and blending specialty soils, mining, concrete batch plant, dredging of Flood Control Easement for flood abatement and material resource recovery. There are no changes to the amount of production, hours of operation, or truck traffic from the currently permitted use. The site has been in compliance with SCAQMD, NPDES, and MSHA/OSHA requirements during current operations, and will continue to operate in compliance for the duration of this operation.

Reclamation: SMP119R3 will combine elements of the existing reclamation plans (SMP119R2) however; Phases II, III, and IV will be removed as those phases have been reclaimed. Reclamation of Phase 1 shall progress as excavated areas reach finish grade and are cleared of processing equipment. Some reclamation has been initiated on the slopes on the southerly boundary of Phase I, the slopes adjacent to the existing pond and the area containing the existing wetland. The reclamation plan is described in more detail in Exhibit C: Project.

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

C. Total Project Area: 31.5 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Surface Mining 31.5 AC	Lots: 3	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 10

D. Assessor's Parcel No(s): 283-100-045, 283-390-011, and 283-390-013

E. Street References: The site is located northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash.

F. Township, Section & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 22 and 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is an existing surface mining operation located adjacent to the Temescal Wash. The surrounding area is undeveloped land to the east, light industrial and commercial uses to the west and south and residential to the north/northwest.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Open Space- Mineral Resources (OS-MIN) and Open Space-Water (OS-W) General Plan Land Use Designations. The proposal meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.

6. **Housing:** No housing is proposed by the project, nor will the project displace any existing housing. There are no impacts to housing as a direct result of this project at this time.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Temescal Canyon Area Plan

C. **Foundation Component(s):** Open Space

D. **Land Use Designation(s):** Open Space- Mineral Resources (OS-MIN) and Open Space-Water (OS-W).

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** Temescal Wash Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI), and Community Development-Low Density Residential (CD-LDR) to the north, Open Space-Water (OS-W) to the east, Community Development-Light Industrial (CD-LI) to the south, Open Space- Mineral Resources (OS-MIN), Community Development-Public Facilities (CD-PF), and Community Development-Light Industrial (CD-LI) to the east. Temescal Wash Policy Area to the east.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (W-1).

J. **Proposed Zoning, if any:** No Proposed Change

K. **Adjacent and Surrounding Zoning:** Watercourse, Watershed & Conservation Areas (W-1) to the north, south, east, and west. Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (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 type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |

- | | | |
|---|---|---|
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

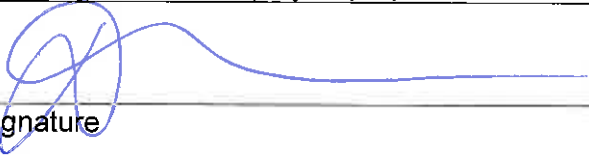
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous

EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

10/5/16
Date

David L. Jones
Printed Name

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temescal Canyon Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

a) Interstate 15 (I-15) is identified as a "State Eligible Scenic Highway". The proposed SMP00119R3 is approximately 1/2 mile easterly from I-15. The intensity of the mining will not be altered with this revision to the permit and will not change the existing conditions. The time for the permit will be extended, which will continue the proposed use for an additional 20 years; however, the intensity of the existing use will not change. There will be no impacts to the corridor as designated.

b) The project will not impact any scenic resources. There are no distinctive features on the site.

Mitigation: No additional mitigation required

Monitoring: Riverside County Annual Inspections will verify compliance with conditions.

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"/>

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

Findings of Fact:

a) The site is located beyond the limits of the Mt. Palomar Observatory Special Lighting area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None 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 and b) The proposed project will not be creating any new sources of light or glare; and will not expose the residential lots to the northwest of the site to unacceptable light levels.

Mitigation: None required.

Monitoring: None 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) According to the RCLIS, the majority of the site identified as "Other Lands" while the western edge of the property is identified as Prime Farmland and Urban-Built Up Land. Implementation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the proposed revisions to the Mining Plan and the request to extend the life of the Mining Permit will not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impacts are anticipated and no mitigation is required.

b) According to the RCLIS, the proposed project site is not subject to a Williamson Act contract and is not within a Riverside County Agricultural Preserve. No impacts are anticipated and no mitigation is required.

c-d) Implementation of the proposed revisions to the Mining Plan and the request to extend the life of the Mining Permit will not cause development of non-agricultural uses within 300 feet of agricultural zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project site is not located within or near forest land therefore, there will be no impacts and not mitigation is required.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Table 6-2

Findings of Fact:

a and b) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The proposed operation will continue to operate at previously permitted levels, with no increase in production or potential emissions. There has been no development near the site since the previous permitting effort in 2001, and there are no sensitive receptors within 1 mile. The impact is considered less than significant.

c) The proposed 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). Therefore, impacts are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

Mitigation: None required.

Monitoring: None 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 checked="" type="checkbox"/>	<input 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 Wildlife 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 Wildlife 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, MSHCP Joint Project Review No. 07-10-10-1 dated 10/25/07, CA Fish & Wildlife letter dated April 18, 2014

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is the revision of Surface Mining Permit 00119 through updating the Reclamation Plan and Revising the Mining Plan for Phase I of the original permit, and requesting an extension in the life of the permit to allow for the continued operations which include mixing and blending specialty soils, mining, concrete batch plant, dredging of Flood Control Easement for flood abatement and material resource recovery. Phases II, III, and IV have been reclaimed and accepted for Substantial Conformance as required by the original permit.

a) Less than Significant with Mitigation Incorporated.

The 30.39-acre project site is an existing mining operation requesting an extension in the life of the permit to allow for the continued operations. The project site is located within the Western Riverside Multiple Species Habitat Conservation Plan, Temescal Canyon Area Plan. The majority of the project site is located within Criteria Cell 2827 and a northern portion of the project site is located within Criteria Cell 2723. The project site has gone through the Habitat Acquisition and Negotiation Strategy (HANS) process and 2.6 acres of the project site along Temescal Creek were described for conservation. The project has gone through Joint Project Review (JPR 07-10-10-01) and RCA concurred with the conservation described for the project site. The 2.6 acres will be dedicated to the Regional Conservation Authority or to the Riverside-Corona Resource Conservation District (RCRCD).

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for the continued operations and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No vernal pool or fairy shrimp habitat is present on the project site.

The project site has gone through the Habitat Acquisition and Negotiation Strategy (HANS) process and 2.6 acres along Temescal Creek were described for conservation. The project is conditioned to dedicate the 2.6 acres to the Western Riverside County Regional Conservation Authority (RCA) or to the Riverside-Corona Resource Conservation District (RCRCD) (Condition of Approval 20.EPD.001, Conservation Dedication). The project is consistent with Section 6.1.2 of the MSHCP with adherence to the mitigation outlined within the County of Riverside Condition of Approval.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is located within a Narrow Endemic Plant Species Survey Area for Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. However, as mentioned herein, the project site is an existing mining operation and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No suitable habitat is present on the project site to sustain Narrow Endemic Plant Species. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for the continued operations and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. There will be no increase in use intensity from that which is already permitted. The project is consistent with Section 6.1.4 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.3.2 Additional Survey Needs and Procedures

The project site is located in a Criteria Area Special Survey Area for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mouseltail. The site is located in an Additional Survey Area for burrowing owl. However, as mentioned herein, the project site is an existing mining operation and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No suitable habitat is present on the project site to sustain Criteria Area Special Survey Area Species or burrowing owl. The project is consistent with Section 6.3.2 of the MSHCP.

The proposed project is consistent with Sections 6.1.3, 6.1.4, and 6.3.2 of the MSHCP. The proposed project will be consistent with Section 6.1.2 of the MSHCP with adherence to the mitigation outlined within the County of Riverside Condition of Approval (Condition of Approval 20.EPD.001, Conservation Dedication).

b-c) **No Impact.**

As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for continued operations. The majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No work is proposed that would have an adverse effect on any endangered, threatened, candidate, sensitive, or special status species. As mentioned herein, 2.6 acres of Riparian/Riverine resources will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) or to the Riverside-Corona Resource Conservation District (RCRCD) and will not be disturbed. Thus, no impacts will occur.

d) **No Impact.**

As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for continued operations. The majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No work is proposed that would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. As mentioned herein, 2.6 acres of Riparian/Riverine resources will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) or to the Riverside-Corona Resource Conservation District (RCRCD) and will not be disturbed. Thus, no impacts will occur.

e-f) **Less than Significant with Mitigation Incorporated.**

As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for the continued operations and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No vernal pool or fairy shrimp habitat is present on the project site.

The project site has gone through the MSHCP Habitat Acquisition and Negotiation Strategy (HANS) process and 2.6 acres of Riparian/Riverine resources along Temescal Creek were described for conservation. The project is conditioned to dedicate the 2.6 acres to the Western Riverside County Regional Conservation Authority (RCA) or to the Riverside-Corona Resource Conservation District (RCRCD) (Condition of Approval 20.EPD.001, Conservation Dedication).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to Riparian/Riverine resources will be less than significant with adherence to the mitigation outlined within the County of Riverside Condition of Approval (Condition of Approval 20.EPD.001, Conservation Dedication).

g) No Impact.

The project site is subject to the Riverside County Oak Tree Management Guidelines. However, no oak trees are proposed to be disturbed on the project site. As mentioned herein, the project site is an existing mining operation requesting an extension in the life of the permit to allow for the continued operations and the majority of the site is disturbed with the exception of the 2.6 acres of Riparian/Riverine resources described for conservation along Temescal Creek. No impacts to oak trees will occur.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Exhibit A Mining Plan

Findings of Fact:

a and b) No historic sites have been recorded within the project site therefore no impacts to the site will occur and mitigation is not required.

Mitigation: None required.

Monitoring: None required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Previous Environmental Assessments EA37604 and EA38792.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The site is currently disturbed and has an existing processing plant in the proposed mining area. No historic or prehistoric resources exist on the site.

Mitigation: None required.

Monitoring: None required.

Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape this geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Source: AB 52 Consultation with Pechanga and Soboba tribes, e-mail communication from Pechanga tribe 10/05/16

Findings of Fact:

a and b) The Project is within Luiseño territory. This area is reported by the Pechanga tribe to be a traditional cultural landscape, a Tribal Cultural Resources as defined under AB 52. However, because of the existing and ongoing disturbance of the Property, the tribes requested no specific mitigation measures to be included in the environmental documents. The project will be conditioned for inadvertent finds and human remains. The Pechanga Tribe requests to be directly noticed via e-mail of all public hearings and scheduled approvals concerning this Project.

Mitigation: None required.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" EA37604 and EA38792

Findings of Fact:

a) There are no paleontological resources on the site.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact:

a and b) The site is not located within an Earthquake Fault Zone or Fault Hazard Zone and there are no known faults mapped within the limits of the project site.

Mitigation: None required.

Monitoring: None required.

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"/>
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Source: Riverside County General Plan Safety Element Figure S-3, John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is located in an area mapped as having a low potential for liquefaction. Analyses performed by Byerly and Rasmussen conclude the site does not have a liquefaction potential.

Mitigation: None required.

Monitoring: None required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Safety Element, John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact: Although the site is located in an area having a high potential for strong seismic ground shaking, site-specific analyses performed by Byerly and Rasmussen confirm this is not a significant hazard to this project. In addition, there are no structures proposed that would be detrimental to public health and safety on site in an earthquake.

Mitigation: None required.

Monitoring: None 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 Safety Element, John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact:

- a) The project site is not located on a geologic unit or on soils that have been known to be unstable or pose a risk of landslides.
- b) The analyses performed by Byerly and Rasmussen confirm this is not a significant hazard to this project.

Mitigation: None required.

Monitoring: None 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact:

- a) The project site is located within an area mapped as being susceptible to subsidence.
- b) The analyses performed by Byerly and Rasmussen confirm this is not a significant hazard to this project.
- c)

Mitigation: None required.

Monitoring: None 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine.

Findings of Fact:

- a) Given the mining operation is to reclaim the site leaving an open body of water, there is a potential for seiche. However, the site is to be left as open space rendering the hazard less than significant.
- b) The site is not located within an area which has a known risk of mudflow or volcanic activity.

Mitigation: None required.

Monitoring: None required.

17. Slopes

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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: John R. Byerly, Inc and Gary S. Rasmussen & Assoc., Inc. geotechnical and geologic studies for the Mobile Sand mine, Mining / Reclamation application.

Findings of Fact:

- a-b) The project will result in an excavated pit with a maximum depth of 50' above the water table and approximately 25' below the water table. The analyses performed by Byerly and Rasmussen confirm

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this is not a significant hazard to this project. The proposed slopes will not be steeper than 2:1, and slopes will be revegetated as required in the Reclamation Plan.

c) The proposed project will not be expanding operations beyond that already approved.

Mitigation: None required.

Monitoring: None required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Areas of topsoil were disturbed and removed during the previous operations under SMP00119. No additional soil disturbances beyond that already analyzed are being proposed. Topsoil and tailings are stored onsite for future reclamation and revegetation.

b) The project is not located on expansive soils.

c) No septic systems are proposed with this project.

The site is graded to minimize the potential for erosion offsite, as required in the SWPPP.

Mitigation: None required.

Monitoring: None required.

19. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, project application materials.

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

a and b) The site is graded to retain water from storms or potential run-off from adjacent properties, and then allow it to percolate at the bottom of the pit on a portion of the mine site and transmit flows downstream along the existing Temescal Wash channel. The pit has been designed to reduce the potential for headward erosion. The removal of sediment deposited by flows from the Brown Canyon Channel is required to maintain flows and removes excess sediment from entering the Temescal Wash stream channel as part of project design and purpose. The SWPPP for the site, as required by NPDES (National Pollutant Discharge Elimination System), identifies measures to control and contain any possible erosion.

Mitigation: None required.

Monitoring: None 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. 484

Findings of Fact:

a) The site is located in an area mapped as having a moderate wind erodibility rating. During mining operations, all roads and active mining areas will be kept wetted, through either the use of water or approved dust control suppressants (COA 10.PLANNING.9). SCAQMD rules will be complied with during the life of the permit. In accordance with SCAQMD rule 403, all operations will be suspended when wind speeds exceed 25 MPH (COA 10.PLANNING.19). Once mining is completed and reclamation has begun, the revegetation will ensure long-term compliance with wind erosion and blowsand requirements. These conditions are standard and not considered mitigation for CEQA purposes.

Mitigation: None required.

Monitoring: None required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: "Greenhouse Gas Study for Surface Mining Permit 00119", ALTA Environmental, dated January 7, 2016

Findings of Fact:

a) The project is an extension of time. There will be no operational increases in production, hours of operation, or truck traffic.. Analysis performed by ALTA Environmental indicates the project's annual GHG emissions will be 2,418.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the screening level of 10,000 MTY CO₂e established by the County of Riverside. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

Greenhouse gasses will be reduced in time, due to compliance with the California Air Resources Board (CARB) Off-Road Diesel Rule. Compliance with this rule will result in a reduction in Particulate Matter (PM) and oxides of nitrogen (NO_x).

b) The project is consistent with the Riverside County General Plan's land use designation (Open Space- Mineral Resources) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project will be subject to a variety of measures that will reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's effect on the attainment of these plans is less than significant.

Mitigation: None required.

Monitoring: None 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?

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

Source: Project Application Materials

Findings of Fact:

a) There was no evidence of prior industrial activity or use of hazardous materials on site before active mining operations began. The project does not propose to transport any dangerous or hazardous materials. No blasting is permitted on the site (COA 10.PLANNING.20). There will be no impact.

b and d) The project will not release any hazardous materials into the environment. The project is not located near any existing or proposed school sites. During the past 10 years of mining operations, the site has been inspected on an annual basis for any hazardous materials problems. Site visits during the last 36 months by the County of Riverside confirm that the site is active, and that there are no hazardous materials issues on site. The equipment on-site is fueled from an above-ground storage tank in secondary containment.

c) The project has not, and will not interfere with any adopted emergency response plan.

e) The project site is not located on a list of hazardous materials sites.

Mitigation: None required.

Monitoring: None 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project result in a safety hazard for people residing or working in the project area?

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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Western Coachella Valley Area Plan, Figure 5.

Findings of Fact:

a-d) The project site is located approximately 8-miles northerly of the Thermal Airport and is beyond the limits of area influenced by airport activity. No airport activity will be impacted by the proposed project.

Mitigation: None required.

Monitoring: None required.

24. Hazardous Fire Area

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

Source: Temescal Canyon Area Plan Figure 13 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is located within a High Fire Zone as identified by Figure 13 " Wildfire Susceptibility" Map. However, the revision to the Mining Plan and the proposed extension of the permit will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No mitigation is required.

Mitigation: None required.

