



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

1:30 P.M.

NOVEMBER 10, 2014

AGENDA **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING**

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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

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

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **PLOT PLAN NO. 25192 – CEQA Exempt** – Applicant: Julio Reyes – Representative: Dave Lewis – Fifth/Fifth Supervisorial District - Location: Northerly of Orange Avenue, easterly of Center Street, southerly of Emerette Lane, and westerly of Evans Avenue – Zoning: Rural Residential - **REQUEST:** To permit two existing soccer arenas totaling 29,456 sq. ft. and one 2,250 sq. ft. golf putting green located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles, 22 feet in height, for after dark usage. There are a total 41 parking spaces proposed onsite. Continued from October 27, 2014. Project Planner: Paul Rull at (951) 955-0972 or email prull@rcplma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

4.0 PUBLIC COMMENTS:

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
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Agenda Item No.: 2.1
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Paul Rull
Directors Hearing: November 10, 2014
Continued From: October 27, 2014

PLOT PLAN NO. 25192
CEQA Exempt
Applicant: Julio Reyes
Engineer/Representative: Dave Lewis

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

To permit two existing soccer arenas totaling 29,456 sq.ft. located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles 22 feet in height for after dark usage. There are a total 41 parking spaces proposed onsite.

The project is located in the unincorporated area of Riverside County, more specifically, in the Lakeview Nuevo Area Plan, northerly of Orange Avenue, easterly of Center Street, southerly of Emerette Lane, westerly of Evans Avenue.

FURTHER PLANNING CONSIDERATIONS

October 28, 2014

The project was heard at the October 27, 2014, Director's Hearing meeting. Several members of the public were in attendance and spoke in support of the project. It was introduced at the meeting that staff received a comment letter in opposition to the project from Randal Durham dated October 24, 2014, who lives on the opposite side of the road at 26450 Emerett Lane. His concerns about the project included:

- inconsistency between the project and zone,
- generated noise,
- patrons not adhering to speed limits,
- increase number of strangers in the area, and
- a decrease in property value.

In response to Randal Durham comments, staff's response is as follows:

- The project is proposing two recreational soccer arenas and located within the Rural Residential (R-R) zone. The R-R zone permits uses which are similar in character and intensity as the proposed project such as golf, tennis, polo or country clubs, archery and golf driving ranges, public parks and public playgrounds, and golf courses. Section 3.3 of Ordinance No. 348 allows the Planning Director to make a determination that a use is substantially the same in character and intensity as other uses permitted in the zone classification.
- The project has been reviewed by the Department of Industrial Hygiene for potential noise impacts during the Land Development Committee review process. Their review concluded that the proposed project does not require a noise study due to the fact that potential noise impacts are anticipated to be less than significant. Their recommendation is that the proposed project shall have a 6-foot high wooden fence next to homes to help further reduce noise impacts. A 6-foot high wood fence along the project's northern property line will be established to help reduce the noise impacts generated from the project and significantly impacting the Durham property north of the project. In addition, they also stated that the County's Noise Ordinance will help ensure that the project does not exceed County noise standards.
- Speed limits are enforced by the local jurisdiction law enforcement. Enforcement of speed limits is not subject to the land use review associated with this project. Staff can mention to the applicant to inform his attendees to observe local speed limits.

- The proposed project will include many people who would be construed as “strangers” by the Durham family. However, the participants utilizing the arenas will be familiar to either the applicant or with each other.
- The proposed soccer arenas are a vital recreational hub in the area. The applicant has submitted testimony of the importance of this facility, particularly to the youths in the area. Local leaders have given their support and testimony to the applicant and the facility. Seeing as how the facility is a benefit to the general community, it is undeterminable to ascertain whether or not the project will significantly decrease surrounding property values.

Staff introduced two new conditions and revised one in response to the opposition comments to help further reduce the projects impacts; 10.PLANNING.2, 20.PLANNING.7, 90.PLANNING.14 (revised). These conditions set an enforceable limit on the maximum number of participants and visitors for the project at 70 people (10.PLANNING.2), required that the project be reviewed by staff after one year of the project receiving its occupancy permit and if significant complaints have been received the hours of operation may be further restricted (20.PLANNING.7), and required a 6-foot high fence around the property. The project was continued to November 10, 2014, to allow time for staff to further review the opposition comments and reexamine the Notice of Exemption environmental document.

Staff has amended the project’s Notice of Exemption to reference the applicable categorical exemption of Section 15303 New Construction or Conversion of Small Structures, as well as Section 15061 General Rule.

BACKGROUND

The existing soccer arenas are used by youths in the area for practicing and participating in games of soccer, and are limited to reservation by Youth Soccer League participants only, and spectators are limited to family and guests of the Youth Soccer League members. This facility is not open to the public for public use. The youths participating will be members of the Youth Soccer Association, and games and practices will be organized, scheduled, supervised and sanctioned by this organization only. The facility will occasionally be used by adults and other events when it is not being used by youth participants. The hours of operation for usage are as follows:

- School days - 5:00 p.m. to 9:00 p.m.,
- Other weekdays - 10:00 a.m. to 9:00 p.m.,
- Saturdays - 10:00 a.m. to 5:00 p.m.,
- Sundays/Holidays – Closed
- Adults (when available, however youth play has priority) – 8:00 a.m. to 9:00 p.m.