Monitoring: None 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Flood Hazard Report/Condition, Project Application Materials, EA38792 and 37604. Santa Ana Regional Water Quality Control Board June 11, 2014 Letter to Riverside County

Findings of Fact:

a) This project amendment is an extension of time to an existing mining operation that proposes no changes in mining intensity or location beyond what is already approved. Mining operations conducted within the water courses at this site (Temescal Wash and Brown Canyon Channel) have been previously analyzed and permitted. The comments raised in the Water Board letter have been previously addressed through project analysis, design, and conditions of approval requiring the mine operator to operate within the limits of the applicable regulations. The mine owner/operator should contact the State Water Resources Control Board for consideration of the need for a Water Right.

b and d) The project is required to comply with all NPDES and other drainage regulations (COA 10.PLANNING.18).

c) The proposed project will not alter or impact preexisting conditions, including the usage of groundwater. The permit life will be extended; however the original analyses used in EA's 37604 and 38792 was estimated for the maximum allowed tonnage of excavated materials. The maximum amount will not change, only the length of time to extract any materials. Therefore, the impacts will not be altered.

e and f) No housing is proposed or permitted as part of the project, nor are any 100 year flood zones located on the site. An easement for flooding has been granted to Riverside County Flood District at the outlet structure of the Brown Canyon Channel to allow for inflows and catchment of debris.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g and h) The project is required to comply with all Federal, State and local water quality regulations and will result in a significant impact to ground water.

Mitigation: No additional mitigation required.

Monitoring: None required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure 12 "100- and 500-Year Flood Hazard Zones," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-b) There is a blue line stream that spans a portion of the project site. The project has previously received clearances from California Fish and Game and from U.S. Fish and Game regarding the stream. The changes in the project proposed by this extension of time to the mining permit will not impact or alter the stream in any way and will not alter the amount of surface runoff. Impacts to the floodplain and stream alteration were considered and mitigated for in the earlier application.

c) No housing is proposed or permitted as part of the project, nor are any 100 year flood zones located on the site.

Mitigation: No additional mitigation required.

Monitoring: None required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The mine site will not impact present or planned land use in the immediate area. The project is not be changing the intensity of the use or total tonnage of mined material.

b) The project is within the sphere of influence for the City of Corona. However, there is no proposed change of land use with this project.

Mitigation: No mitigation required.

Monitoring: None 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"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a and d) The current zoning, Mineral Resources and Related Manufacturing (M-R-A), Mineral Resources (M-R), Specific Plan (SP) and Watercourse, Watershed & Conservation Areas (W-1), permits mining in accordance with the regulations found in Riverside County Ordinance 555, and is consistent with the General Plan Open Space- Mineral Resources (OS-MIN), Open Space-Water (OS-W), and Community Development-Light Industrial (CD-LI) designation, which permits development of mineral resources.

b and c) The mine is currently compatible with surrounding zoning and General Plan designations, and the proposed revisions will not alter the compatibility. The life of the permit will be extended; however, the uses surrounding the site are not anticipated to change.

e) There is no current or proposed development surrounding the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None 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", Department of Conservation - CDMG Special Report 165 "Mineral Land Classification of The Temescal Valley Area, Riverside County, California"

Findings of Fact:

a and b) The proposed project site is within an MRZ-2 Zone as identified by the State Department of Conservation and CGP Figure VI.42. CGP policies related to MRZ-2 zones indicate that only those land uses that are either related to mineral production, or are compatible with mineral production are permitted in these zones. While the project would result in the loss of mineral resources via construction use of the resource, such activity was anticipated and is consistent with the General Plan, Zoning, and MRZ-classification. There are no impacts.

c) The proposed project is currently a permitted mine and is not proposing any increase in intensity of use.

d) The project will result in a properly reclaimed mine that will not create a hazard by design. The plan includes provisions that address the safety of the open pit mine once all mining operations and reclamation are completed.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"

Findings of Fact:

a) The project site is not located near an airport, therefore would not expose people working in the project area to airport noise.

Mitigation: None required.

Monitoring: None required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is more than 6 miles from the nearest railroad line.

Mitigation: None required.

Monitoring: None required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The site is approximately 1/2 from Interstate 15, however, the project will not have any impacts from highway noise and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: There are no major noise generators near the project site.

Mitigation: None required.

Monitoring: None 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) There are no operational changes proposed with this mining plan revision and extension of time, and existing requirements regulating noise will continue to be effective during the new term.

Mitigation: No additional mitigation required.

Monitoring: Annual inspections by Riverside County will verify compliance with permit conditions.

POPULATION AND HOUSING Would the project

35. Housing

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The proposed project is a revision to existing and operating mine. There are no residential uses on the site. The project is not in a redevelopment area. There will be no additional or increased impact due to this extension.

Mitigation: None required.

Monitoring: none required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project will not result in a need for increased fire protection facilities. There are no new or expanded operations as a result of this application.

Mitigation: None required.

Monitoring: None required.

37. Sheriff Services

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not result in an increase in the amount of sheriff or law enforcement protection. This application does not propose any change in the scope of operations or number of employees, hours of operation, or truck traffic except for a revision on the Mining Plan and an extension of time. The total tonnage will not change, thus the level of impact will not change. Impacts to Sheriff Services based on the time extension would be minimal as the mining use has minimal impacts to Sherriff services.

Mitigation: None required.

Monitoring: None required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project is located within the Corona-Norco Unified School District. The project does not propose any new buildings or structures; therefore, the project will not physically alter existing school facilities or result in the construction of new school facilities. No impacts will occur and not mitigation is required.

Mitigation: None required.

Monitoring: None required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There will be no change in the number of employees at the site as a result of this application, and the Library System will be not be impacted. No mitigation is required.

Mitigation: None required.

Monitoring: None required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. No impacts will occur and no mitigation is required.

Mitigation: None required.

Monitoring: None required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The project would not require recreational services of any kind, nor create a increase in demand of existing recreational services or facilities. The proposed revision to the existing permit will not change operations at the mine except to modify the elevation of excavation activity and to extend the life of the permit. There are no new activities proposed under this application, and there will be no impacts to parks or recreation areas.

c) The project is not located within a Community Service Area, therefore, the proposed use will not require park services, no impact park services. There will be no impact.

Mitigation: None required.

Monitoring: None required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed extension does not include any expansion in area or activity, and would not impact any recreational trails.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all	<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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Coachella Valley Area Plan, Figure 7 "Circulation", RCIP

Findings of Fact:

- a) The proposed revision to the existing permit will not impact the existing General Plan Circulation plan or any other ordinance or policy that contain any measures of effectiveness.
- b) The proposed revision to the existing permit will not impact any congestion management programs or LOS standards for the site or surrounding area.
- c and d) The proposed revision to the existing permit will not impact or change air traffic patterns or waterborne/rail traffic.
- e-h) The proposed revision to the existing permit will not create any hazards based on a design feature. Access to the site, which is located on Temescal Canyon Road, is via Pulsar Court and Stellar Court. Interstate 15 is the approximately ½ mile west. There will be no change in previously approved levels of traffic as a result of this application.
- i) The proposed revision to the existing permit will not conflict with any public transit, bikeway or pedestrian facilities.

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

Monitoring: Annual inspections by Riverside County will verify compliance with conditions.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temescal Canyon Area Plan, Figure 8., RCIP

Findings of Fact: Temescal Wash, which is adjacent to the site to the east, is identified as having a Regional Trail and Historic Trail. There will be no change in the intensity of the existing use except for a revision to the Mining Plan and extension of the life of the permit.

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a and b) The facility uses water from an onsite well for dust control and processing. Potable water for employees is in the form of bottled water delivered to the site. There are no changes from the existing permits, and no additional impacts are anticipated.

Mitigation: None required.

Monitoring: None 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a and b) Sewage needs will be handled through the use of portable toilets brought to the site by an approved contractor. There will be no change in the number of employees, or number of portable toilets.

Mitigation: None required.

Monitoring: None required.

47. Solid Waste

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

Findings of Fact:

a and b) Generation of waste from the site will not increase as a result of the new SMP0119R3 Mining Plan Revision and permit extension. Waste is stored in dumpsters on site, and hauled offsite by approved contractors.

Mitigation: None required.

Monitoring: None 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact:

a-g) Adequate utility serve is currently provided to the site, the proposed revision to the existing permit will not impact the utilities except to extend the life of the permit.

Mitigation: None required.

Monitoring: None required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Project application

Findings of Fact:

a) The site will have no increase in production, and no change in operating hours is proposed. The project will not create any new energy demand except to extend the life of the permit.

Mitigation: None required.

Monitoring: None required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumula-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th 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.

SURFACE MINING PERMIT Case #: SMP00119R3

Parcel: 283-390-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a revision to the Mining Plan for Phase 1 and an update to the Reclamation Plan and requests an extension of 20-years in the life of the permit to allow for continued operations for mining on a site encompassing a total of 31.3 acres.

Specifically, the modification to the Mining Plan includes raising the floor of the above surface water elevation excavations to prevent upstream head cutting from the adjacent Temescal Creek. An access road will also be provided for Riverside County Flood Control District and the property owner. The Reclamation Plan will be updated to reflect only Phase 1 of the mining operations as Phase II, III, and IV have already been reclaimed. Designated days and hours of operation, number of employees and daily vehicular trips will remain unchanged from the previously permitted levels. The proposed extension of the permit would expire on December 31, 2037.

10. EVERY. 2 SMP - 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 SURFACE MINING 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 SURFACE MINING 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

SURFACE MINING PERMIT Case #: SMP00119R3

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10. GENERAL CONDITIONS

10. EVERY. 2 SMP - HOLD HARMLESS (cont.)

RECOMMND

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 SMP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. 119, Revised Permit No. 3, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A", SMP Case No. 119R3, dated November 16, 2016.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B", SMP Case No. 119R3, dated November 16, 2016.

APPROVED EXHIBIT NO. "C" = Project Description Approved Exhibit No. "C", SMP Case No. 119R3, dated November 16, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SMP - ANNUAL REPORT INFO

RECOMMND

The operator shall submit to the Building & Safety Department with the annual report the following information (This report shall be prepared by a qualified, licensed professional).

- 1) New topographical maps detailing disturbed land and proximity to permit boundaries and property lines.
- 2) Certification letter certifying maximum depth of excavated areas.
- 3) Provide quantity in cubic yards and tons of minerals mined during the reporting period.

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10. GENERAL CONDITIONS

10.BS GRADE. 2

SMP - ANNUAL REPORT INFO (cont.)

RECOMMND

4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.

5) Provide data indicating any reclaimed land during the reporting period.

6) A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to Building and Safety Department a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to the Building and Safety Department, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles and benches of all excavations.

10.BS GRADE. 3

SMP - ANNUAL F.A.C.E.

RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan or Substantial Conformance, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 and County of Riverside Ordinance 555 or as amended in the future.

10.BS GRADE. 5

SMP - INERT MATERIALS

RECOMMND

There shall be no importing and/or storage of used concrete, asphalt or other inert construction materials for recycling without the specific approval of the Planning Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 SMP - IMPORTING VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Planning Department and the Environmental Health Department.

10.BS GRADE. 9 SMP - PROPERTY LINE SETBACKS RECOMMND

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes.

Within the setback area, the four foot verticle height safety berm can be installed.

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

10.BS GRADE. 10 SMP - FENCING OF PERIMETER RECOMMND

The perimeter of the surface mine shall be fenced with at least 6 foot chain link fencing or other fencing that has been approved by another specific condition of this mining permit and shall have a secure entrance gate system.

Fencing, gates and perimeter signs are required for safety and to prevent/limit unauthorized access to the site.

10.BS GRADE. 12 SMP - MISCELLANOUS INSPECT RECOMMND

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the Building & Safety Department may conduct site inspection(s) for compliance with the conditions of approval, complaints by individuals or other reasons as identified at the time of inspection.

10.BS GRADE. 14 SMP - OBEY ALL GRDG REGS RECOMMND

All construction related 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 16

SMP - NPDES/SWPPP

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

SURFACE MINING PERMIT Case #: SMP00119R3

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10. GENERAL CONDITIONS

10.BS GRADE. 16 SMP - NPDES/SWPPP (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 17 SMP - GEOTECH/SOILS RPTS

RECOMMND

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures 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.

10.BS GRADE. 18 SMP - MAX SLOPE RATIO

RECOMMND

Slopes shall not be finished at a slope ratio steeper than 2:1 (horizontal: vertical) unless they are adequately determined and demonstrated to be stable by the project certified engineering geologist and geotechnical engineer.

Slope stability shall be documented in a report(s) to be submitted to the Department of Building and Safety as well as the County Geologist for review and approval prior to final approval of finished slopes. This report(s) shall be updated and submitted annually, in conjunction with the required annual SMARA inspection schedule or submitted outside of annual inspection schedule as necessary to maintain safe conditions and forward progress of finishing slopes for reclamation purposes).

10.BS GRADE. 28 SMP - PM-10 REDUCTION

RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

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10. GENERAL CONDITIONS

10.BS GRADE. 29 SMP - CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Contractor Storage" permit must be obtained from the Planning Department prior to storage of any non-mining equipment.

10.BS GRADE. 30 SMP - TRASH & DEBRIS RECOMMND

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without a specific permit for that activity.

10.BS GRADE. 31 SMP - QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with contrasting lettering/background.

10.BS GRADE. 32 SMP - BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may not exceed 2:1 unless it has been demonstrated to be stable by the engineering geologist and geotechnical engineer and is approved by the Building and Safety Department and County

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10. GENERAL CONDITIONS

10.BS GRADE. 32 SMP - BENCHES & SLOPES (cont.) RECOMMND

Geologist.

10.BS GRADE. 33 SMP - SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roads).

10.BS GRADE. 35 SMP - VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 36 SMP - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Division of the Building and Safety Department at www.rctlma.orgbuslic.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENVH - CONTACT LEA RECOMMND

If fill material is imported from an offsite source during the restoration phase of SMP 119 R3, clearance from the Department of Environmental Health (DEH) Local Enforcement Agency (LEA) shall be required. For further information, please contact the LEA at (951) 955-8982.

10.E HEALTH. 2 CONTACT SARWQCB-SEDIMENT POND RECOMMND

The proposed use of a sedimentation pond to drop out silts and recover 80% of the processed water used (per Exhibit C page 4) shall be subject to the regulatory oversight of the Santa Ana Regional Water Quality Control Board (SARWQCB).

Please contact SARWQCB for the requirements at:

Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501-3339

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10. GENERAL CONDITIONS

10.E HEALTH. 2 CONTACT SARWQCB-SEDIMENT POND (cont.) RECOMMND
(951) 782-4902

10.E HEALTH. 3 LLWD POTABLE WATER SERVICE RECOMMND

The project is proposing to receive potable water service from Lee Lake Water District (LLWD). It is the responsibility of the facility to ensure that all requirements to obtain potable water service are met with LLWD as well as all other applicable agencies.

10.E HEALTH. 4 USE - PORTABLE TOILETS RECOMMND

Portable toilets may be provided and used on a temporary basis. Portable toilets are outlined in the County of Riverside, Board of Supervisors Resolution Order 91-474.

10.E HEALTH. 5 DOMESTIC WASTEWATER-COMMENTS RECOMMND

All existing buildings containing plumbing are connected to a dedicated existing holding tank. It shall be the responsibility of the facility to ensure that all holding tank requirements are met including but not limited to routine servicing and maintenance. These buildings shall not be accessible to the public for use to reduce wastewater volume.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Surface Mining Permit No. 119, Revised Permit No. 3, is a request to extend the life of the mining permit for 20 years, update the Reclamation Plan and revise the Phase I Mining Plan. SMP 119 is located in the Temescal Canyon area, easterly of Temescal Canyon Road and Interstate 15 between Dos Lagos Drive and Dawson Canyon Road.

Storm runoff from the hills to the west are collected into the District's Brown Canyon Channel (District Project No. 2-0-00255) and discharged into the mining area. Flow proceeds easterly toward Temescal Wash which flows northerly along the easterly portion of the site. Keeping the Brown Canyon Channel outlet maintained so it is free and clear of vegetation and debris is included as part of Revised Permit No. 3 request. In order for storm runoff to flow unencumbered, the maintenance of this outlet is vital

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

for the public's health and safety and is the responsibility of the applicant/property owner. An encroachment permit will be required prior to any work within District right of way.

The District does not object to this request.

10.FLOOD RI. 2 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities.

PLANNING DEPARTMENT

10.PLANNING. 1 SMP - COMPLY W/ ORD./EXHIBITS RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 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 the Mining and Reclamation Plans and Project Description, unless otherwise amended by these conditions.

10.PLANNING. 2 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this surface mining permit,
a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 3 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - CONDITION REVIEW FEE (cont.) RECOMMND

other such fee as may be in effect at the time of
submittal, as required by Ordinance No. 671.

10.PLANNING. 4 SMP*- SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply
with the recommendations concerning slope stability made in
County Slope Stability Report No. SSR00701.

___" by ___ dated ___ which are on file at the Riverside
County Planning Department.

10.PLANNING. 5 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply
with spark arrestor requirements of the Public Resources
Code, Section 4422, for all equipment used on the premises
other than turbocharger vehicles designed and licensed for
highway use.

10.PLANNING. 6 SMP - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and
mining areas shall be kept continuously wetted while being
used, and shall be treated with EPA approved dust
suppressants to prevent emission of dust. Nonhazardous soil
stabilizers shall be applied to all inactive surface mining
areas and stockpiles (previously mined areas which remain
inactive for 96 hours or more).

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10. GENERAL CONDITIONS

10.PLANNING. 7 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and practices shall comply with the Safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

10.PLANNING. 8 SMP - RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the Mining Plan, Exhibit "A" and the Reclamation Plan, Exhibit "B".

10.PLANNING. 9 SMP*- OPERATING HOURS RECOMMND

On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6:00 A.M. and 10:00 P.M., any day, except those operations that are located not less than 300 feet from the outer boundary of such property.