Each soccer arena is 12,250 sq.ft in size. There is a 900 sq.ft. spectator area. The arenas are enclosed by 4-foot high walls and netting for a total of 10-feet in height to prevent the ball from leaving the field. The spectator areas have no permanent fixed seating and are used as standing room by players and portable seating for spectators. The project will have porter potties which will be regularly maintained and disposed. A trash enclosure is available onsite for garbage. Six existing light poles (22-feet in height with four 250w light heads on each) are also to illuminate the fields during night sessions. All lighting has been conditioned to be consistent with Mt. Palomar Observatory Ordinance No. 655. All exterior lighting is conditioned to be hooded and directed as to not shine directly upon neighboring properties or public right of way. The arena lighting shall not be on between the hours of 9:00 p.m. and 8:00 a.m. There are no amplified audio systems being used for commentary or announcements onsite. The Department of Industrial Hygiene has determined that the use will not require a noise study for further analysis. The project has been conditioned to construct 6-foot high wood fences adjacent to neighboring homes and is adequate to reduce the noise generated from the project (this fence will have gaps near the ground for

flood purposes). No food or drink will be prepared or sold onsite. The frequency of the use is intermittent depending on the season, temperatures, and other weather conditions. The maximum number of soccer participants is expected to be 50 people, with an estimated number of spectators averaging 15-20 people, for a total of 70 people. Many of the youth participants are carpooled, walk or cycle to the site. There are a total of 41 onsite parking spaces available which is sufficient to accommodate the games. Three accessible parking spaces have also been provided. Off-site parking is prohibited. The project site has two driveway entrances on Emerette Lane, which provides access to the guest parking area and a circular driveway to vehicles to use when exiting.

The neighboring property owners have been contacted by the applicant and are in support of the project and their comments have been included in this staff report package. Also included are letters of support from various agencies and businesses, as well as a memo indicating that a petition was signed by 850 people (players, parents, coaches) reflecting support and the need for the project.

The two existing single family residences and accessory buildings and structures onsite are not part of the project.

ISSUES OF POTENTIAL CONCERN:

No CEQA Review Required

The California Environmental Quality Act (CEQA) states that CEQA review does not apply to projects that have new construction or conversion of small structures (Section 15303). The project as proposed are permitting two existing soccer arenas. The project proposes no new development or expansion of any existing building or structures. No land disturbance will occur as part of the project as the project takes place on already disturbed land. There will be no construction activities as no development is occurring. Exemption Section 15303.C. includes new construction of up to four commercial buildings not exceeding 10,000 square feet on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and surrounding area is not environmentally sensitive. The two existing outdoor soccer arenas each 12,250 square feet in area are not commercial buildings, but considered more open-air recreational structures which is the same character and intensity of other recreational uses permitted in the Rural Residential zone such as golf courses, polo areas, tennis courts and country clubs, and public parks and playgrounds. The arena is only used for recreational purposes, and as such should not be compared exactly to the commercial area requirements of this exemption. The use does not involve any significant hazardous substances. The soccer arena field is constructed out of synthetic grass which requires little to no maintenance, fertilizers or water. The surrounding area of the project site is made up of a mixture of single family residences and commercial-industrial uses. The surrounding area is zoned Rural Residential, which permits a wide range of diverse uses including single family residences, golf courses and country clubs, pet stores, commercial offices, restaurants, machine shops, and wrecking yards. The proposed use is consistent with this mixture of uses in the surrounding area. In addition, the project has been designed and conditioned to further reduce the impacts that it has on its surrounding neighbors. A 6-foot high wooden fence will be constructed around the entire property to reduce aesthetic and noise impacts. The hours of operation and capacity of the facility has been strictly set according to the County's Noise Ordinance to ensure that the project does not significantly impact the surrounding area. The arena lighting will also be regulated by the County's Light Ordinance and may only be on during the hours of operation. There will be no additional environmental impacts than what is already occurring. Therefore, the project meets the scope and intent of the Class 3 Exemption. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development Low Density Residential |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development Low Density Residential |
| 3. Existing Zoning (Ex. #2): | Rural Residential |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential |
| 5. Existing Land Use (Ex. #1): | Single family residence with two soccer arenas |
| 6. Surrounding Land Use (Ex. #1): | Single family residence, recycling facility |
| 7. Project Data: | Total Acreage: 2.1 |
| 8. Environmental Concerns: | CEQA exempt |

RECOMMENDATIONS:

FIND the project exempt from California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061 (General Rule), based on the findings and conclusions incorporated in the staff report.

APPROVAL of **PLOT PLAN NO. 25192**, 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, which is incorporated herein by reference.

1. The project site is designated Community Development: Low Density Residential on the Lakeview/Nuevo Area Plan.
2. The proposed use, soccer arenas, is consistent with the Community Development: Low Density Residential designation as a community recreational facility complimentary to the single family residences in the area.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential.
4. The zoning for the subject site is Rural Residential.
5. The proposed use, soccer arenas, is a permitted use, in the Rural Residential zone through Section 3.3 of Ordinance 348 and approval of a plot plan. Section 3.3 of Ordinance No. 348 allows the Planning Director to make a determination that a use is substantially the same in character and intensity as other uses permitted in the zone classification. The proposed soccer arenas are similar in character and intensity as other permitted uses listed in the Rural Residential zone such as golf, tennis, polo or country clubs, archery and golf driving ranges, public parks and public playgrounds, and golf courses. Participants utilizing this facility will be private guests invited by the owner and not open to the general public. The applicant has indicated that the usages of these arenas are for youth and adult training before playing their official matches in nearby regional parks.
6. The proposed use, soccer arenas, is consistent with the development standards set forth in the Rural Residential zone.

7. The project site is surrounded by properties which are zoned Rural Residential.
8. The project is compatible with its surrounding uses. Uses with a higher intensity have been constructed and are operating in the project vicinity such as a recycling facility.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Perris. The City of Perris Planning Department was transmitted a notice of the project. No comments have been received from the City.
11. The project is located within the Airport Influence Area of March Air Reserve Base. The Airport Land Use Commission has reviewed and cleared the project with conditions, which have been incorporated into the project's conditions of approval.
12. An environmental assessment was not prepared for this project as it is exempt from CEQA under Existing Facilities (Categorical Exemption 15303 New Construction or Conversion of Small Structures). The project as proposed are permitting two existing soccer arenas. The project proposes no new development or expansion of any existing building or structures. No land disturbance will occur as part of the project as the project takes place on already disturbed land. There will be no construction activities as no development is occurring. Exemption Section 15303.C. includes new construction of up to four commercial buildings not exceeding 10,000 square feet on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and surrounding area is not environmentally sensitive. The two existing outdoor soccer arenas each 12,250 square feet in area are not commercial buildings, but considered more open-air recreational structures which is the same character and intensity of other recreational uses permitted in the Rural Residential zone such as golf courses, polo areas, tennis courts and country clubs, and public parks and playgrounds. The arena is only used for recreational purposes, and as such should not be compared exactly to the commercial area requirements of this exemption. The use does not involve any significant hazardous substances. The soccer arena field is constructed out of synthetic grass which requires little to no maintenance, fertilizers or water. The surrounding area of the project site is made up of a mixture of single family residences and commercial-industrial uses. The surrounding area is zoned Rural Residential, which permits a wide range of diverse uses including single family residences, golf courses and country clubs, pet stores, commercial offices, restaurants, machine shops, and wrecking yards. The proposed use is consistent with this mixture of uses in the surrounding area. In addition, the project has been designed and conditioned to further reduce the impacts that it has on its surrounding neighbors. A 6-foot high wooden fence will be constructed around the entire property to reduce aesthetic and noise impacts. The hours of operation and capacity of the facility has been strictly set according to the County's Noise Ordinance to ensure that the project does not significantly impact the surrounding area. The arena lighting will also be regulated by the County's Light Ordinance and may only be on during the hours of operation. There will be no additional environmental impacts than what is already occurring. Therefore, the project meets the scope and intent of the Class 3 Exemption. Therefore, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential zoning classification of Ordinance No. 348 through Section 3.3 that the use is substantially the same in character and intensity as other uses permitted in the zone classification, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project 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. Tribal land;
 - b. A Municipal Advisory Committee boundary;
 - c. A Policy Area;
 - d. A Overlay Area;
 - e. A High Fire Area;
 - f. A Multiple Species Habitat Criteria Preservation cell;
 - g. A Historic Preservation Area;
 - h. A Fault Zone;
 - i. A Paleontological Sensitive Area;
 - j. A Specific Plan; or
 - k. An Agricultural Preserve.
3. The project site is located within:
 - a. The city of Perris sphere of influence;
 - b. Areas of flooding;
 - c. Low Liquefaction Areas;
 - d. Zone B of Mt. Palomar Observatory Ordinance No. 655
 - e. The March Air Reserve Base Influence Area;
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and,
 - g. The boundaries of the Val Verde Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number 300-120-008.



DIRECTOR'S HEARING REPORT OF ACTIONS OCTOBER 27, 2014

1.0 CONSENT CALENDAR

1.1 NONE

2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 25192 – CEQA Exempt –** Staff report recommended:
Applicant: Julio Reyes – Representative: Dave Lewis – Fifth/Fifth Supervisorial District - **APPROVAL**
Location: Northerly of Orange Avenue, easterly of Center Street, southerly of Emerette Lane, and westerly of Evans Avenue – Zoning: Rural Residential - **Staff recommended at hearing:**
APPROVAL WITH ADDITIONS AND MODIFICATIONS TO THE CONDITIONS OF APPROVAL
REQUEST: To permit two existing soccer arenas totaling 29,456 sq. ft. and one 2,250 sq. ft. golf putting green located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles, 22 feet in height, for after dark usage. There are a total 41 parking spaces proposed onsite. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial) Planning Director's Action:
CONTINUED TO NOVEMBER 10, 2014

3.0 SCOPING SESSION

3.1 NONE

4.0 PUBLIC COMMENTS:



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: October 27, 2014

TO: Director's Hearing Planning Officer

FROM: Planning Staff

RE: **October 27, 2014, Director's Hearing meeting for Agenda Item 2.1 Plot Plan No. 25192**

1. Comments in opposition to Plot Plan No. 25192, submitted by Jennie and Randal Durham dated October 24, 2014.
2. Staff is recommending adding conditions of approval:
 - a. 20.PLANNING.7 Review Operation Hours. This condition will require staff to re-examine the hours of operation of the project after 1 year of occupancy permit issuance. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.
 - b. 10.PLANNING.32 Maximum Occupancy. This condition requires that the project shall not exceed the maximum number of participants and spectators of 70 people.
3. Staff is recommending amending condition of approval:
 - a. 90.PLANNING.14 Wood Fence. Staff is requiring a 6-foot high wood fence around the entire property perimeter.

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

Riverside County Planning Department
Att: Paul Rull

Re: Plot Plan No 25192

Dear Mr. Rull;

We own the property at 26450 Emerett Ln (APN 300-120-013) directly North of the subject property. We are opposed to this development for the following reason:

- The property is located on a rural residential lot not designed for commercial use.
- The noise generated from use of the facility is disruptive and interferes with our right to quiet enjoyment of our property.
- Patrons of the facility entering and exiting the facility in their automobiles do not adhere to local speed and safety requirements and pose a hazard to neighbors (especially children) in the surrounding area.
- There will be a large number of strangers in our neighborhood which will diminish our security.
- Our property will suffer from diminished value with this facility being in operated in close proximity to our property for all of the above reasons.

We hope you will NOT allow this facility to operate in our neighborhood. Please contact my son Randal Durham at 591 505-6955 who has my permission to speak on behalf of the Durham Family Trust.

Sincerely

A handwritten signature in cursive script that reads "Jennie Durham, Trustee".