10.PLANNING. 10 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks gressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

10.PLANNING. 11 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

10.PLANNING. 12 SMP - CEASED OPERATION EFFECT RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance

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10. GENERAL CONDITIONS

10.PLANNING. 12 SMP - CEASED OPERATION EFFECT (cont.) RECOMMND

No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

10.PLANNING. 13 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 14 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIb, Section 12.62 (Specific Development and Performance Standards), except as modified by the conditions of this permit.

10.PLANNING. 15 SMP - COMPLY W/ ORD. 655 RECOMMND

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside County Ordinance No. 655, regulating light pollution.

10.PLANNING. 16 SMP - COMPLY W/ SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

10.PLANNING. 17 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

10.PLANNING. 18 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention

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10. GENERAL CONDITIONS

10.PLANNING. 18 SMP - NPDES COMPLIANCE (I) (cont.) RECOMMND

Plans during the life of this permit.

10.PLANNING. 19 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 20 SMP - SIGNS NEED PERMIT RECOMMND

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 21 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 22 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP No. 119, Revised Permit No. 3. The Planning Director may require inspection or other monitoring to ensure such compliance.

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10. GENERAL CONDITIONS

10.PLANNING. 27 SMP - 90 DAYS TO PROTEST

RECOMMND

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

10.PLANNING. 29 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 31 SMP - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1) 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.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County

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10. GENERAL CONDITIONS

10.PLANNING. 31 SMP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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.

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

10.PLANNING. 32 SMP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human

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10. GENERAL CONDITIONS

10.PLANNING. 32 SMP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 33 SMP - LOW PALEO RECOMMND

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 33 SMP - LOW PALEO (cont.)

RECOMMND

the remains.

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

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

10.PLANNING. 34 SMP - SSR00701

RECOMMND

County Slope Stability Report (SSR) No. 701 was prepared for this project (SMP00119R3) by Rasmussen & Associates, Inc. and is entitled, "Slope Stability Update, Mobile Sand and Gravel Company, Surface Mining Permit 119, Phase I, Corona, California, Our Report Dated September 18, 2014, Project No. 3304.1", dated March 5, 2015. In addition, the following reports were submitted for this project and are herein incorporated as a part of SSR00701:

John R. Byerly, Inc., "Further Commentary Regarding Slope Stability", dated March 13, 2015.

Rasmussen & Associates, Inc., "Addendum 2 to our Report

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10. GENERAL CONDITIONS

10.PLANNING. 34 SMP - SSR00701 (cont.)

RECOMMND

Dated September 18, 2014", dated March 13, 2015.

John R. Byerly, Inc., "Geologic/Geotechnical Update of Geologic and Geotechnical Reports", dated October 8, 2014.

John R. Byerly, Inc., "Open Pit Mine for Mobile Sand and Gravel, El Cerrito Area of Riverside County, California; Slope Stability Analyses", dated March 24, 1999.

Rasmussen & Associates, Inc., "Engineering Geology Investigation of Slope Stability, Mobile Sand and Gravel Company, Temescal Canyon Area, Riverside County, California", dated March 25, 1999.

SSR00701 concluded:

1.The submarine slopes are composed of older alluvium except in the extreme easterly portion where Temescal Wash enters the site.

2.The working deck is mostly reworked older and younger alluvium (fill) on top of older alluvium and sufficiently far from the dredging operation that slope stability should not be a problem.

3.All submerged slopes are expected to be stable within original, natural materials at a maximum inclination of 2 horizontal to 1 vertical.

4.Young materials brought in by Temescal Wash and Brown Canyon are not stable at this inclination, but these materials are being removed by the dredging operation.

5.The standing water is static and not subject to rapid drawdown.

SSR00701 recommended:

1.Final slopes should be constructed no steeper than 2H:1V.

2.Surface drainage should be controlled such that neither ponding above the slopes nor surface flow over the slopes is allowed.

SSR00701 satisfies the requirement for a slope stability assessment for SMP00119R3. Final approved of SSR00701 is

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10. GENERAL CONDITIONS

10.PLANNING. 34 SMP - SSR00701 (cont.) (cont.) RECOMMND

hereby granted for SMP00119R3.

TRANS DEPARTMENT

10.TRANS. 1 SMP - INFORMATION RECOMMND

As the proposed revisiion to SMP119 retains access to Temescal Canyon Road via a paved access road, and does not propose an increase in intensity of use, the Transportation Department has no additional requirements for this revsied permit.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 IND HYGNE-NOISE&VIBRATION STDY RECOMMND

Prior to the commencement of any blasting for future quarry expansion activities, a noise and vibration report shall be required. Please submit an original copy of the report along with applicable review fees to the Office of Industrial Hygiene for review and approval. For further information, please contact the Office of Industrial Hygiene at (951) 955-8982.

EPD DEPARTMENT

20.EPD. 1 SMP - CONSERVATION DEDICATION RECOMMND

Within 180 days of project approval, the applicant must enter into a Conservation Dedication Agreement with either the Western Riverside County Regional Conservation Authority (RCA), or the Riverside-Corona Resource Conservation District (RCRCD). The 2.6 acre area delineated as "Proposed MSHCP Conservation Area" on the exhibit titled "MSHCP HANS - PAR01144 - Intake 1834" and dated September 24, 2007, shall be dedicated to either agency for the purpose of habitat conservation no later than 180 days from the date of project approval. All mining and slope stabilization activities within the Proposed MSHCP Conservation Area must be completed prior to dedication. No further mine related activities will be permitted within the conservation area following dedication, unless such activities are conducted by request of the conservation entity that holds ownership of the

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20. PRIOR TO A CERTAIN DATE

20.EPD. 1 SMP - CONSERVATION DEDICATION (cont.) RECOMMND

land, and pursuant to a Habitat Restoration Plan. The applicant must submit documentation that the dedication has been completed, to the Riverside County Planning Department, Environmental Programs Division (EPD).

In the event that the Proposed MSHCP Conservation Area has not been dedicated within 180 days of project approval, the project will be deemed noncompliant and all permitted activities shall cease until the dedication of the 2.6 acres is complete.

PLANNING DEPARTMENT

20.PLANNING. 2 SMP - LIFE OF PERMIT RECOMMND

This permit shall become null and void December 31, 2037. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN RECOMMND

The permittee shall comply with the Reclamation Plan, Exhibit B, and the Surface Mining and Reclamation Project Description, Exhibit C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13

SMP - YR REPORT REQUIREMENTS

RECOMMND

The permittee shall provide the following information as part of the annual report package submittal to the County for thier annual SMARA mine inspection. This report shall be prepared by a qualified, licensed professional.

a. Indicate the mined area's proximity to the permit boundaries by topography and details on an approved an, Exhibit A.

b. Show the annual and total change in topography generated by the mining excavation by cross sections and topographic maps. Compare original/previous contours and cross sections with current cross sections and contours.

c. Maximum depth of excavation.

d. Provide the quantity in cubic yards and tons mined during the previous year.

e. Certify that the excavations are within the limits of the permit.

f. Provide data indicating the area reclaimed for the year concluding and for the total amount reclaimed to date. Certify that reclamation is complete in these areas, as appropriate.

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all excavated slopes within the surface mining area at least once per year for slope stability. The results of this inspection and any recommendations for slope remediation shall be included with the annual report.

h. The permittee shall report the discovery of any fossil vertebrate animal remains in the annual report. Upon discovery of such fossil remains, the permittee shall cause a paleontologist to be retained for the project to immediately evaluate the fossils to determine their significance and develop a collection and study plan. The report of findings shall be submitted with the annual report.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 SMP - YR ADJUST ASSURANCES

RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

60.PLANNING. 18 SMP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for SMP No. 119R3 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 SMP - C/I SWPPP BMP REQD

RECOMMND

The permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the 'common area' shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants, or tenants of this site shall receive educational materials on good house keeping practices which contribute to the protection of storm water quality. These Educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

SMP - C/I SWPPP BMP REQD (cont.)

RECOMMND

pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The Property Owners' Association shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owners' Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year (BMP S4 & S13);

The Property Owner's Association shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owner's Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The Street(s) and parking lot(s), more particularly described on Exhibit '___', shall be swept by the Property Owner's Association at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The Property Owner's Association shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm

10/06/16
13:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

SURFACE MINING PERMIT Case #: SMP00119R3

Parcel: 283-390-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP - C/I SWPPP BMP REQD (cont.) (cont.) RECOMMND

Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The Property Owner's Association shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 20 SMP*- ORD 810 OS FEE SMP (2) RECOMMND

Prior to the issuance of a grading permit for Surface Mining Permit No. 119R3, the permit holder 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 shall be based on the "Project Area" as defined in the Ordinance and afore-mentioned Condition of Approval. The Project Area for the subject surface mining permit is calculated to be acres. In the event Riverside County Ordinance No. 810 is rescinded and or superceded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 5 SMP*- 1ST & YR BOUNDARY FENCE RECOMMND

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant indicated on Mining Plan, Exhibit "A". The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the Planning Director.

10/06/16
13:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

SURFACE MINING PERMIT Case #: SMP00119R3

Parcel: 283-390-011

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 6 SMP*- 1ST & YR SITE STAKING

RECOMMND

The outer boundary of the surface mining areas approved as part of this permit shall be surveyed staked with visible markers such as white PVC pipe. These stakes shall be placed at 300 foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES

RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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

DATE: October 2, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health-Michael Osur
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Management Dept.
1st District Supervisor-Jeffries
1st District Planning Commissioner
City of Corona
Corona-Norco School District
Lee Lake Water District

Southern California Edison
Southern California Gas Co.
Santa Ana Regional Water Quality Control Board
Office of Mine Reclamation (OMR)
California Department of Fish and Game
US Fish and Wildlife Service
Bureau of Land Management (BLM)

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3 – EA42620 – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres - Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - Related Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on October 24, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

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
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 20, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology Section-Heather Thomson
California Fish & Game

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3, AMENDED NO. 1 – EA42620 –
Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First
Supervisory District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral
Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD:
LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, Southerly of Leroy Road,
easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres - Zoning: Mineral
Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed
& Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining
permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - Related
Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on April 10, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

{Biology, Geology, Env. Health, Grading & Parks}

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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 16, 2014

TO
P.D. Geology Section-D. Jones

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3, AMENDED NO. 1 – EA42620 – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres - Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - Related Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 6, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



DEPARTMENT OF CONSERVATION

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

May 21, 2015

VIA EMAIL: DLJones@rctlma.org
ORIGINAL SENT BY MAIL

Mr. Dave Jones
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Jones:

**MOBILE SAND AND GRAVEL
RECLAMATION PLAN AMENDMENT
CALIFORNIA MINE ID # 91-33-0007, SMP#00119R3**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the proposed reclamation plan amendment for the Mobile Sand and Gravel mine, also known as Mobile Sand Materials. The applicant, Gail Materials, is proposing to continue Phase I surface mining operations on 31.29 acres of a 73.95-acre project site for 20 years. Operations consist of mining, dredging of a Flood Control Easement for flood abatement and materials recovery, mixing and blending specialty products, and a concrete batch plant. Proposed modifications include raising the floor of the above-water excavations approximately 30 feet, providing for excavation within the streambed for flood abatement and water conservation, and extending the permit for an additional 20 years. Phases II, III, and IV have been reclaimed and sold.

The applicant estimates that approximately 250,000-500,000 tons of material will be produced annually. The project site is located adjacent to the main channel of Temescal Creek at the confluence with Brown Canyon Channel approximately 6 miles south of Corona. OMR staff conducted a site visit on May 4, 2015 to view site conditions and discuss reclamation issues.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments, prepared by a restoration ecologist and a senior geologist, are offered to assist in your review of this project. The reclamation plan ("Exhibit C – Project Description") should be revised and/or supplemented to fully address these items.

Geotechnical Requirements

(Refer to CCR Sections 3502, 3704)

The "Engineering Geology Investigation of Slope Stability" by Gary S. Rasmussen and Associates, Inc., dated March 25, 1999, states on page 17, "Due to the density of the natural sediments remaining on the site, these sediments are considered to have a low potential for liquefaction from a geologic standpoint." In addition, the Investigation states "A final evaluation of the potential for liquefaction to affect on-site sediments and any fill materials on the site falls under the purview of the project geotechnical engineer." The "Slope Stability Analysis" prepared by the project geotechnical engineer, John R. Byerly, Inc., dated March, 24, 1999, does not discuss the potential for seismically induced liquefaction and slope stability at the site, or potential affects to adjacent developed property and existing structures. CCR Section 3502(f)(3) requires that "Special emphasis on slope stability and design shall be necessary when public safety or adjacent property may be affected." The OMR recommends that an evaluation of the potential for seismically induced liquefaction be performed and mitigation measures be incorporated into the reclamation plan as necessary.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3710, 3713)

A section needs to be added to the reclamation plan to describe how each of these requirements are being addressed. A checklist is enclosed that lists each of the items in the Environmental Setting section.

Resoiling and Revegetation

(Refer to SMARA Section 2773, CCR Sections 3503, 3704, 3705, 3707, 3711)

CCR Section 3711(e) requires that topsoil shall be redistributed in a stable, consistent thickness. Sediments and fines are to be used in place of topsoil and amended as necessary. However, the reclamation plan needs to describe the thickness to which this growth medium will be applied.

CCR Section 3707(d) requires that the use of fertilizers or other soil amendments not cause contamination of surface or ground water. OMR recommends that the growth medium be amended to a fertility level consistent with soils in undisturbed natural areas rather than to agricultural specifications, and that any fertilizers employed are of a slow-release type. Otherwise, high nutrient levels can produce abundant growth of weedy species as well as potentially contaminating surface or ground water. Growth medium applied both with and without the addition of fertilizer can be tested in the revegetation test plots.

CCR Section 3705(b) requires test plots to be conducted simultaneously with mining to determine the most appropriate planting procedures. The area demarcated on the map as a test plot area already has a good cover of native shrubs. Rather than disturbing this habitat, OMR recommends moving the area for test plots to the south-facing slope near the office building. Once the tamarisk and other weeds have been eradicated, the slope could be prepared and test plots established.

CCR Section 3705(c) requires that where surface mining activities result in soil compaction, ripping, discing, or other means should be used in areas to be revegetated to eliminate compaction and establish a suitable root zone in preparation for planting. The reclamation plan must address how the surface will be prepared prior to the application of the growth medium. This will be especially important in areas where equipment has been stored and/or operated.

CCR Section 3705(k) requires that noxious weeds be managed when they threaten the success of the proposed revegetation; spread to nearby areas; or produce a fire hazard. Several species of noxious weeds were observed during our site visit including: castor bean (*Ricinis communis*), tamarisk (*Tamarix* spp.), perennial pepperweed (*Lepidium latifolium*), giant reed (*Arundo donax*), Russian thistle (*Salsola* spp.), and tree tobacco (*Nicotiana glauca*). OMR recommends initiating a weed control program before these species spread over more of the site, becoming more difficult and costly to control. In order to be effective, weed control should be conducted regularly during all phases of operations and should include a monitoring program with threshold values (weed cover or density per unit area) that trigger control and abatement procedures. The plan should be revised to include these additional details.

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Performance standards are discussed on page 11. OMR recommends inserting the following summary table to simplify these standards, taking into account the following recommendations.

- Performance standards for density need to be added.
- The figures for species richness have been changed to whole numbers instead of percentages.
- Performance standards for density and species richness need to be expressed per a unit of area, which is usually the same as the sampling unit. 50 meter transects have been inserted into the table as an example.
- The number of years (2 years) should be deleted. Performance standards must be achieved regardless of the length of time it takes.
- For ease of monitoring, performance standards have been separated for the 3 habitat types: upland benches and flat areas, upland slopes, and riparian.

Revegetation performance standards (example)

Upland areas

	Benches and flat areas	Slopes
Cover	75%	50%
Species richness	7 species native perennials per 50 m x 1 m transect	7 species native perennials per 50 m x 1 m transect
Density	X native perennials per 50 m x 1 m transect	X native perennials per 50 m x 1 m transect

Riparian areas

Cover	75%
Species richness	4 species native perennials per 50 m x 1 m transect
Density	X native perennials per 50 m x 1 m transect

CCR Section 3705(m) also requires that the sampling methods should be set forth in the plan and the sample size should provide an 80 percent confidence level at a minimum. The reclamation plan only discusses monitoring the test plots and that a final report shall be prepared and submitted with the request of financial assurances for final reclamation. A section needs to be added to describe the sampling that will be done.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, 2777, Public Resources Code Section 21151.7)

SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the amended reclamation plan is scheduled to be heard. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the amended reclamation plan, a final response to these comments must be sent to the Department. The final response may consist of the approved amended reclamation plan and any conditions of approval for the permit that pertain to reclamation. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

Mr. Dave Jones
May 21, 2015
Page 5

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact Beth at (916) 445-6175.