Jennie Durham, trustee
Durham Family Trust

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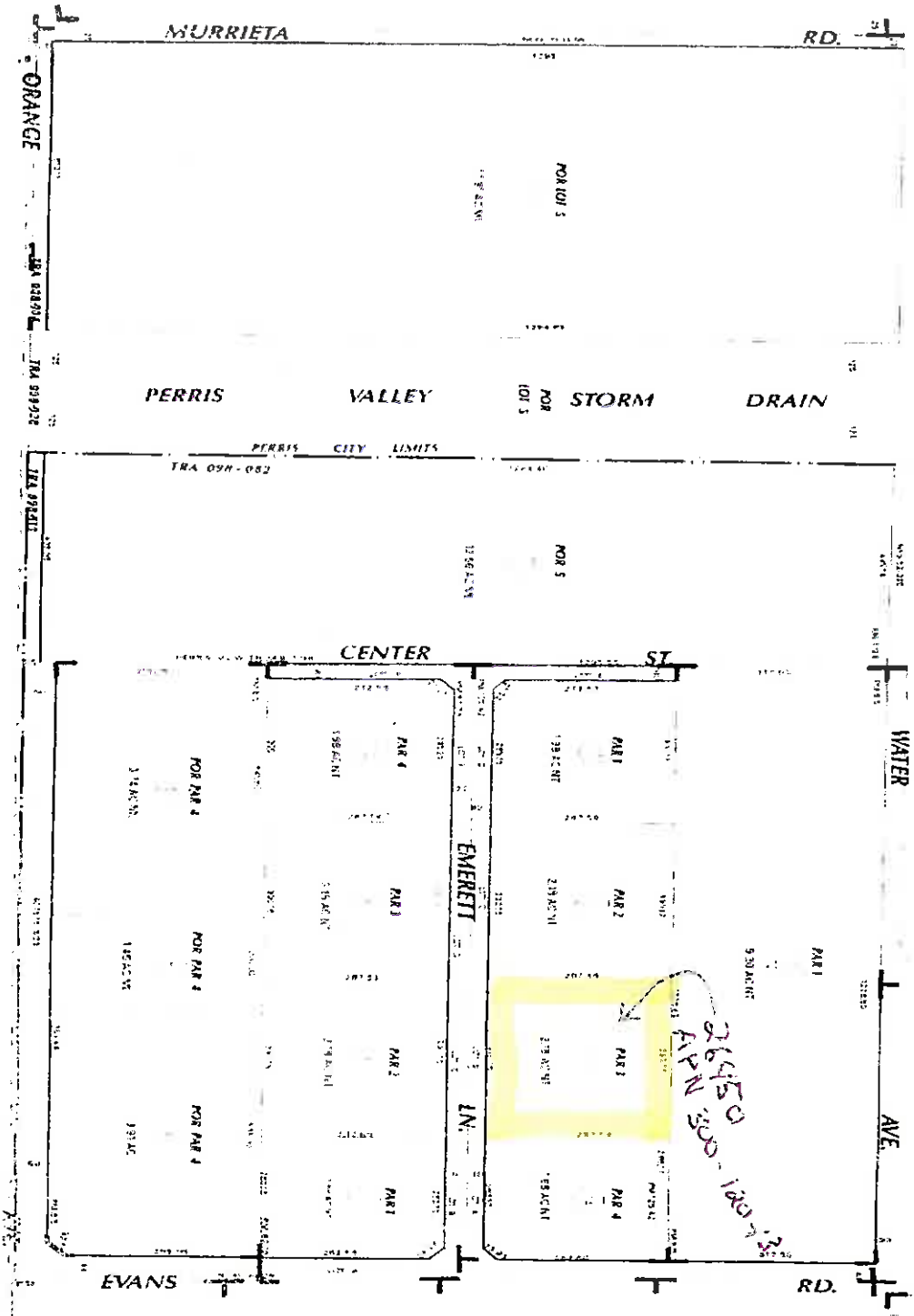
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CITY OF PERRIS

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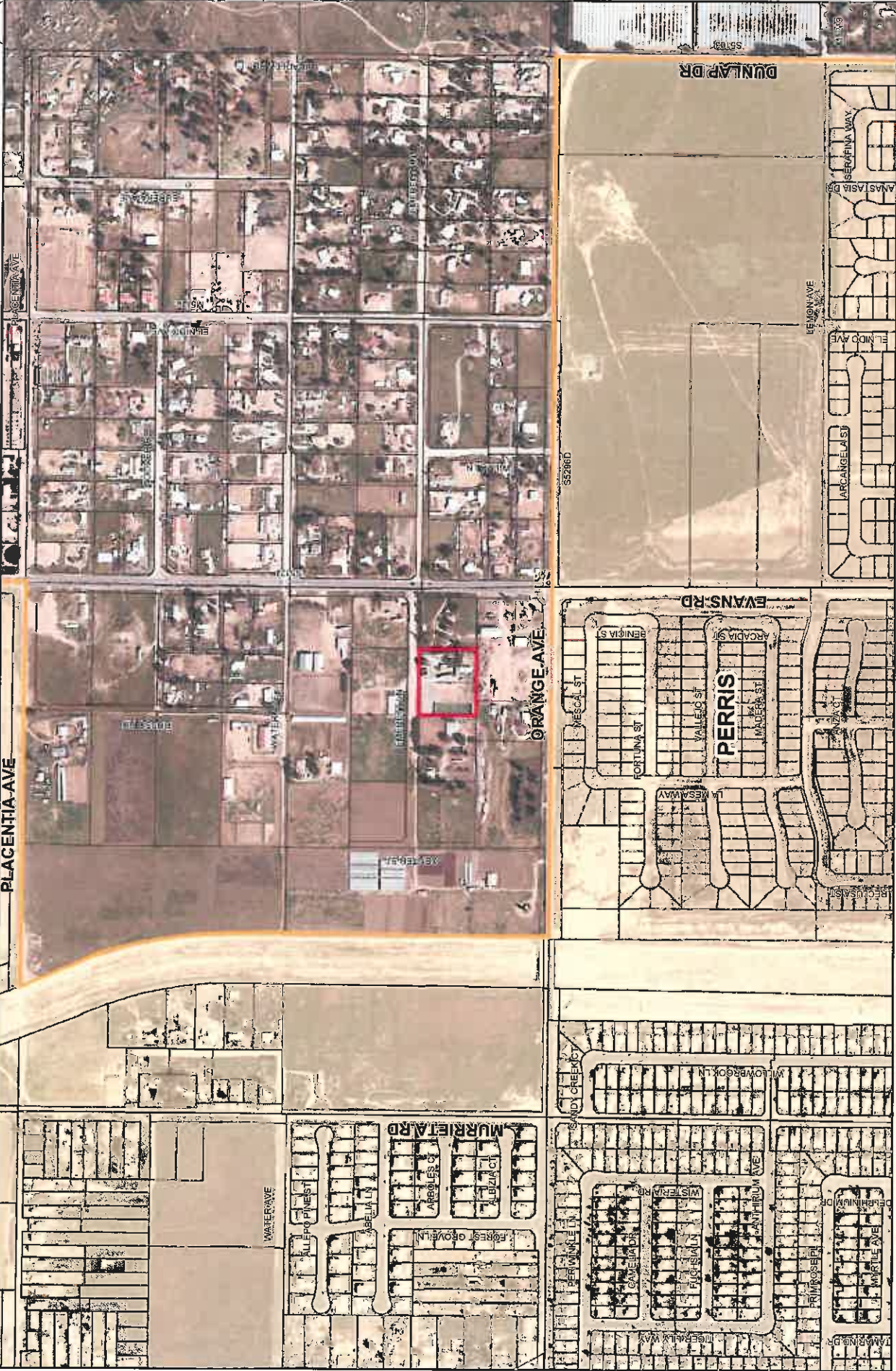
2W 0/5 PARCEL MAP NO 4800
2W 82/26 PARCEL MAP NO 16344
2W 7/28 PERRIS VALLEY LAND & WATER CO. TRACT
2W 125/40 PARCEL MAP NO 16756

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25192

VICINITY MAP

Supervisor Ashley
District 5



0 335 670 1,340 Feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by prull on 6/5/2014



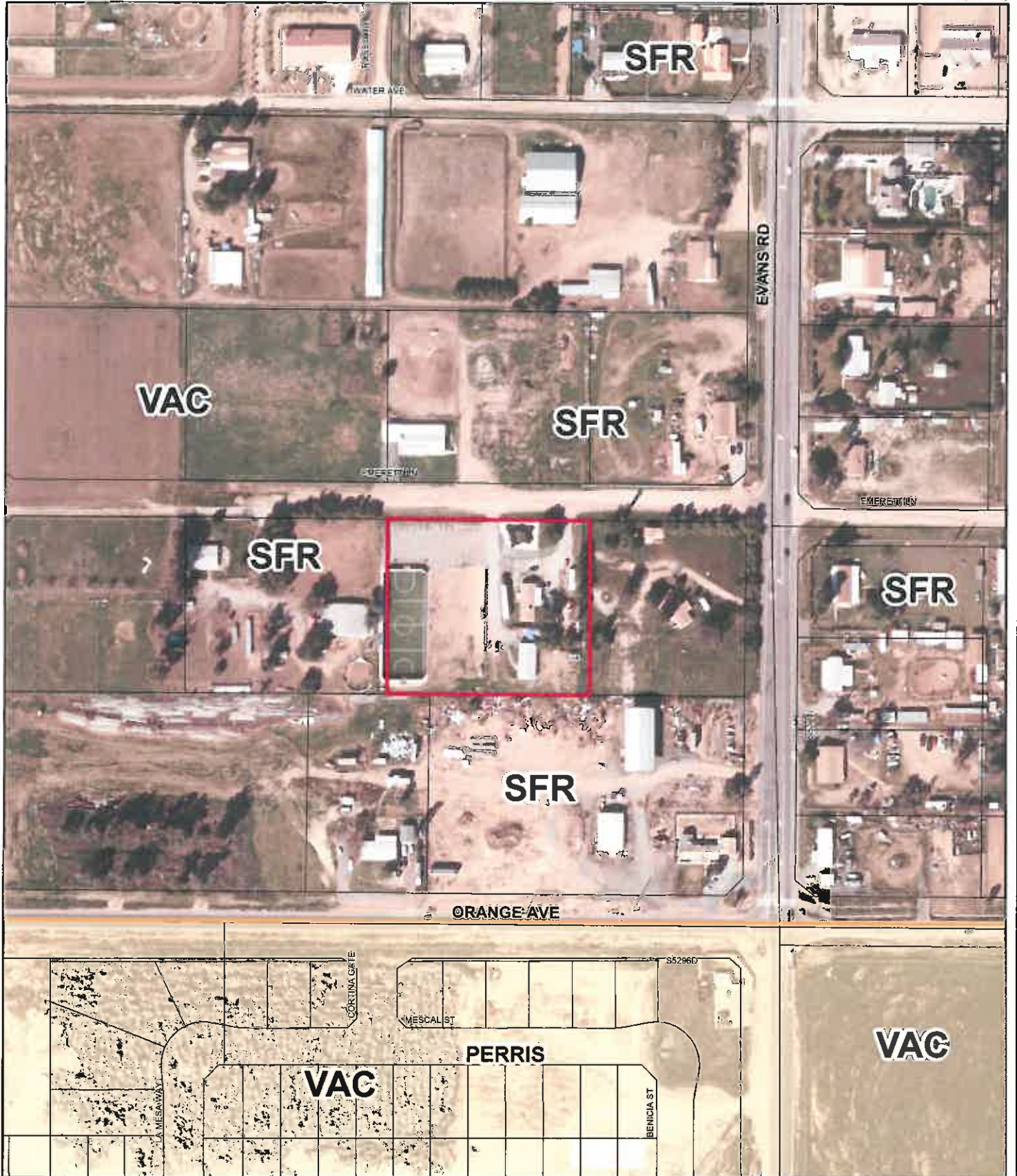
The County assumes no liability for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS information is provided for the most current information. Do not copy or reuse this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25192

LAND USE MAP

Supervisor Ashley
District 5



0 105 210 420 Feet
1 inch = 208 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by pull on 6/5/2014