Sincerely,



Beth Hendrickson, Manager
Environmental Services Unit

Ian Stevenson
Engineering Geology Unit

cc: Pat Perez, Assistant Director

Enclosure: SMARA checklist



State of California • Natural Resources Agency
Department of Conservation
Office of Mine Reclamation
801 K Street • MS 09-06
Sacramento, CA 95814
(916) 323-9198 • FAX (916) 445-8066

Edmund G. Brown Jr., Governor
Pat Perez, Assistant Director

May 6, 2016

VIA EMAIL: DLJones@rctlma.org
ORIGINAL SENT BY MAIL

Mr. Dave Jones
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Jones:

MOBILE SAND AND GRAVEL
RECLAMATION PLAN AMENDMENT
CALIFORNIA MINE ID # 91-33-0007, SMP#00119R3

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the submittal for the proposed reclamation plan amendment for Mobile Sand and Gravel. The applicant, Temescal Land Company, is proposing to continue Phase I surface mining operations on approximately 28.7 acres of a 74-acre project site for 20 years. Operations consist of mining, dredging of a Flood Control Easement for flood abatement and materials recovery, mixing and blending specialty products, and a concrete batch plant. Proposed modifications include raising the floor of the above-water excavations approximately 30 feet, providing for excavation within the streambed for flood abatement and water conservation, and extending the permit for an additional 20 years. Lands included in Phases II, III, and IV of the reclamation plan have been reclaimed and sold.

The applicant estimates that approximately 250,000-500,000 tons of aggregate material will be produced annually. The project site is located adjacent to the main channel of Temescal Creek at the confluence with Brown Canyon Channel approximately 6 miles south of Corona. OMR staff conducted a site visit on May 4, 2015 to view site conditions.

OMR reviewed an earlier draft of the reclamation plan amendment and provided comments in a letter dated May 21, 2015. The current submittal addresses most of those comments. However, some of the responses require further discussion. The reclamation plan amendment ("Exhibit C – Project Description") should be revised and/or supplemented to fully address these items.

Geotechnical Requirements
(Refer to CCR Sections 3502 and 3704)

The following comment, copied from the May 21, 2015 letter, has not been addressed in the current submittal:

The "Engineering Geology Investigation of Slope Stability" by Gary S. Rasmussen and Associates, Inc., dated March 25, 1999, states on page 17, "Due to the density of the natural sediments remaining on the site, these sediments are considered to have a low potential for liquefaction from a geologic standpoint." In addition, the Investigation states "A final evaluation of the potential for liquefaction to affect on-site sediments and any fill materials on

the site falls under the purview of the project geotechnical engineer.” The “Slope Stability Analysis” prepared by the project geotechnical engineer, John R. Byerly, Inc., dated March, 24, 1999, does not discuss the potential for seismically induced liquefaction and slope stability at the site, or potential affects to adjacent developed property and existing structures. CCR Section 3502(f)(3) requires that “Special emphasis on slope stability and design shall be necessary when public safety or adjacent property may be affected.” The OMR recommends that an evaluation of the potential for seismically induced liquefaction be performed and mitigation measures be incorporated into the reclamation plan as necessary.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3706, 3710, and 3713)

As previously noted in OMR’s 2015 letter, a section needs to be added to the reclamation plan to describe how each of the requirements of this section are being addressed. The information on pages 8-9 under Environmental Setting and Protection of Fish and Wildlife is inadequate.

CCR Section 3705(a) requires that the density, cover, and species richness of naturally occurring habitats shall be documented in baseline studies carried out prior to the initiation of mining activities in order to establish a self-sustaining vegetative cover similar to the surrounding habitat. There is no baseline data provided for cover, density and species richness of undisturbed habitats. A vegetation survey to gather this data needs to be conducted by a qualified biologist.

The letter in Appendix 9 from the Department of Fish and Wildlife (DFW) recommends that prior to revising and extending the surface mining permit (SMP), the operator will need to apply for a new Lake and Streambed Alteration Agreement. On page 9 of the reclamation plan amendment, the operator implies that this will not be necessary since no activities will be conducted in the streambed. However, the introduction on page 1 states that the amendment will ... “provide for excavation within the streambed.”

The DFW letter also recommends conducting biological surveys for sensitive flora and fauna. The baseline vegetation data for cover, density, and species richness could be gathered during these surveys.

Resoiling

(Refer to CCR Sections 3503, 3704, 3705, 3707, and 3711)

CCR Section 3711(e) requires that topsoil shall be redistributed in a stable, consistent thickness. Sediments and fines are to be used in place of topsoil and amended as necessary. However, the reclamation plan needs to describe the thickness to which this growth medium will be applied.

Revegetation

(Refer to SMARA Section 2773 and CCR Sections 3503 and 3705)

Performance standards:

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. OMR recommends the following changes to the sections on performance standards and monitoring and maintenance:

The final sentence on page 13 needs to be revised as follows. It should also be moved into the section under “Monitoring and Maintenance” on page 14.

“Fourteen 1 meter by 50 meter transects will be used to sample cover, species richness, and density in each habitat type until performance standards have been achieved.”

On page 14, the first sentence at the top of the page should be deleted and replaced with the following:

“Revegetation Performance Standards” or “Revegetation Success Criteria”

Revegetation performance standards (success criteria) are provided in the tables at the top of page 14. The standards proposed for density in all 3 habitat types are extremely high (325, 285, and 225 native perennials per 50m x 1m transect). They need to be revised, but without baseline data it is not possible to calculate appropriate density standards. Generally, southern California values for density are in the range of 12-50 native perennials per 50m x 1m transect rather than in the hundreds.

The standards proposed for species richness for the upland areas are also too high as there are more species in the performance standards (7 and 8) than in the proposed seed mix. However, with the changes and additions to the seed mix recommended below, a performance standard for species richness of 7 native perennials per 50m x 1m transect for both upland habitat types (benches and flat areas, and slopes) would be realistic.

Seed mixes:

OMR recommends the following changes to the seed mixes. All rates of application should be expressed as pounds of pure live seed (PLS) per acre.

- Delete plantain (an upland species) from the riparian seed mix. Planting mulefat and salt marsh baccharis as pole cuttings instead of as seed could also be an option.
- Delete mulefat and giant wildrye (riparian species) from the seed mix for slopes and upland scrub. Add several species of local native shrubs (listed below) to create an “upland scrub” habitat. The total rate of application should be in the range of 25-40 pounds of pure live seed (PLS) per acre.

Seed mix for slopes and upland scrub:

Common name	Latin name
Blue wildrye	<i>Elymus glaucus</i>
California brome	<i>Bromus carinatus</i>
Foothill needle grass	<i>Stipa lepida</i>
Deerweed	<i>Lotus scoparius (Acmispon glaber)</i>
Plantain	<i>Plantago insularis (Plantago ovata)</i>
California sagebrush	<i>Artemisia californica</i>
California buckwheat	<i>Eriogonum fasciculatum</i>
Brittlebush	<i>Encelia farinosa</i>
Matchweed	<i>Gutierrezia californica</i>
Black sage	<i>Salvia mellifera</i>

Mr. Dave Jones
May 6, 2016
Page 4

Irrigation is discussed on page 13, with proposals both for a temporary irrigation system and for supplemental watering from water trucks. Additional irrigation may be unnecessary and may favor the growth of non-native invasive species. It should only be provided if and when it is determined by an expert to be necessary for native plant establishment, such as under prolonged drought conditions. The test plot results can also help in making this determination. CCR Section 3705(j) states that if irrigation is used, it must be demonstrated that the vegetation has been self-sustaining without irrigation for a minimum of two years prior to release of the financial assurances.

The following comment regarding the use of fertilizer is copied from the 2015 letter. The test plot discussion on page 13 still proposes application of fertilizer without addressing these issues.

CCR Section 3707(d) requires that the use of fertilizers or other soil amendments not cause contamination of surface or ground water. OMR recommends that the growth medium be amended to a fertility level consistent with soils in undisturbed natural areas rather than to agricultural specifications, and that any fertilizers employed are of a slow-release type. Otherwise, high nutrient levels can produce abundant growth of weedy species as well as potentially contaminating surface or ground water. Growth medium applied both with and without the addition of fertilizer can be tested in the revegetation test plots.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, and 2777)

SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan amendment is scheduled to be heard. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan amendment, a final response to these comments must be sent to the Department. The final response may consist of the approved reclamation plan amendment and any conditions of approval for the permit that pertain to reclamation. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements. If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact Beth Hendrickson at (916) 445-6175.

Sincerely,



Beth Hendrickson, Manager
Environmental Services Unit

cc: John Wesling
John.Wesling@wildlife.ca.gov
Claire Ingel
Claire.Ingel@wildlife.ca.gov

Jeff Brandt
Jeff.Brandt@wildlife.ca.gov



State of California • Natural Resources Agency
Department of Conservation
Office of Mine Reclamation
801 K Street • MS 09-06
Sacramento, CA 95814
(916) 323-9198 • FAX (916) 445-6066

Edmund G. Brown Jr., Governor
Pat Perez, Assistant Director

August 1, 2016

VIA EMAIL: DLJones@rctima.org
ORIGINAL SENT BY MAIL

Mr. Dave Jones
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Jones:

**MOBILE SAND AND GRAVEL
RESPONSES TO COMMENTS AND RECLAMATION PLAN AMENDMENT REVISION #9
CALIFORNIA MINE ID # 91-33-0007, SMP#00119R3**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the responses to comments and revised reclamation plan amendment for Mobile Sand and Gravel. The response letter, dated June 16, 2016, addresses issues raised in OMR's letters dated May 21, 2015 and May 6, 2016 commenting on earlier drafts of the reclamation plan amendment. The current submittal contains a revised reclamation plan under Section 4: *SMP00119 Amendment Revision #9, Project Description Exhibit "C" dated February 19, 2016 in the title, and dated 6/17/16 in the footer. Revision #8 was also dated February 19, 2016, with the date of 3/28/16 in the footer. OMR recommends that the date in the title be revised in the final version of the plan to avoid confusion.*

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. While some of the comments have been adequately addressed, the following comments remain outstanding. The reclamation plan amendment should be revised to address these items.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3706, 3710, and 3713)

Previous comment:

CCR Section 3705(a) requires that the density, cover, and species richness of naturally occurring habitats shall be documented in baseline studies carried out prior to the initiation of mining activities in order to establish a self-sustaining vegetative cover similar to the surrounding habitat. There is no baseline data provided for cover, density and species richness of undisturbed habitats. A vegetation survey to gather this data needs to be conducted by a qualified biologist.

New comment:

Since baseline information is not provided and the operator insists that information from other surveys and reports is adequate, OMR is providing specific recommendations of realistic

performance standards based on our experience with these habitat types in southern California (see below).

Revegetation

(Refer to SMARA Section 2773 and CCR Sections 3503 and 3705)

Previous comment:

Revegetation performance standards (success criteria) are provided in the tables at the top of page 14. The standards proposed for density in all 3 habitat types are extremely high (325, 285, and 225 native perennials per 50m x 1m transect). They need to be revised, but without baseline data it is not possible to calculate appropriate density standards. Generally, southern California values for density are in the range of 12-50 native perennials per 50-m x 1-m transect rather than in the hundreds.

New comment:

The performance standards for density have been revised, but now they are too low. It would be impossible to achieve 75% cover with only 7 plants per transect. The figures in the table in OMR's letter were intended to serve as examples only; 75% cover is an unrealistic standard for this area of southern California. OMR regrets the confusion it may have caused by including a specific number in its example. The performance standards in the table below should be adopted to replace the table on page 14 and on the map sheet titled "Exhibit 'B' - Reclamation Plan."

Previous comment:

The standards proposed for species richness for the upland areas are also too high as there are more species in the performance standards (7 and 8) than in the proposed seed mix. However, with the changes and additions to the seed mix recommended below, a performance standard for species richness of 7 native perennials per 50m x 1m transect for both upland habitat types (benches and flat areas, and slopes) would be realistic.

New comment:

The upland seed mix has *not* been revised, although the response letter states that the seed mixes have been revised. The riparian seed mix contains 3 species. Performance standards for species richness have been adjusted accordingly and should be adopted. See additional comments regarding the seed mixes below.

Revegetation performance standards

Upland areas

	Benches and flat areas	Slopes
Cover	35%	25%
Species richness	7 species native perennials per 50-meter x 1-meter transect	7 species native perennials per 50-meter x 1-meter transect
Density	12 native perennials per 50-meter x 1-meter transect	10 native perennials per 50-meter x 1-meter transect

Riparian areas

Cover	60%
Species richness	3 species native perennials per 50-meter x 1-meter transect
Density	15 native perennials per 50-meter x 1-meter transect

Previous comment:

OMR recommends the following changes to the seed mixes. All rates of application should be expressed as pounds of pure live seed (PLS) per acre.

- Delete plantain (an upland species) from the riparian seed mix. Planting mulefat and salt marsh baccharis as pole cuttings instead of as seed could also be an option.
- Delete mulefat and giant wildrye (riparian species) from the seed mix for slopes and upland scrub. Add several species of local native shrubs (listed below) to create an "upland scrub" habitat. The total rate of application should be in the range of 25-40 pounds of pure live seed (PLS) per acre.

New comment:

As noted above, the upland seed mix has not been revised. Sycamore and willow trees have been added as container plants to both habitat types. However, these trees should only be planted in the riparian zone, as they will not survive in upland areas. Page 13 should be revised to delete the seed mix and the trees listed. OMR recommends adopting the seed mix below for "slopes and upland scrub."

Suggested seed mix for slopes and upland scrub:

Common name	Latin name	Pounds PLS per acre
Blue wildrye	<i>Elymus glaucus</i>	4
California brome	<i>Bromus carinatus</i>	4
Foothill needle grass	<i>Stipa lepida</i>	2
Deerweed	<i>Lotus scoparius (Acmispon glaber)</i>	4
Plantain	<i>Plantago insularis (Plantago ovata)</i>	1
California sagebrush	<i>Artemisia californica</i>	2
California buckwheat	<i>Eriogonum fasciculatum</i>	3
Brittlebush	<i>Encelia farinosa</i>	3
Matchweed	<i>Gutierrezia californica</i>	1
Black sage	<i>Salvia mellifera</i>	2

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, and 2777)

SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan is scheduled to be heard. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department. The final response may consist of the approved reclamation plan and any conditions of approval for the permit that pertain to reclamation. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

Mr. Dave Jones
August 1, 2016
Page 4

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact Beth Hendrickson at (916) 445-6175.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth H.", with a long horizontal flourish extending to the right.

Beth Hendrickson, Manager
Environmental Services Unit



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



April 18, 2014

Mr. Damaris Abraham
Riverside County Planning Commission
P. O. Box 1409
Riverside, CA 92502

Subject: Revision to Surface Mining Permit No. 00119
Temescal Land Company

Dear Mr. Abraham:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Revision to Surface Mining Permit No. 00119 (SMP). The Department is responding to the SMP as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Description

The Temescal Land Company is located in an unincorporated area of Riverside County, in Temescal Wash, and includes Assessor's Parcel Numbers (APN's): 283-100-045, 283-390-011, 283-390-013, 283-390-006, 283-390-013, 283-306-006, and 283-110-051. The proposed SMP revision will extend the life of the mine for an additional twenty years.

The proposed Project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The County of Riverside is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP.

Lake and Streambed Alteration Program

The Department has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

Although the Project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain jurisdictional areas, and the Project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of jurisdictional waters are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

Cumulative Impacts

The Project is proposed in a densely populated region of southern California. The regional scarcity of biological resources may increase the cumulative significance of Project activities. A LSA was issued for this mine and the Department has no record of

compliance with the LSA or the Habitat Mitigation and Monitoring Plan. A cumulative impacts analysis should be developed as described under CEQA Guidelines Sections 15130 and 15355. Please include all potential direct and indirect project related impacts to riparian areas, wetlands, upland habitats, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis.

Department Recommendations

The Department has the following concerns about the Project, and requests that these concerns be addressed:

1. An LSA was issued for SMP 119, and the Department has no record of compliance with the LSA or the Habitat Mitigation and Monitoring Plan (HMMP). Prior to revising and extending the SMP, the Department requests a thorough analysis of the previous impacts associated with SMP 119, and documentation detailing the successful completion of the mitigation requirements associated with the previous LSA and HMMP.
2. The LSA issued for SMP 119 has expired. Prior to revising and extending the SMP, the Department requests the project proponent submit an LSA application for the operation of SMP 119.
3. Prior to any revision of SMP 119, biological surveys for fauna and flora should be conducted (CEQA Guidelines Section 15125(a)). The Department recommends that the Applicant contact the Department's California Natural Diversity Database (CNDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be conducted prior to Project Activities. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here:
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf

Revision to Surface Mining Permit No. 00119
Temescal Land Company
Page 4 of 4

The Department recommends a thorough analysis of the issues noted above in the subsequent CEQA document. The Department appreciates the opportunity to comment on this project. Please contact Claire Ingel with questions regarding this letter and further coordination on project permitting needs at (909) 484-3979987-7449 or Claire.Ingel@wildlife.ca.gov.

Sincerely,



Jeff Brandt
Senior Environmental Scientist

cc: State Clearinghouse, Sacramento



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Santa Ana Regional Water Quality Control Board

June 11, 2014

David L. Jones
Chief Engineering Geologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501-3634

RESPONSE TO INITIAL CASE TRANSMITTAL, RIVERSIDE COUNTY PLANNING DEPARTMENT, FOR PROPOSED REVISED PERMIT FOR SURFACE MINING PERMIT 119 - TEMESCAL LAND COMPANY STATE MINE ID# 91-33-0007, TEMESCAL CREEK AT LEROY ROAD, TEMESCAL CANYON SOUTH OF CORONA, RIVERSIDE COUNTY

Dear Mr. Jones:

Staff of the Regional Water Quality Control Board (Board staff) has reviewed the above-referenced October 2, 2013, proposal for an extension, through 2033, of the existing Surface Mining Permit (SMP 119; Project) for this sand and gravel quarry on the western bank of Temescal Creek. Since 1979, versions of this permit have been issued by the County to (variously) Standard Concrete Products Inc., Mobile Sand and Gravel Company, and Gail Materials.