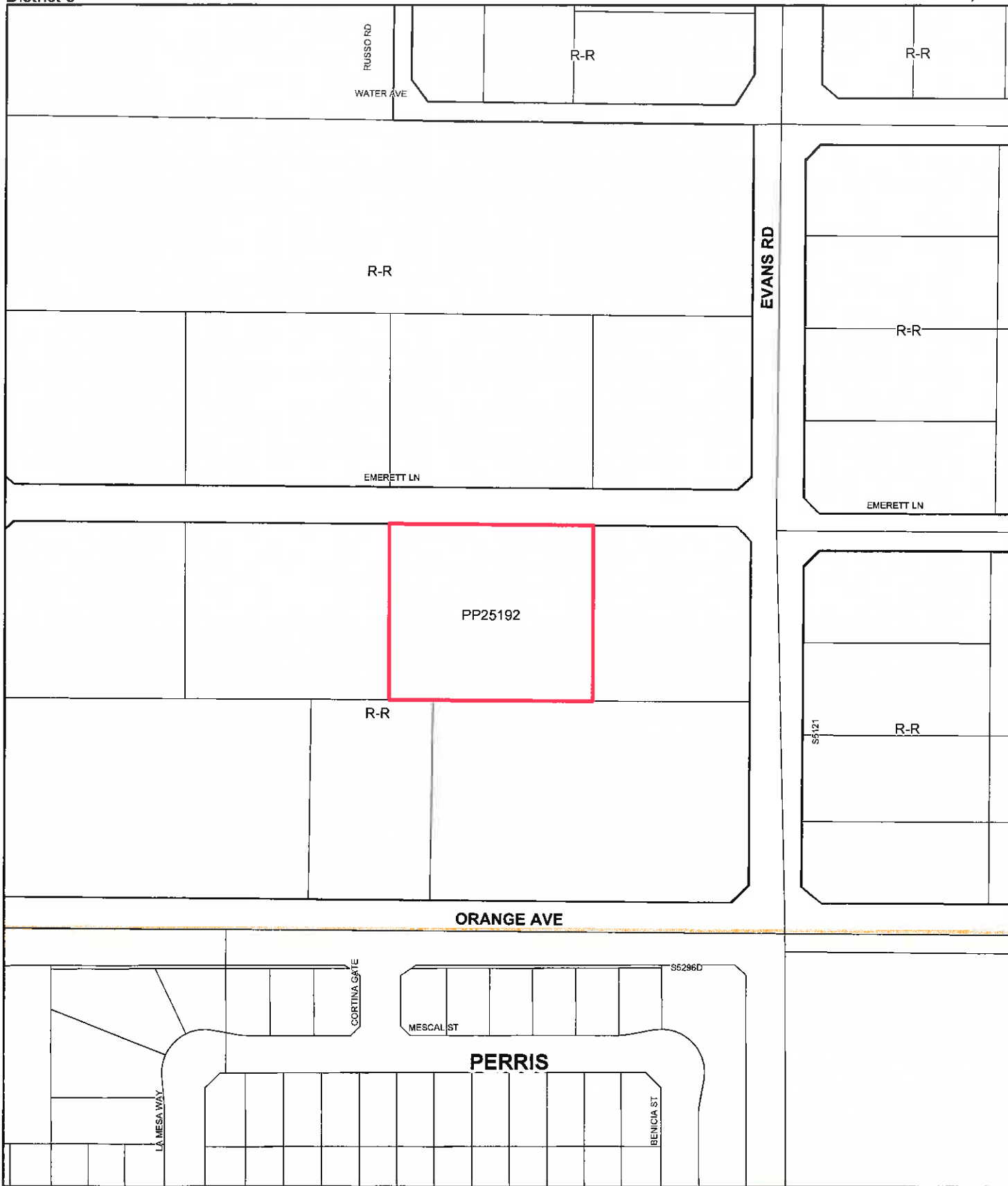
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT



Supervisor Ashley
District 5

PP25192 ZONING MAP



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by pruil on 6/5/2014



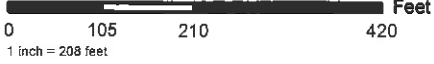
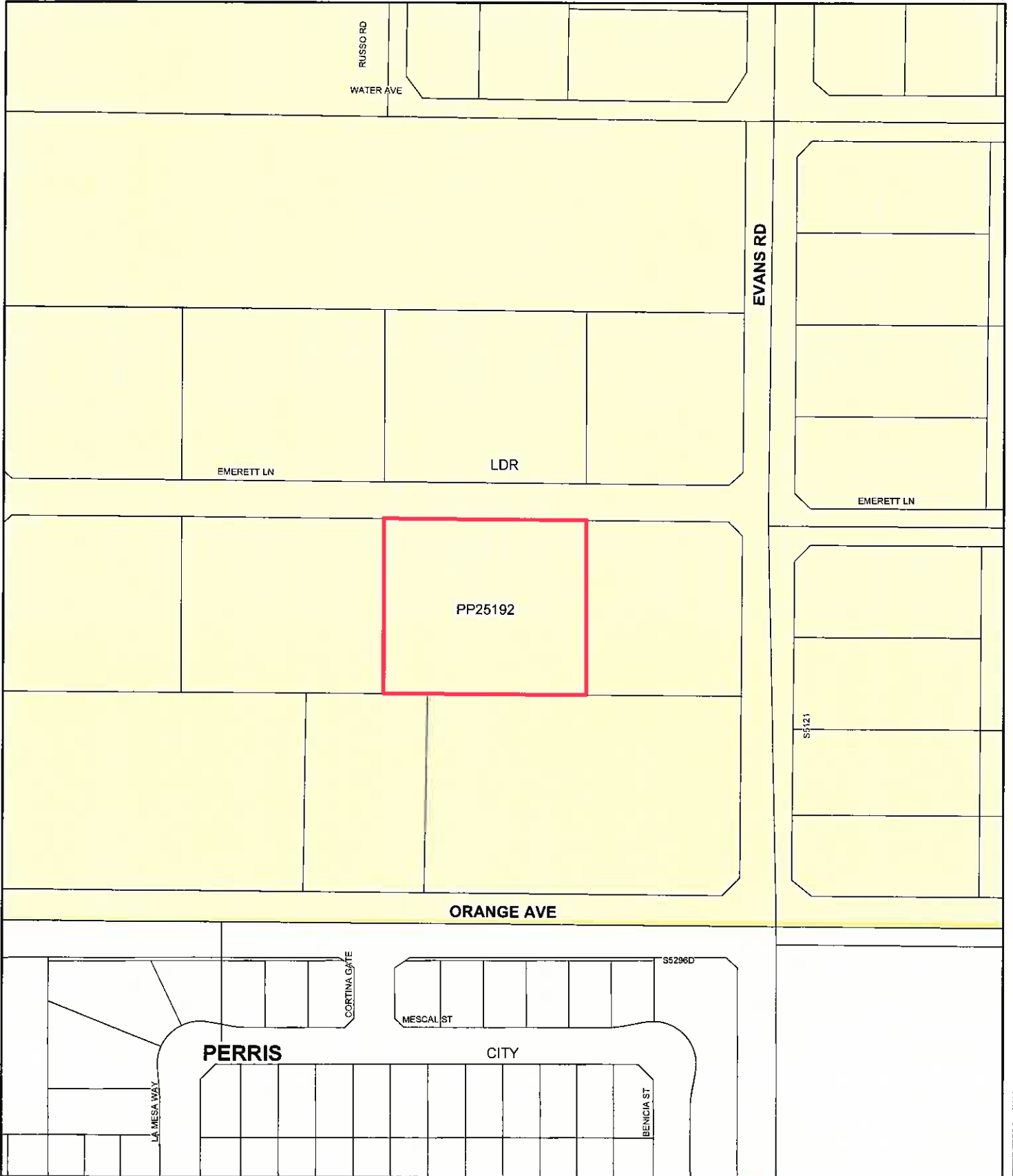
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT



Supervisor Ashley
District 5

PP25192 GENERAL PLAN LAND USE MAP



Feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by prull on 6/5/2014

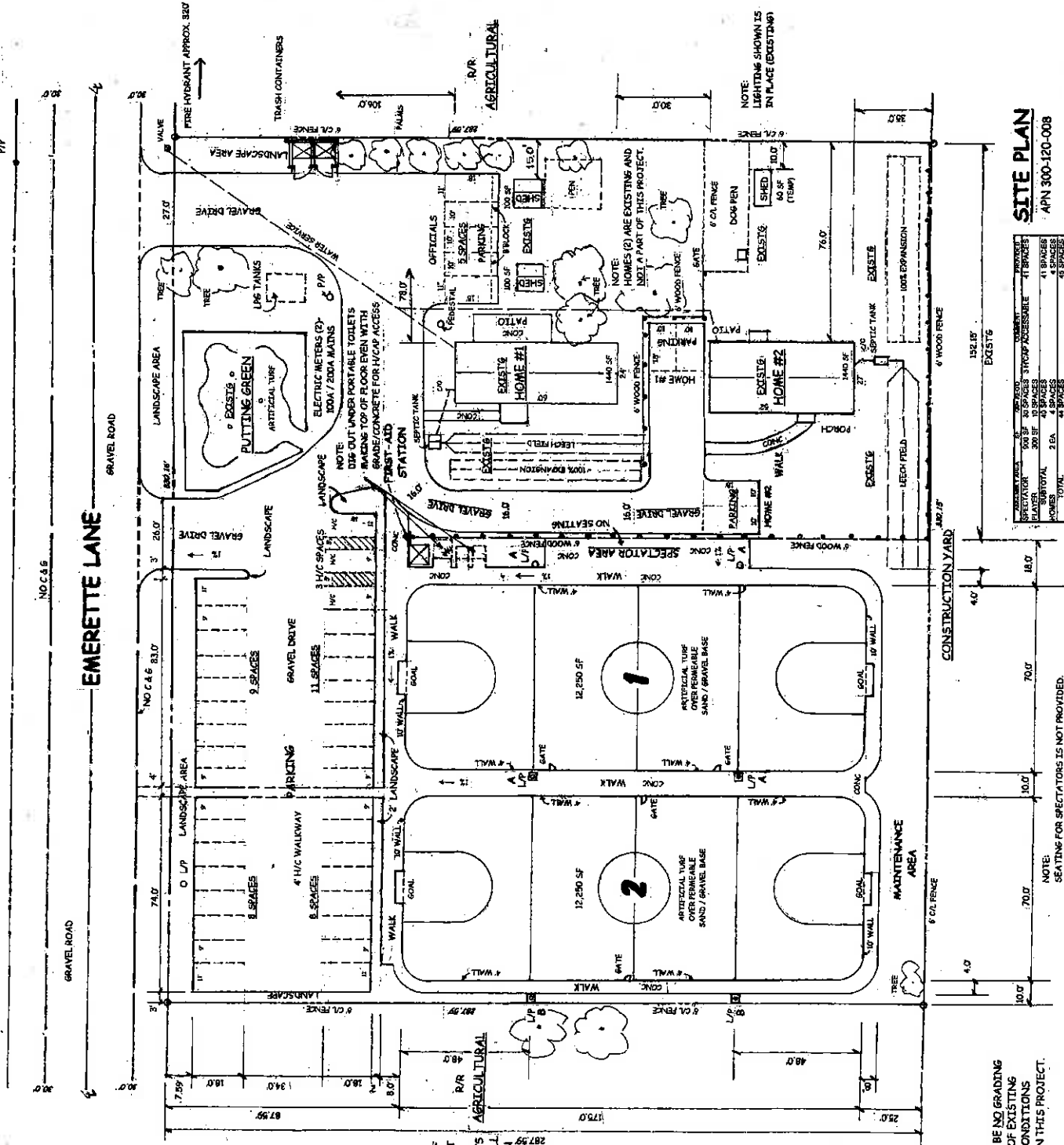


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



R/R AGRICULTURAL

EMERETTE LANE



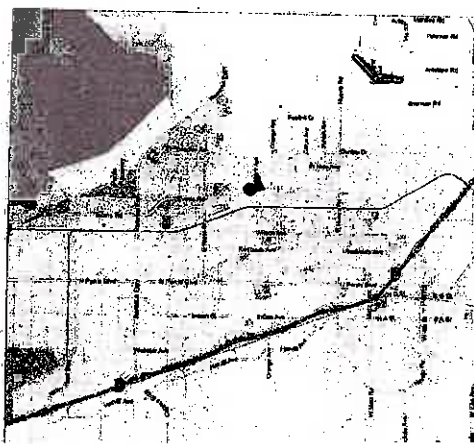
SITE PLAN

CONCRETE PAVEMENT	100 SF	30 SPACES	TYPICAL ACCESSIBLE	17 SPACES
SPECTATOR SEATING	300 SF	30 SPACES	4 SPACES	4 SPACES
PORTABLE TOILETS	300 SF	30 SPACES	4 SPACES	4 SPACES
TOTAL				