The extension would retain excavation within the boundaries of the current 1992 permit area, and would update the last of four operational phases (Phase 1, on part of approximately 30 acres), for continued dredging of sand and gravel in part of a Riverside County Flood Control easement (Mining and Reclamation Plan Exhibit C p.1). Phases II, III, and IV have apparently been reclaimed and completed in substantial conformance, by July 11, 1994, to an approved reclamation plan.

On May 13, 2014, Board staff met with you and other County Planning staff, Riverside County Resource Conservation District (RCRCD) staff, and Jeff Brandt of the California Department of Fish and Wildlife (CDFW), to discuss the pending California Environmental Quality Act document for the Project and the permits that will be needed for the Project, prior to County issuance of the permit extension. Mr. Brandt provided previous mitigation and other permit agreements in a May 14, 2014 electronic mail.

Board staff believes that the CEQA document should incorporate the following comments in order for the Project to best protect water quality standards (water quality objectives and beneficial uses) contained in the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan, 1995, as amended):

WILLIAM RUH, CHAIR | KURT V. BERCHTOLD, EXECUTIVE OFFICER

3737 Main St., Suite 500, Riverside, CA 92501 | www.waterboards.ca.gov/santaana

♻️ RECYCLED PAPER

1. The designated beneficial uses for Temescal Creek, Reach 2, and its tributary Brown Canyon Channel, are Wildlife Habitat (WILD), Warm Freshwater Habitat (WARM), Water-Contact Recreation (REC-1), Non-Contact Water Recreation (REC-2), Groundwater Recharge (GWR), Industrial Service Supply (IND), and Agricultural Supply (AGR). The CEQA document should discuss how planned Phase 1 operations will impact those beneficial uses and how the Project may implement avoidance of impacts to each. For unavoidable impacts, mitigation measures should be proposed that will enhance the beneficial uses to be impacted.
2. Board staff understands that the interagency Mitigation Plan established February 6, 1992 for the Project site (Glenn Lukos Associates) is similar to a Habitat Mitigation and Monitoring Plan (HMMP). The permittee has intended to mitigate for the dredge and/or fill of 3.5 acres of waters of the U.S., by creating 9.9 acres of open-water habitat, 0.5 acre of riparian woodland with an additional 1.7 acres of grassland and riparian trees, and 5.9 acres of "upland sage scrub habitat." However, the Mitigation Plan recognizes (p.3) that the site's fluctuating water table may intermittently revise the ecological functionality of these 18 acres of mitigation habitat; Board staff suggests that peak storm discharges (2004-05 floods) and extended drought periods will also alter the function of the mitigation sites. Determination of whether success criteria have been achieved for these mitigation areas is to be made by staff of the CDFW and the U.S. Fish and Wildlife Service (USFWS). The County should reflect those agencies determination(s) in the CEQA document and note that in locations where mitigation acreage is considered to not yet meet criteria for robust habitat, Board staff requests the enhancement of beneficial uses in these locations, particularly for WILD, WARM, and potentially RARE (Rare, Threatened, or Endangered Species).
3. The CEQA document should reflect that Project enhancement and restoration of beneficial uses may be the focus of new permit requirements, aside from the CEQA mandate to mitigate impacts below a level of significance. Specifically, the applicant should request guidance from the U.S. Army Corps of Engineers regarding whether or not a new Clean Water Act (CWA) Section 404 Permit (i.e., a revised version of the 1991 Nationwide Permit) is required for the completion of Phase 1. A 404 Permit would require the Regional Board's issuance of a CWA Section 401 Water Quality Standards Certification, or alternatively Waste Discharge Requirements. Mitigation required by the Certification would include beneficial use enhancement.
4. In Exhibit C, p.1, it is stated for the proposed Phase 1 that "The modifications raise the floor" of the excavations approximately 30 feet. The applicant should revise and clarify whether it is meant that this portion of the operation is out of the streambed, or a different meaning expanded upon in the CEQA document.
5. The CEQA document should discuss whether removal of sediment or anchoring riparian vegetation would lead to upstream headcutting or other hydromodification, and any planned use of silt curtains or other best management practices toward compliance with the following Basin Plan water quality objectives:
 - Maintaining ambient dissolved oxygen (DO) at no less than 5 milligrams per liter (mg/l); and

- Limiting turbidity to a maximum increase of:
 - 1) 20% above a natural turbidity of 0-50 nephelometric turbidity units (NTU),
 - 2) 10 NTU above a natural turbidity of 50-100 NTU, or
 - 3) 10% above a natural turbidity greater than 100 NTU.

6. The CEQA document should direct the applicant to the Water Rights Division of the State Water Resources Control Board, for consideration of the requirement for a Water Right and its attendant fee, given the probable diversion of surface water posed by the ongoing operation. Modernized permitting for SMP 119 may preclude the "grandfathering" of this excavation operation in waters of the state without a water right. The Water Rights Division will weigh this likely requirement consistently with other sand and gravel quarries. The Water Rights Division may be initially contacted through Kevin Porzio of Water Rights staff at Kevin.Porzio@waterboards.ca.gov

If you have any questions, please contact Glenn Robertson of my staff at (951) 782-3259, or Glenn.Robertson@waterboards.ca.gov, or me at (951) 782-3234, Mark.Adelson@waterboards.ca.gov

Sincerely,



Mark G. Adelson, Chief
Regional Planning Programs Section

Cc: U.S. Army Corps of Engineers, Prado Dam office – James Mace
U.S. Fish and Wildlife Service – Karin Cleary-Rose
California Dept. of Fish and Game, Inland Deserts Office, Ontario – Jeff Brandt
Riverside County Planning Department – Damaris Abraham
Riverside County Flood Control and Conservation District - Mark Wills
State Water Resources Control Board, Division of Water Rights – Kevin Porzio

Jones, David

From: Anna Hoover <ahoover@pechanga-nsn.gov>
Sent: Wednesday, October 05, 2016 3:35 PM
To: Jones, David
Cc: Ebru Ozdil; Thomson, Heather
Subject: Pechanga Tribe AB 52 - SMP 119R3

Dear Mr. Jones;

These comments are submitted on behalf of the Pechanga Band of Luiseño Indians ("Pechanga" or "Tribe"). The proposed Project is located north of Brown Canyon Channel, south of Lerroy Road and east of Temescal Canyon Road and is an existing surface mine requesting an extension of permits.

Pursuant to Public Resources Code §21092.2, the Tribe has requested to be notified and involved in the entire CEQA environmental review process. The Tribe requests to be directly noticed via e-mail of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval.

As you are aware, the Project is within Luiseño territory. Although this area is a traditional cultural landscape, a Tribal Cultural Resources as defined under AB 52, because of the existing and ongoing disturbance of the Property, Pechanga is not requesting specific mitigation measures to be included in the environmental documents. We do, however, request that the standard language for inadvertent finds and human remains be applied as conditions of approval. They have been identified in the Project conditions of approval as 10.Planning 031 and 10.Planning 032.

With this e-mail and the inclusion of the conditions described above, we consider our AB 52 consultation complete. Please forward us a copy of the IS. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during any public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to final approvals.

The Pechanga Band thanks the County of Riverside for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52 and SB 18. We look forward to continuing our good working relationship on future projects.

Sincerely,

Anna M. Hoover

Deputy THPO/Cultural Analyst
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (O)
951-694-0446 (F)
951-757-6139 (C)
ahoover@pechanga-nsn.gov



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00119R3A1)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the – Temescal Canyon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3, AMENDED NO. 1 – EA42620 – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres - Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - Related Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Sincerely,

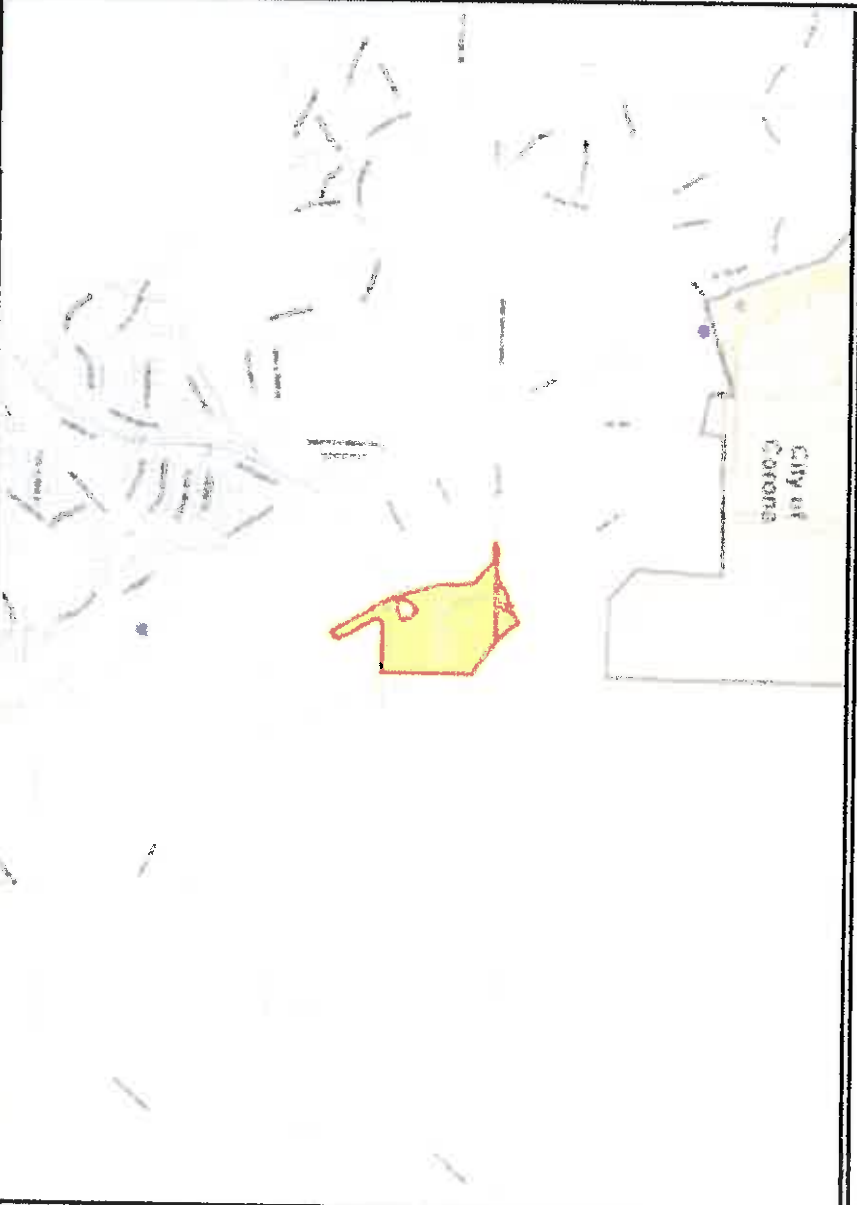
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

SMP00119R3



NOTES:

1. All work shall be done in accordance with the latest edition of the applicable codes and standards. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

DATE: 10/2/2018 10:00 AM

BY: [Signature]



- Legend**
- City Boundary
 - City Limits
 - Industrial
 - Residential
 - Commercial
 - Highways
 - Water Bodies
 - Wetlands
 - Other

NOTES:

1. All work shall be done in accordance with the latest edition of the applicable codes and standards. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00119R3A1)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the – Temescal Canyon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3, AMENDED NO. 1 – EA42620 – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres - Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - Related Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

SMP00119R3













NOT TO SCALE - (1/2"=200' ± AS SHOWN)

DISCLAIMER: This map was prepared for the purpose of providing a visual representation of the information contained herein. It is not intended to be used as a legal document. The City of Corona makes no warranty or guarantee as to the accuracy or completeness of any of the information shown on this map. The user assumes all responsibility for the use of the information shown on this map. Any use of the product will be subject to the terms and conditions of the user agreement.


 © The United States of America



- Legend**
-  Existing Property
 -  City Boundaries
 -  City
 -  Industrial
 -  Residential
 -  Commercial
 -  Water
 -  Other

Notes

1. This map was prepared for the purpose of providing a visual representation of the information contained herein. It is not intended to be used as a legal document. The City of Corona makes no warranty or guarantee as to the accuracy or completeness of any of the information shown on this map. The user assumes all responsibility for the use of the information shown on this map. Any use of the product will be subject to the terms and conditions of the user agreement.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00119R3A1)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the – Temescal Canyon area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3, AMENDED NO. 1 – EA42620 – Applicant: Temescal Land Company – **Engineer/Representative:** Grant E. Destache – **First/First Supervisorial District –** Glen Ivy Zoning Area – **Temescal Canyon Area Plan:** Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – **Location:** Northerly of Dawson Canyon Road, Southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – **31.5 Gross Acres - Zoning:** Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – **APNs:** 283-100-045, 283-390-011, 283-390-013, and 283-390-006 - **Related Cases:** SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

SMP00119R3



Legend

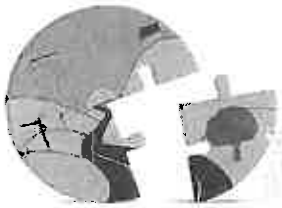
- Highway Parcels
- City Boundaries
- Other
- roadways
- highways
- city
- BOUNDARIES
- STATE
- COUNTY
- railroad
- levee
- county
- city
- zoning application
- water bodies
- trees
- fields

This plan, map and title are to be used for reference purposes only. They do not constitute an engineering or architectural drawing. The County of Honolulu makes no warranty or guarantee as to the content, accuracy or reliability of the data provided herein. The County of Honolulu is not responsible for any errors or omissions in this plan, map and title. Any use of this product will be at the user's own risk and the user assumes all liability for the information contained on this map. Any use of this product will be at the user's own risk and the user assumes all liability for the information contained on this map.

City of Honolulu
 Department of Planning
 1555 Ala Moana Blvd., Room 100
 Honolulu, HI 96813
 808-535-2000

Notes

0 2000 4000 Feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 00119) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Temescal Land Company E-Mail: nickl@gailmaterials.net

Mailing Address: 10060 Dawson Canyon Road
Corona CA 92883
City State ZIP

Daytime Phone No: (951) 667-6106 Fax No: (____) _____

Mine Operator's Name: Gail Materials E-Mail: nickl@gailmaterials.net

Mailing Address: 10060 Dawson Canyon Road
Corona CA 92883
City State ZIP

Daytime Phone No: (951) 667-6106 Fax No: (____) N/A

Engineer/Representative's Name: Grant E. Destache E-Mail: gdestache@bottomlinesteel.net

Mailing Address: 7825 E Redfield Road, #106A
Scottsdale AZ 85260
City State ZIP

Daytime Phone No: (619) 895-6264 Fax No: (____) N/A

Property Owner's Name: Temescal Land Company E-Mail: nickl@Gailmaterials.com

Mailing Address: 10060 Dawson Canyon Road
Corona CA 92883
City State ZIP

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

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

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (951) 667-6106 Fax No: () N/A

Mineral Rights Owner's Name: Temescal Land Company E-Mail: nickl@gailmaterials.net

Mailing Address: 10060 Dawson Canyon Road
Corona Street CA 92883
City State ZIP

Daytime Phone No: () Fax No: ()

Lessee's Name: E-Mail:

Mailing Address: Street
City State ZIP

Daytime Phone No: () Fax No: ()

If the property is owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," 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.

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights 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.

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

APPLICATION FOR SURFACE MINING PERMIT

Nicholas Leinen

PRINTED NAME OF APPLICANT

Nicholas Leinen

SIGNATURE OF APPLICANT

Executed on 9/16/13

Month, Date, Year

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

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

Nicholas Leinen

PRINTED NAME OF PROPERTY OWNER(S)

Nicholas Leinen

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:

Name of Mine: Mobil Sand

Assessor's Parcel Number(s): 283-100-045, 283-390-013, 283-390-011

Section: 27 Township: 4 S Range: 6 W

Approximate Gross Acreage: 31.5

General location of Mine (nearby or cross streets): North of Brown Cyn Channel, South of Leroy Road, East of Temescal Canyon Road, West of Temescal Wash.

Thomas Brothers map, edition year, page number, and coordinates: 804, C-2 2005 Edition

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

Time Extension of 20 years per attached "Exhibit C".

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

SMP00119, SMP00119S1, SMP00119R1, PAR01144, HANS01834

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

Case No. N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37604, 38792, 41490 E.I.R. No. (if applicable): _____

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

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) Grant E. Destache Date 09-24-2013

Owner/Representative (2) _____ Date _____

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 Land Company, LLC, a California Limited Liability Company (“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 283-100-045, 283-390-011 and 283-390-013 (“PROPERTY”); and,

WHEREAS, on September 17, 2013, PROPERTY OWNER filed an application for Surface Mining Permit No. 119R3 (“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 Land Company, LLC
Attn: Mitchell C. Leinen
10060 Dawson Canyon Road
Corona, CA 92883

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:  11/25/15
MELISSA R. CUSHMAN DATE

Dated: 11/25/15

PROPERTY OWNER:
Temescal Land Company, LLC, a California Limited Liability Company

By: 
Mitchell C. Leinen
Member

Dated: 11-17-15

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 Riverside)
On Nov 17 2015 before me, Marlene Monroy, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mitchell C Leinen
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 [Handwritten Signature]
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: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 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 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:

SURFACE MINING PERMIT NO. 119, REVISED PERMIT NO. 3 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Land Company – Engineer/Representative: Grant E. Destache – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS:MIN), Open Space: Water (OS: W) and Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Dawson Canyon Road, southerly of Leroy Road, easterly of Interstate 15, and westerly of Temescal Wash – 31.5 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A), Mineral Resources (M-R), and Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The revised permit proposes to extend the life of the mining permit for 20 years. – APNs: 283-100-045, 283-390-011, 283-390-013, and 283-390-006 – Related Cases: SMP00119, SMP00119R1, SMP00119R2, and SMP00119S1.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 7, 2016
PERRIS CITY HALL
101 N. D STREET
PERRIS, CA 92570

For further information regarding this project, please contact Chief Engineering Geologist and Project Planner, David Jones, at 951-955-6838 or email djones@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: David Jones, Chief Engineering Geologist
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/4/2016,

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

APN (s) or case numbers SMP00119R3 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

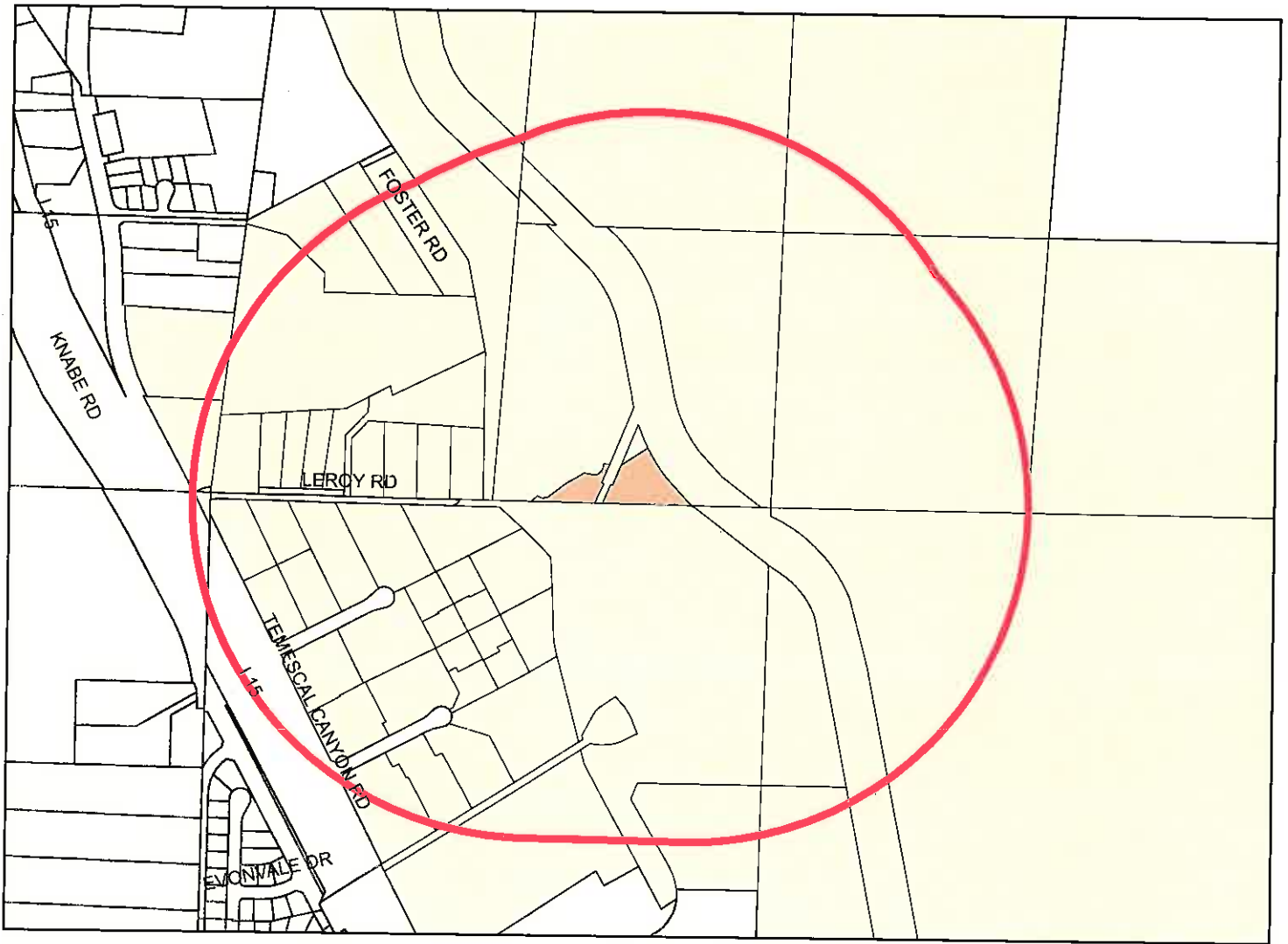
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

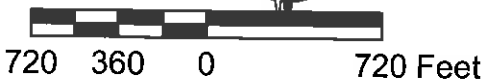
EXP 4/4/17
[Signature]

SMP00119R3 (1600 feet buffer)



Selected Parcels

283-060-023	283-440-028	283-440-004	283-440-027	283-440-029	283-390-003	283-060-018	283-440-013	283-440-008	283-440-009
283-440-010	283-440-011	283-060-007	283-060-008	283-060-009	283-440-017	283-060-019	283-060-014	283-060-021	283-440-016
283-440-018	283-440-030	283-440-032	283-440-026	283-060-013	283-100-037	283-390-010	283-390-012	283-060-026	283-440-019
283-440-014	283-440-021	283-060-001	283-060-002	283-100-013	283-100-021	283-380-002	283-380-003	283-380-005	283-390-004
283-390-006	283-060-020	283-060-017	282-160-008	283-100-003	283-100-008	283-390-001	283-060-028	283-100-039	283-060-025
283-060-024	283-440-022	282-140-022	283-100-045	283-390-011	283-390-013	282-140-021	283-100-055	283-440-015	283-440-025
283-440-002	283-440-007	283-440-024	283-440-020						



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: 282140021, APN: 282140021
TEMESCAL LEROY
P O BOX 1224
CORONA CA 92878

ASMT: 283060018, APN: 283060018
DAVID GOTTS
9140 LEROY RD
CORONA, CA. 92883

ASMT: 282140022, APN: 282140022
TEMESCAL CORONA
C/O DONALD H CLIFT
6722 HORSESHOE RD
ORANGE CA 92869

ASMT: 283060019, APN: 283060019
CYNTHIA COOL, ETAL
9170 LEROY RD
CORONA, CA. 92883

ASMT: 282160008, APN: 282160008
RIDGE PROP
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKY
CORONA CA 92883

ASMT: 283060020, APN: 283060020
MARY GALLAGHER, ETAL
9240 LEROY RD
CORONA CA 92883

ASMT: 283060008, APN: 283060008
FRANK MARQUEZ
6445 SAN ANDRES
CYPRESS CA 90630

ASMT: 283060021, APN: 283060021
KENNY GALLAGHER
9248 LEROY RD
CORONA, CA. 92883

ASMT: 283060009, APN: 283060009
FST PROP
21780 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283060023, APN: 283060023
JACQUELYN VALENTINO, ETAL
9060 LEROY RD
CORONA, CA. 92883

ASMT: 283060014, APN: 283060014
BO KENNELLY, ETAL
9010 LEROY RD
CORONA, CA. 92883

ASMT: 283060024, APN: 283060024
TINA STROMSTAD, ETAL
9074 LEROY RD
CORONA, CA. 92883

ASMT: 283060017, APN: 283060017
RICHARD FLYNN
C/O RICHARD FLYNN JR
1954 CARMELITA AVE
CORONA CA 92881

ASMT: 283060025, APN: 283060025
K T T E FAMILY TR, ETAL
C/O KENNETH J ROBERTS
21195 VIA MARIANO
YORBA LINDA CA 92887



ASMT: 283060026, APN: 283060026
VICTORIA RASEY, ETAL
9100 LEROY RD
CORONA, CA. 92883

ASMT: 283390012, APN: 283390012
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283100008, APN: 283100008
RIVERSIDE CORONA RESOURCE CONSERV D
C/O CONSERVATION DISTRICT
4500 GLENWOOD DR BLD A
RIVERSIDE CA 92501

ASMT: 283390013, APN: 283390013
TEMESCAL LAND CO
C/O MITCH LEINEW
1240 MAGNOLIA AVE
CORONA CA 92879

ASMT: 283100039, APN: 283100039
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 283440004, APN: 283440004
BRENWEST LEASING
9097 PULSAR CT
CORONA, CA. 92883

ASMT: 283100045, APN: 283100045
TEMESCAL LAND CO
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA 92504

ASMT: 283440007, APN: 283440007
WILDROSE RIDGE 21
2279 EAGLE GLEN PKY 112
CORONA CA 92883

ASMT: 283390001, APN: 283390001
RIVERSIDE CORONA RESOURCE CONSERVA1
4500 GLENWOOD DR
RIVERSIDE CA 92501

ASMT: 283440011, APN: 283440011
ECJC ONE
600 ST PAUL AVE STE 108
LOS ANGELES CA 90017

ASMT: 283390003, APN: 283390003
CAJALCO ROAD QUARRY
211 W RINCON ST NO 108
CORONA CA 92880

ASMT: 283440013, APN: 283440013
ECD PROP MANAGEMENT INC
P O BOX 79018
CORONA CA 92877

ASMT: 283390006, APN: 283390006
OLSEN CANYON PROP
C/O KINGSTON TECHNOLOGY
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

ASMT: 283440014, APN: 283440014
MFI HOLDINGS
C/O US SMALL BUS ADMIN
9210 STELLAR CT
CORONA, CA. 92883

ASMT: 283440017, APN: 283440017
JCKB PROP
C/O KATHY GREENLEAF
9153 STELLAR CT
CORONA, CA. 92883

ASMT: 283440026, APN: 283440026
LEDD INV
9169 PULSAR CT
CORONA, CA. 92883

ASMT: 283440018, APN: 283440018
KNABE ROAD
C/O GORDON D SCHOLTE
9064 PULSAR CT NO H
CORONA CA 92883

ASMT: 283440027, APN: 283440027
BRENWEST LEASING
9145 PULSAR CT
CORONA, CA. 92880

ASMT: 283440019, APN: 283440019
LISA SCOTT
6077 BRIGHTON LN
ANAHEIM CA 92807

ASMT: 283440028, APN: 283440028
BREC PROP
12345 DOHERTY ST
RIVERSIDE CA 92503

ASMT: 283440020, APN: 283440020
WISMA WARDHANA
27910 MOUNT HOOD WAY
YORBA LINDA CA 92887

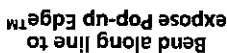
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BRENWEST LEASING
9121 PULSAR CT
CORONA, CA. 92883

ASMT: 283440021, APN: 283440021
LI LING SHIAO, ETAL
817 S SHANADA CT
ANAHEIM CA 92807

ASMT: 283440032, APN: 283440032
JON CHRISTOPHER ENTERPRISES INC, ETAL
205 SAVONA WALK
LONG BEACH CA 90803

ASMT: 283440022, APN: 283440022
STELLAR COURT
C/O SIGNATURE SALES
9182 STELLAR CT
CORONA, CA. 92883

ASMT: 283440025, APN: 283440025
WILDROSE RIDGE 15
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKWY
CORONA CA 92883



City of Corona
City Hall
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 92860

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883

Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348

California Fish & Wildlife
3602 Inland Empire Blvd. #C220
Ontario, CA 91764

Temescal Land LLC
10060 Dawson Canyon Rd.
Corona, CA 92883

Grant E. Destache
7825 E. Redfield Rd. Suite 106A
Scottsdale, AZ 85260



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.

SMP00119R3 EA42620 CFG05998

Project Title/Case Numbers

Dave Jones

County Contact Person

(951)955-6863

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Temescal Land Co. LLC

Project Applicant

10060 Dawson Canyon Rd. Corona, CA 92883

Address

The project is located northerly of Dawson Canyon Rd., southerly of Leroy Rd., easterly of I-15, and westerly of Temescal Wash

Project Location

The revised permit proposes to extend the life of the mining permit for 20 years.

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

Signature

Chief Engineering Geologist

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42620 ZCFG05998

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SMP00119R3/EA42620

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: David L. Jones Title: Project Planner Date: October 5, 2016

Applicant/Project Sponsor: Temescal Land Company LLC Date Submitted: September 17, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact David L. Jones at 951-955-6863.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42620 ZCFG05 998

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1308875

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: TEMESCAL LAND CO LLC \$50.00
paid by: CK 050605
paid towards: CFG05998 CALIF FISH & GAME: DOC FEE
EA42620
at parcel #: 22450 HIGHWAY 71 COR
appl type: CFG3

By _____ Sep 17, 2013 15:12
BNTHOMAR posting date Sep 17, 2013


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

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

Additional info at www.rctlma.org

3.3
Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: December 7, 2016

CHANGE OF ZONE NO. 7861
No new environmental documentation
required
Applicant: Darren Chin
Engineer/Representative: Keith Gardner


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7861 proposes to change the site's zoning from Residential Agricultural (R-A) and Citrus/ Vineyard (C/V) to Wine Country – Winery (WC-W) Zone. This change of will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area and the Wine Country – Winery Zone.

The site is north of Buck Road, south of Borel Road and West of Warren Road at 38901 Warren Road, Temecula, CA 92592.

BACKGROUND:

The project site is located within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The site has an existing one-family dwelling unit with accessory structures. There are no issues of concern for this item. The site is within the Wine Country- Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R-RR), Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) to the south; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) to the north; Open Space Conservation Habitat (OS-CH), Temecula Valley Wine Country Policy Area - Winery District

- | | |
|-----------------------------------|--|
| | (10-acre min.) to the west; Open Space: Recreation (OS-R), Rural Community: Estate Density Residential (RC-EDR), and Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) to the east. |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural (R-A) and Citrus/ Vineyard (C/V) |
| 4. Proposed Zoning (Ex. #3): | Wine Country - Winery (WC-W) Zone |
| 5. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) and Light Agricultural (A-1) to the north; Citrus/ Vineyard (C/V) to the south; Open Area Combining Zone, Residential Developments (R-5) to the west; and Rural Residential (R-R), Light Agricultural (A-1), and Residential Agricultural (R-A) to the east. |
| 6. Existing Land Use (Ex. #1): | Single family dwelling unit with accessory structures and vacant |
| 7. Surrounding Land Use (Ex. #1): | Single family residences, Vineyards, and Citrus Groves to the north, south, and east; Vacant to the west. |
| 8. Project Data: | Total Acreage: 633 gross acres |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7861, amending the zoning classification for the subject property from R-A and C/V Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential (R-RR) and Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) of the Southwest Area Plan.

CHANGE OF ZONE NO. 7861

Planning Commission Staff Report: December 7, 2016

Page 3 of 5

2. The existing use, a single family dwelling unit and accessory structures, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site are Residential Agricultural (R-A) and Citrus/Vineyard (C/V) Zones.
4. The project site is surrounded to the south by properties that are designated AG: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.); the properties located to the north are designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine country Policy Area – Winery District (10 acre min.); the properties to the west are designated Open Space: Conservation Habitat (OS-CH) within the Temecula Valley Wine country Policy Area – Winery District (10 acre min.); and the properties to the east are designated Open Space: Recreation (OS-R), Rural Community: Estate Density Residential (RC-EDR), and Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area – Winery District (10-acre min.).
5. The proposed zoning for the subject site is Wine Country - Winery (WC-W) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Light Agricultural (A-1) to the north; Citrus/ Vineyard (C/V) to the south; Open Area Combing Zone, Residential Developments (R-5) to the west; and Rural Residential (R-R), Light Agricultural (A-1), and Residential Agricultural (R-A) to the east.
8. The Project site is surrounded by similar residential units and agricultural uses.
9. This project is partially located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7861 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.
12. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7861 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to

CHANGE OF ZONE NO. 7861

Planning Commission Staff Report: December 7, 2016

Page 4 of 5

EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7861 is changing the property's zoning classification to Wine Country - Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
- b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
- c. The Wine Country - Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
- d. There are no changes to the mitigation measures included in EIR No. 524; and
- e. Change of zone No. 7861 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery (WC-W) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
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. The city of Temecula sphere of influence;
 - b. A dam inundation area; and
 - c. an Area Drainage Plan boundary.
3. The project site is located within:
 - a. A MSHCP Criteria Cell;
 - b. The boundaries of the Temecula Valley Wine Country Policy Area;
 - c. The boundaries of the Temecula Valley Unified School District;
 - d. The Valley Wide Park District;
 - e. County Service Area 149, subzone 3;

CHANGE OF ZONE NO. 7861

Planning Commission Staff Report: December 7, 2016

Page 5 of 5

- f. A County Fault Zone and a ½ mile of Buck Mesa fault line;
 - g. Partially in a Special Flood Hazard Area ;
 - h. State Responsibility - Moderate Fire Hazard area;
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - j. Undetermined Paleontological Sensitive area;
 - k. An area that is susceptible to subsidence;
 - l. Within a very low liquefaction potential area; and,
 - m. Zone B, 16.76 Miles from Mt. Palomar Observatory.
4. The subject site is currently designated as Assessor's Parcel Numbers: 964-160-004, -007, -009.

RIVERSIDE COUNTY PLANNING DEPARTMENT

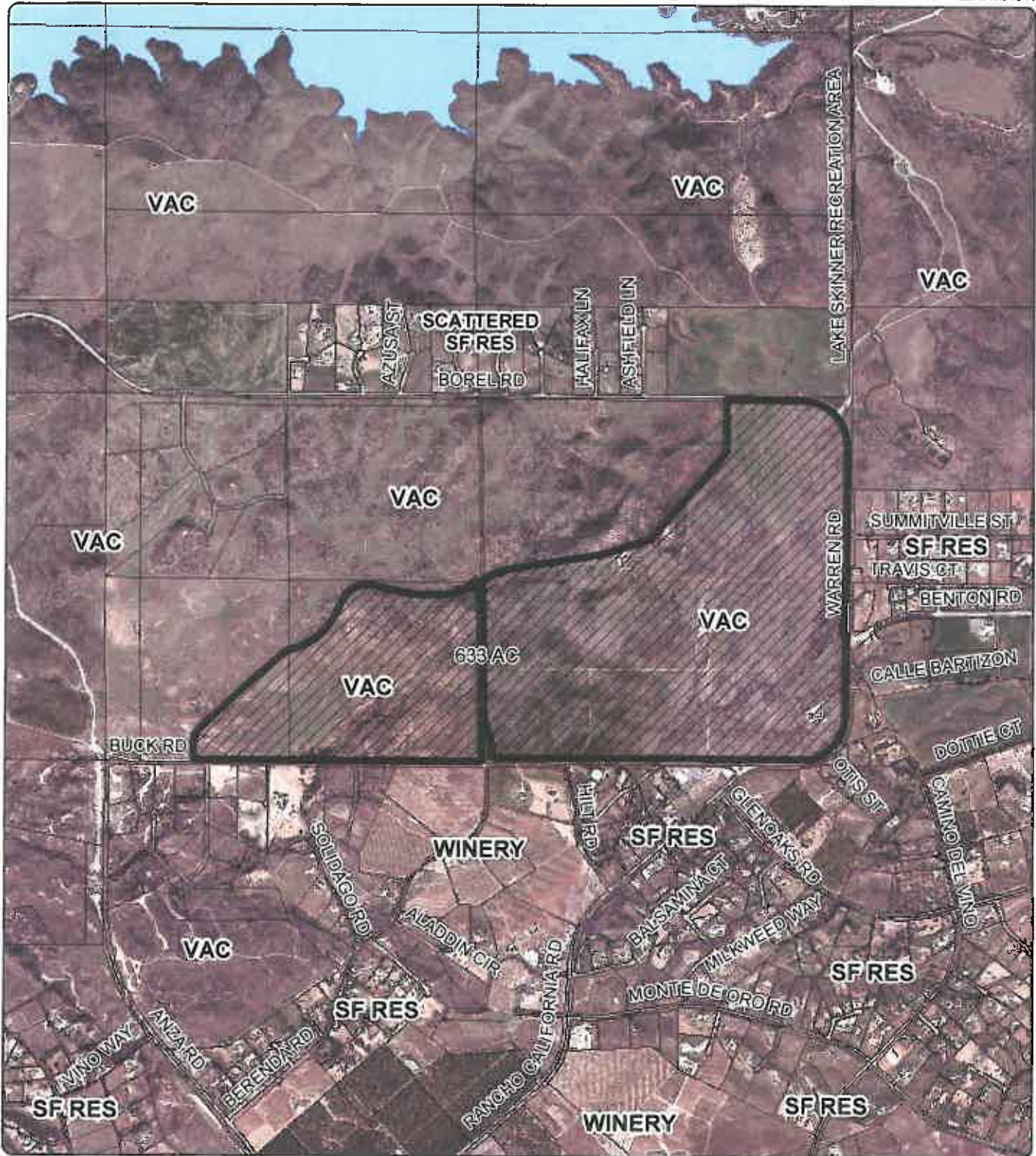
CZ07861

LAND USE

Supervisor: Washington
District 3

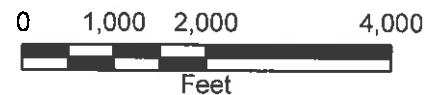
Date Drawn: 10/28/2016

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.rctma.org>

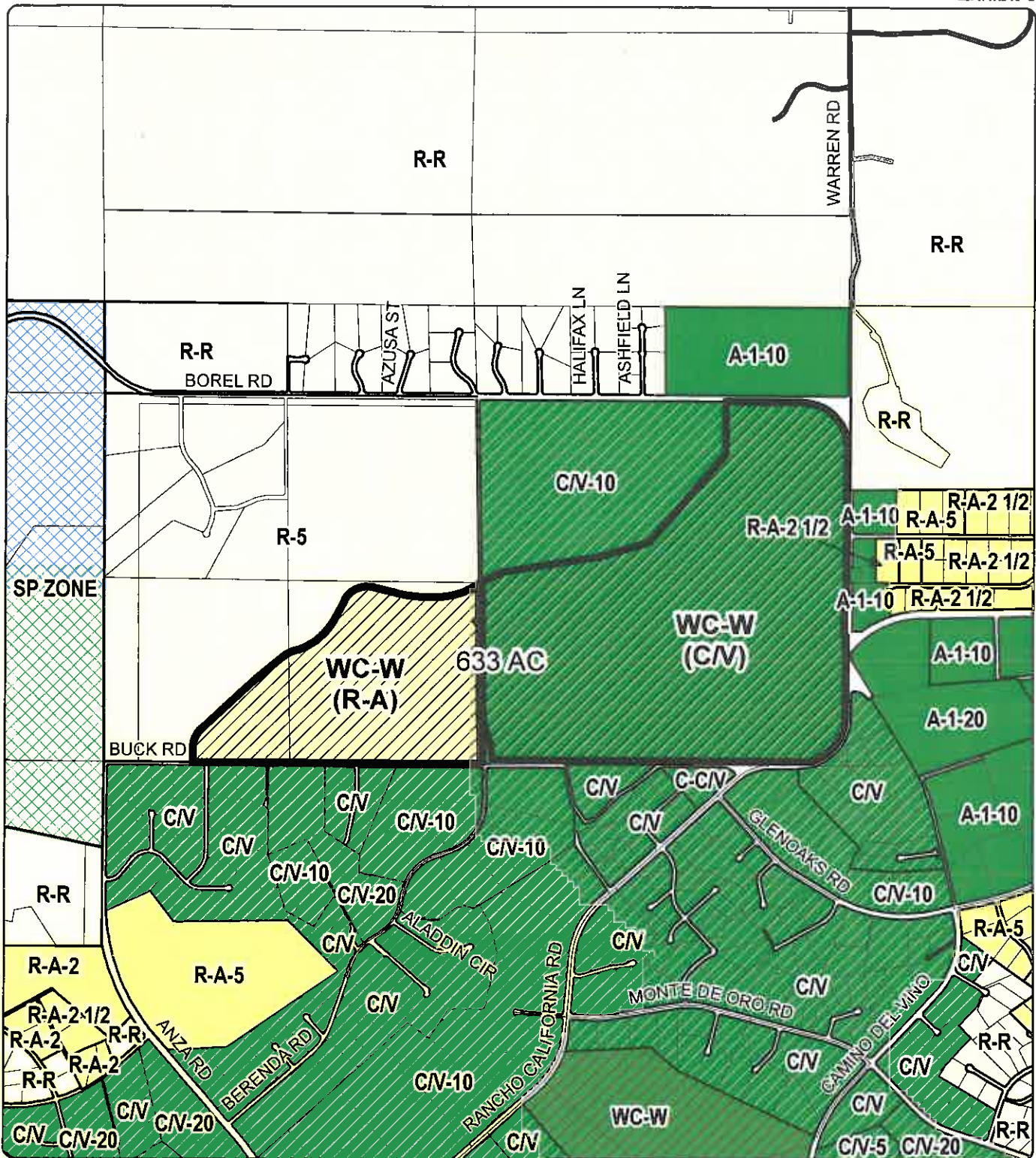
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07861

Supervisor: Washington
District 3

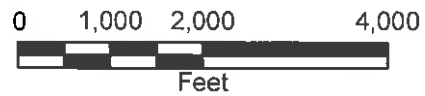
Date Drawn: 10/28/2016
Exhibit 3

PROPOSED ZONING



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.rcfdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

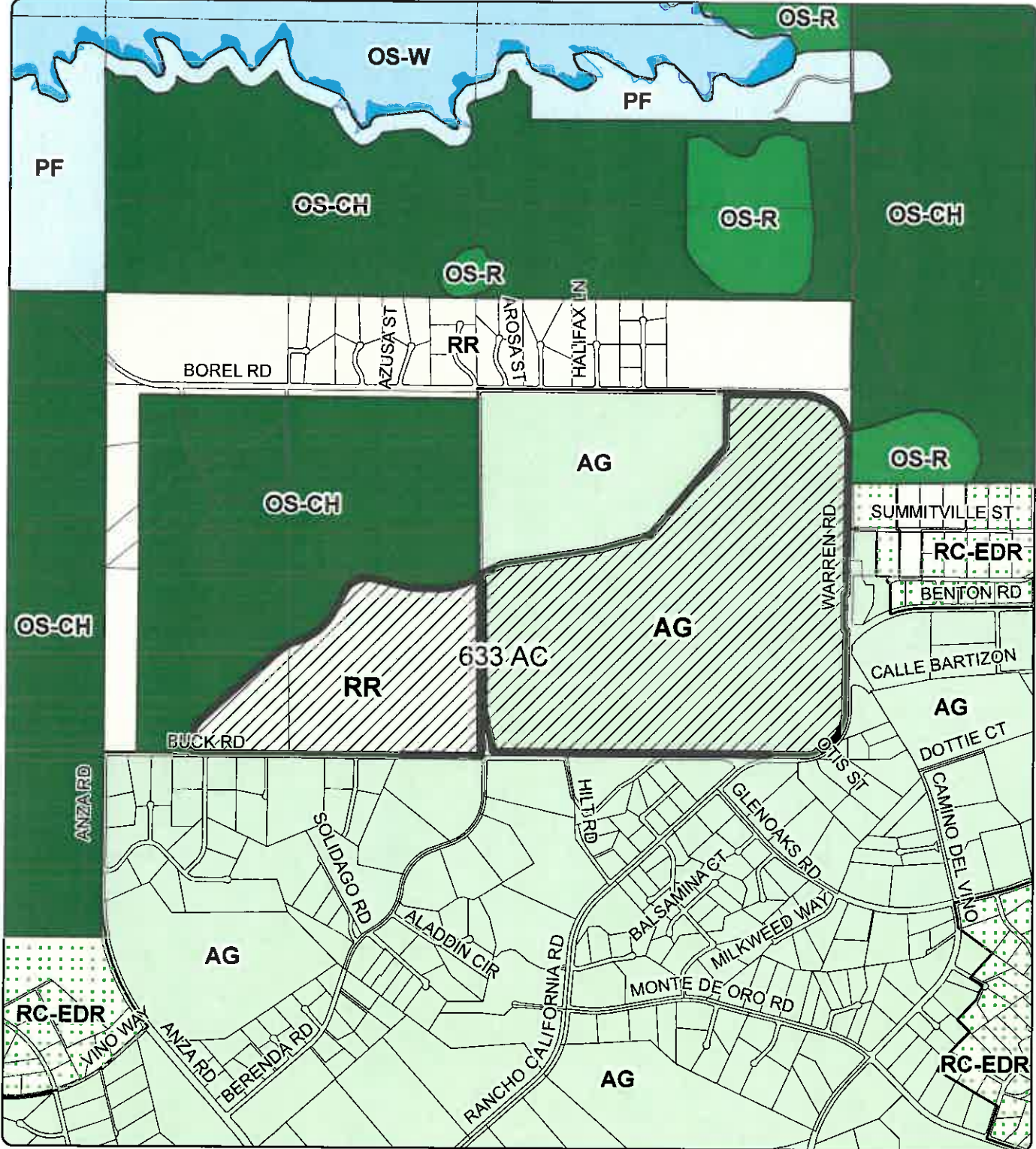
CZ07861

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 10/28/2016

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

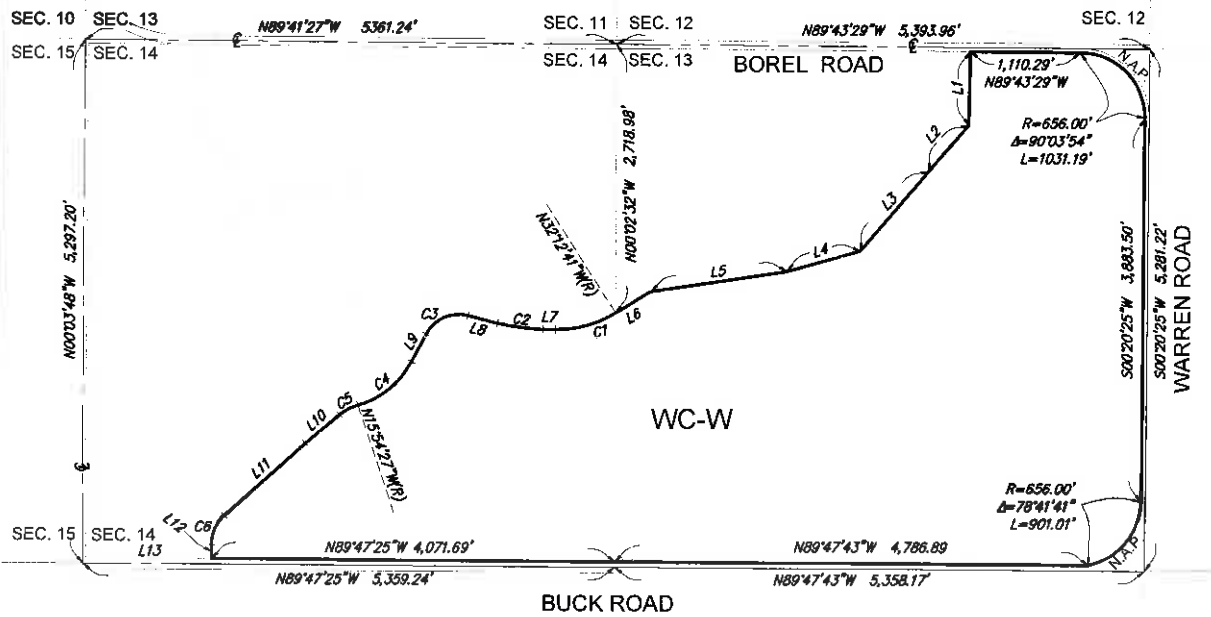


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctdms.org>

RANCHO CALIFORNIA ZONING AREA

PORTIONS OF SECTIONS 13 AND 14, T.7S., R.2W., S.B.M.

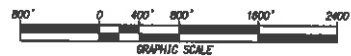
SHEET 1 OF 1



LINE	LENGTH	BEARING
L1	746.71'	N00°17'34"E
L2	918.15'	N40°31'29"E
L3	1060.53'	N42°30'01"E
L4	772.39'	N74°09'33"E
L5	1400.78'	N61°37'00"E
L6	411.51'	N37°47'14"E
L7	127.50'	N89°19'23"W
L8	308.65'	N75°54'32"W
L9	313.60'	N27°45'02"E
L10	451.03'	N50°13'02"E
L11	1089.29'	N47°26'34"E
L12	138.61'	N00°17'35"E
L13	1287.53'	N89°47'25"W

CURVE	LENGTH	RADIUS	DELTA
C1	632.65'	1100.00'	32°57'18"
C2	455.92'	2000.00'	13°20'51"
C3	498.54'	375.00'	78°19'28"
C4	727.59'	500.00'	46°19'31"
C5	298.32'	500.00'	23°38'29"
C6	328.79'	400.00'	47°14'20"

WC-W WINE COUNTRY WINERY



MAP NO. _____
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7861
 ADOPTED BY ORDINANCE NO. XXX
 (DATE)
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207861 DATE SUBMITTED: 1/27/15

APPLICATION INFORMATION

Applicant's Name: Darren Chin E-Mail: Darren.C.Chin@standardpost.com
 Mailing Address: 488 E. Santa Clara St, Ste 304
Arcadia CA 91006
City State ZIP

Daytime Phone No: (626) 263-5105 Fax No: () _____

Engineer/Representative's Name: Keith Gardner E-Mail: keegardner@gmail.com

Mailing Address: 6149 Bluffwood Dr
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 682-2876

Property Owner's Name: David Chin E-Mail: _____

Mailing Address: Same as Applicant
Street City State ZIP

Daytime Phone No: (626) 263 5105 Fax No: () _____

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

Desert Office · 38686 El Cerrito Road
 Palm Desert, California 92211
 (760) 883-0277 · Fax (760) 863-7555

"Planning Our Future Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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.

[Signature]
PRINTED NAME OF APPLICANT

Darner Chin
~~[Signature]~~
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. 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.

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

David Cia
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-160-004

Section: 14 Township: 7 south Range: 2 West

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Back Rd, South of Barel Road, East of Bernd Rd, West of Warner Rd

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 930, ^{BS, BG,} C4, C5, E6, D4, DS, DG

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change zoning from C/V-340 to C/V-2 1/2
to WPC-L

Related cases filed in conjunction with this request:

12 o-ks result



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Darra Chin hereafter "Applicant" and David Lin "Property Owner".

Description of application/permit use:

CZ from C/V to WC-W for the Rocks Resort

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

Section 1. Deposit-based Fees

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 964-160-004

Property Location or Address: N. of Buck ; W. of Warren ; S. of Buck

2. PROPERTY OWNER INFORMATION:

Property Owner Name: David Liu Phone No.: 626-263-5101
 Firm Name: Standard Portfolios Email: _____
 Address: 488 E. Santa Clara St
Arcadia CA

3. APPLICANT INFORMATION:

Applicant Name: Darren Chin Phone No.: 626-263-5105
 Firm Name: Standard Portfolios Email: Darren@standardportfolios.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 1/23/15
 Print Name and Title: ~~David~~ Darren Chin

Signature of Property Owner: [Signature] Date: 1/23/15
 Print Name and Title: ~~David~~ David Liu

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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



State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

97

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California
NOV 12 2013

1. LIMITED LIABILITY COMPANY NAME

STANDARD PORTFOLIOS TEMECULA, LLC

pc
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER

201329010113

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

CALIFORNIA

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.

If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 5.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 6 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

488 EAST SANTA CLARA STREET, #304

CITY

ARCADIA, CA

STATE

ZIP CODE

91006

6. MAILING ADDRESS OF LLO, IF DIFFERENT THAN ITEM 5

CITY

STATE

ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE

488 EAST SANTA CLARA STREET, #304

CITY

ARCADIA

STATE

ZIP CODE

CA

91006

Name and Complete Address of the Chief Executive Officer, if Any

8. NAME

ADDRESS

CITY

STATE

ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME

DAVID G. LIU

ADDRESS

488 E. SANTA CLARA STREET, #304

CITY

ARCADIA, CA

STATE

ZIP CODE

91006

10. NAME

ADDRESS

CITY

STATE

ZIP CODE

11. NAME

ADDRESS

CITY

STATE

ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 12 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1205 and Item 12 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS

DAVID G. LIU

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

488 EAST SANTA CLARA STREET, #304

CITY

ARCADIA

STATE

ZIP CODE

CA

91006

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

REAL PROPERTY OWNERSHIP

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

NOV 12, 2013

DAVID G. LIU

MANAGER

DATE

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

TITLE

SIGNATURE

LLC-12 (REV 01/2013)

APPROVED BY SECRETARY OF STATE

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 7861 – No New Environmental Documentation Needed – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Winery District – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 633 Gross Acres – Zoning: Residential Agricultural (R-A) and Citrus/Vineyard (C/V) – REQUEST: Change of Zone from R-A and C/V to Wine Country – Winery (WC-W) Zone.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **DECEMBER 7, 2016**
PLACE OF HEARING: **PERRIS CITY HALL**
101 N. D STREET
PERRIS, CA 92570

For further information regarding this project, please contact Project Planner, Phillip Hoebeke at (951) 955-1195 or e-mail phoebeke@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 although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/27/2016,

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

APN(s) or case numbers CZ07861 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

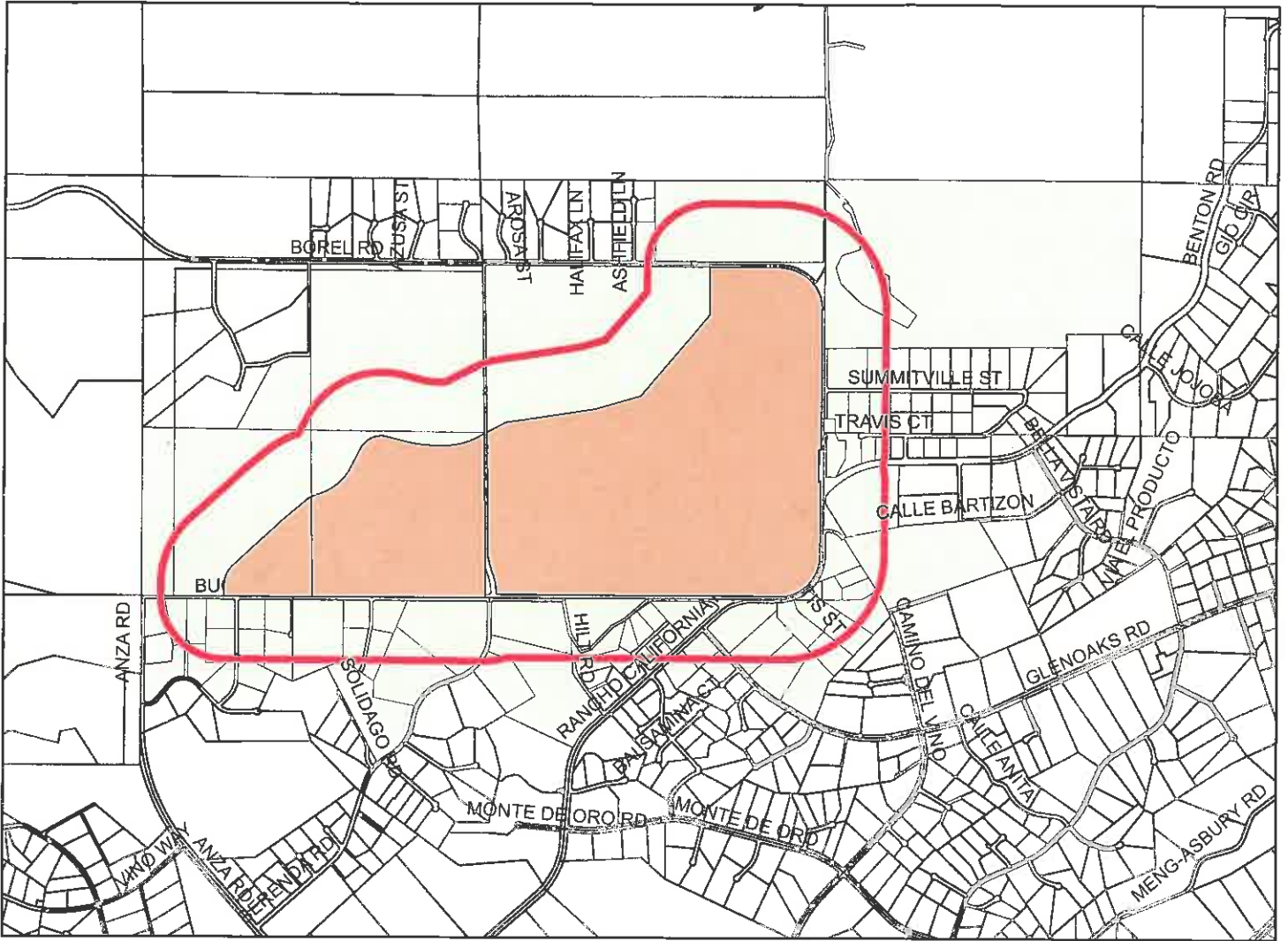
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07861 (1000 feet buffer)



Selected Parcels

942-130-018	942-030-004	924-370-015	964-160-003	942-120-005	942-020-001	915-690-026	942-130-008	924-370-005	942-130-016
942-130-019	942-100-042	942-130-009	942-020-002	942-100-040	942-060-002	942-030-001	942-030-002	942-030-003	942-030-005
942-100-023	942-030-007	942-030-010	942-130-007	942-120-007	915-690-012	942-100-041	942-020-003	942-120-009	942-120-010
942-120-011	942-120-012	942-150-007	942-020-004	942-020-005	942-060-015	942-100-030	915-690-003	915-690-015	915-690-016
924-370-018	924-370-019	942-100-025	942-130-011	942-140-001	915-060-010	915-060-011	942-130-010	924-370-016	942-040-001
942-120-008	942-030-008	942-030-009	942-100-037	942-100-038	942-100-039	942-100-029	915-690-013	942-060-001	942-110-006
942-130-012	942-130-014	964-160-004	964-160-005	964-160-006	964-160-007	964-160-009	942-130-017	924-360-002	964-130-019
942-100-028	964-160-008	964-160-010	964-190-005	964-190-020	942-110-010	942-170-008	964-070-010	942-100-033	942-140-002



2,750 1,375 0 2,750 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: 915060011, APN: 915060011
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 924370005, APN: 924370005
TEMECULA INV CO INC, ETAL
28046 DEL RIO RD STE C
TEMECULA CA 92590

ASMT: 915690003, APN: 915690003
MARCELO DOFFO
36246 SUMMITVILLE ST
TEMECULA, CA. 92592

ASMT: 924370015, APN: 924370015
PATRICIA CAPONE, ETAL
36195 TRAVIS CT
TEMECULA, CA. 92592

ASMT: 915690012, APN: 915690012
XIAOPING YANG, ETAL
44193 REIDEL ST
TEMECULA CA 92592

ASMT: 924370016, APN: 924370016
SEOMII LIGHTFOOT, ETAL
36125 TRAVIS CT
TEMECULA, CA. 92592

ASMT: 915690013, APN: 915690013
DIANNE RADICAN, ETAL
36161 SUMMITVILLE ST
TEMECULA, CA. 92592

ASMT: 924370019, APN: 924370019
MARCELO DOFFO
36083 SUMMITVILLE
TEMECULA CA 92592

ASMT: 915690016, APN: 915690016
MARCELO DOFFO
36083 SUMMITVILLE ST
TEMECULA, CA. 92592

ASMT: 942020001, APN: 942020001
CASERMAN DORIS K REVOCABLE LIVING TRU
C/O DORIS CASERMAN
4170 ELM NO 213
LONG BEACH CA 90807

ASMT: 915690026, APN: 915690026
CHAPIN FAMILY INV
C/O STEVEN W CHAPIN
2381 MARCA PL
CARLSBAD CA 92009

ASMT: 942020002, APN: 942020002
DARAN ENTERPRISES
42772 ALMOND GROVE CIR
MURRIETA CA 92562

ASMT: 924360002, APN: 924360002
TEMECULA PUBLIC CEMETERY DIST
41911 C ST
TEMECULA CA 92592

ASMT: 942020003, APN: 942020003
KAY HOWELL
38999 CAMINO DEL VINO
TEMECULA, CA. 92592



ASMT: 942020005, APN: 942020005
LYNDA HERREID
P O BOX 890243
TEMECULA CA 92589

ASMT: 942060001, APN: 942060001
VIRGINIA MURPHY, ETAL
P O BOX 892890
TEMECULA CA 92589

ASMT: 942030004, APN: 942030004
ALICE KAMEYA
9352 OASIS AVE
WESTMINSTER CA 92683

ASMT: 942060002, APN: 942060002
DJK2
C/O KAT BAILEY
35450 CALLE NOPAL
TEMECULA CA 92592

ASMT: 942030005, APN: 942030005
GLORIA CHAVIRA, ETAL
1100 VERA CRUZ ST
MONTEBELLO CA 90640

ASMT: 942060015, APN: 942060015
LYNNE SORRENTINO
35581 GLEN OAKS RD
TEMECULA, CA. 92592

ASMT: 942030007, APN: 942030007
HUDSON WALNUT GROUP
P O BOX 307
LA CANADA CA 91012

ASMT: 942100023, APN: 942100023
SHEENA CATHEY, ETAL
39195 AVENIDA ANTONOVICH
TEMECULA, CA. 92591

ASMT: 942030009, APN: 942030009
RICHARD WILSON, ETAL
2066 VISTA AVE
ARCADIA CA 91006

ASMT: 942100025, APN: 942100025
MARK DIX
18501 COLLIER AVE NO B106
LAKE ELSINORE CA 92530

ASMT: 942030010, APN: 942030010
HUDSON WALNUT GROUP
4754 LASHEART DR
LA CANADA CA 91011

ASMT: 942100028, APN: 942100028
PATRICIA EGGERS, ETAL
P O BOX 893896
TEMECULA CA 92589

ASMT: 942040001, APN: 942040001
JAN STJOHN, ETAL
39155 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 942100029, APN: 942100029
ROBERT PETRISIN
32290 CORTE SAN VINCENTE
TEMECULA CA 92592



ASMT: 942100030, APN: 942100030
MARIA NEGRETE, ETAL
39060 AVENIDA ANTONOVICH
TEMECULA, CA. 92592

ASMT: 942110010, APN: 942110010
VINEYARDS INC, ETAL
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 942100033, APN: 942100033
YU GU
39250 HILT RD
TEMECULA, CA. 92591

ASMT: 942120005, APN: 942120005
MARISSA DEEGAN, ETAL
34515 BUCK RD
TEMECULA, CA. 92592

ASMT: 942100039, APN: 942100039
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 942120007, APN: 942120007
JAMES CARTER
3719 S PLAZA DR
SANTA ANA CA 92704

ASMT: 942100040, APN: 942100040
PATRICIA SAKATA, ETAL
36580 RANCHO CALIFORNIA RD
TEMECULA, CA. 92591

ASMT: 942120008, APN: 942120008
CAROL BAILY, ETAL
36150 PAUBA RD
TEMECULA CA 92592

ASMT: 942100041, APN: 942100041
LAURA REYES, ETAL
37000 BUCK RD
TEMECULA, CA. 92591

ASMT: 942130007, APN: 942130007
ANNIE LEE, ETAL
C/O CAU LUU
6519 HAVENWOOD CIR
HUNTINGTON BEACH CA 92648

ASMT: 942100042, APN: 942100042
SUSAN GREENE, ETAL
37100
TEMECULA, CA. 92591

ASMT: 942130008, APN: 942130008
NEILSIE TEGEL, ETAL
46386 TETON TRAIL
TEMECULA CA 92592

ASMT: 942110006, APN: 942110006
LINA PHILLIPS, ETAL
P O BOX 890823
TEMECULA CA 92589

ASMT: 942130009, APN: 942130009
DEANNA YAP, ETAL
1355 STONE MEADOW CT
CAMARILLO CA 93010



ASMT: 942130010, APN: 942130010
MY CAMPUS
2278 COUNTRY CLUB LOOP
WESTMINSTER CO 80234

ASMT: 942140001, APN: 942140001
MICHELLE RUCKER
32237 CALLESITO FADRIQUE
TEMECULA CA 92592

ASMT: 942130011, APN: 942130011
ALICE SIMONIAN, ETAL
342 N NORTON AVE
LOS ANGELES CA 90004

ASMT: 942140002, APN: 942140002
YURI FARBER
161 CLIFF RD
PORT JEFFERSON NY 11777

ASMT: 942130014, APN: 942130014
EVELYN BREHM, ETAL
41869 VARDON DR
TEMECULA CA 92591

ASMT: 942150007, APN: 942150007
EDNA BARNES, ETAL
39615 BERENDA RD
TEMECULA, CA. 92591

ASMT: 942130016, APN: 942130016
DANA HOWE
2106 CRYSTAL DOWNS
CORONA CA 92881

ASMT: 942170008, APN: 942170008
VINEYARDS INC, ETAL
35960 RANCHO CALIF RD
TEMECULA CA 92591

ASMT: 942130017, APN: 942130017
SUNDALE INV
40673 CEBU ST
TEMECULA CA 92591

ASMT: 964070010, APN: 964070010
YICHIN WANG
18965 AMBERLY PL
ROWLAND HEIGHTS CA 91748

ASMT: 942130018, APN: 942130018
RHONDA CORTES, ETAL
45640 CORTE ROYAL
TEMECULA CA 92592

ASMT: 964130019, APN: 964130019
CATTLE CORP, ETAL
5560 S FORT APACHE NO 100
LAS VEGAS NV 89148

ASMT: 942130019, APN: 942130019
DANA HOWE
2106 CRYSTAL DOWNS DR
CORONA CA 92883

ASMT: 964160003, APN: 964160003
ATEF KARAM
C/O CHARLY E MOUBAYED
18820 APHRODITE LN
SANTA CLARITA CA 91351



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STANDARD TEMECULA
C/O DAVID G LIU
488 E SANTA CLARA STE 304
ARCADIA CA 91006

ASMT: 964190020, APN: 964190020
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MANAGEMENT
3133 MISSION INN AVE
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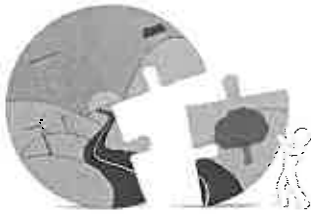
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 7861 (CZ7861)

Project Title/Case Numbers

Phillip Hoebeke

County Contact Person

951-955-1195

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Darren Chin

Project Applicant

38901 Warren Road, Temecula, CA 92592

Address

North of Buck Road, south of Borel Road, and west of Warren Road - 38901 Warren Road, Temecula, CA 92592

Project Location

Change of Zone No. 7861 proposes to change the existing zoning of Rural - Agricultural (R-A) and Citrus/Vineyard (C/V) zone to Wine Country-Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7861 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7861 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7861 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7861 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50 00) and reflect the independent judgment of the Lead Agency
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 11/08/2016

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case# ZEA ZCFG06075

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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