NOTE: HOMES (#) ARE EXISTING AND NOT A PART OF THIS PROJECT.
 NOTE: LIGHTING SHOWITZES IN PLACE (EXISTING)

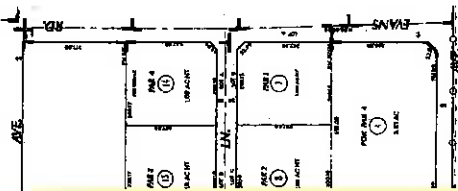
NOTE: SEATING FOR SPECTATORS IS NOT PROVIDED.
 SPECTATOR AREA IS STAINING ROOM - PORTABLE SEATING MAY BE PROVIDED BY SPECTATORS.

NOTE: THERE WILL BE NO GRADING OR CHANGE OF EXISTING DRAINAGE CONDITIONS INVOLVED IN THIS PROJECT.



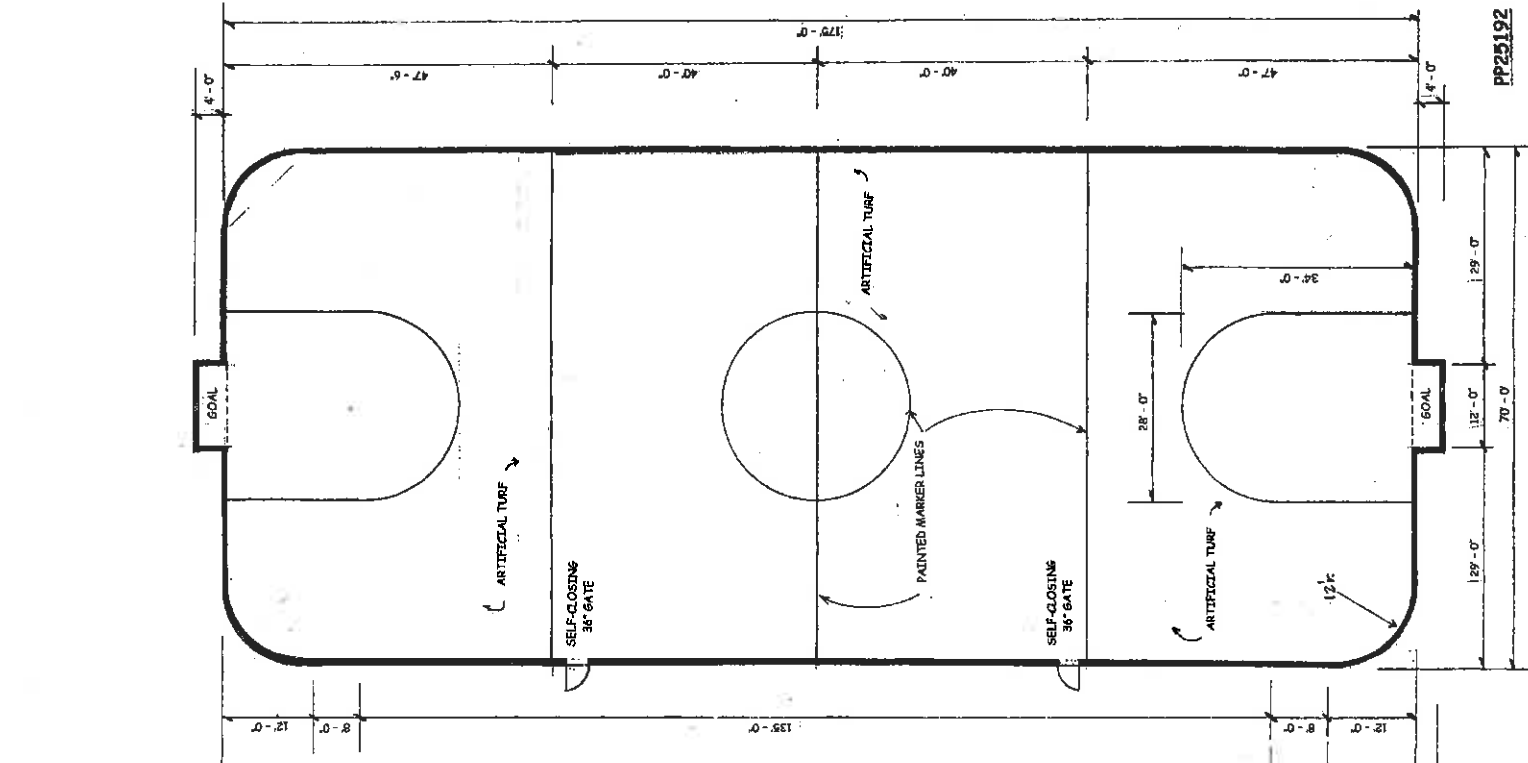
VICINITY MAP

NOTE:
 1- RESTROOM FACILITIES TO CONSIST OF
 (1) PORTABLE, SELF-CONTAINED, UNIT
 HANDICAPPED ACCESSIBLE
 (2) PORTABLE, SELF-CONTAINED UNITS
 UNITS WILL HAVE HOLDING TANKS AND WILL
 BE SERVICED (PUMPED) BY A CONTRACTOR ON
 A REGULAR SCHEDULE
 2- THERE WILL BE NO FOOD SERVICE OR
 COOKING FACILITIES AS PART OF THIS
 PROJECT.



SPONSOR'S MAP

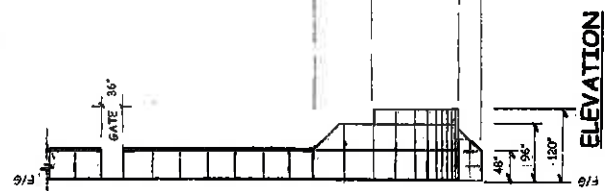
CASE #: PP25192 AMD#2
 EXHIBIT: A
 DATED: 8/18/14
 PLANNER: P.RULL



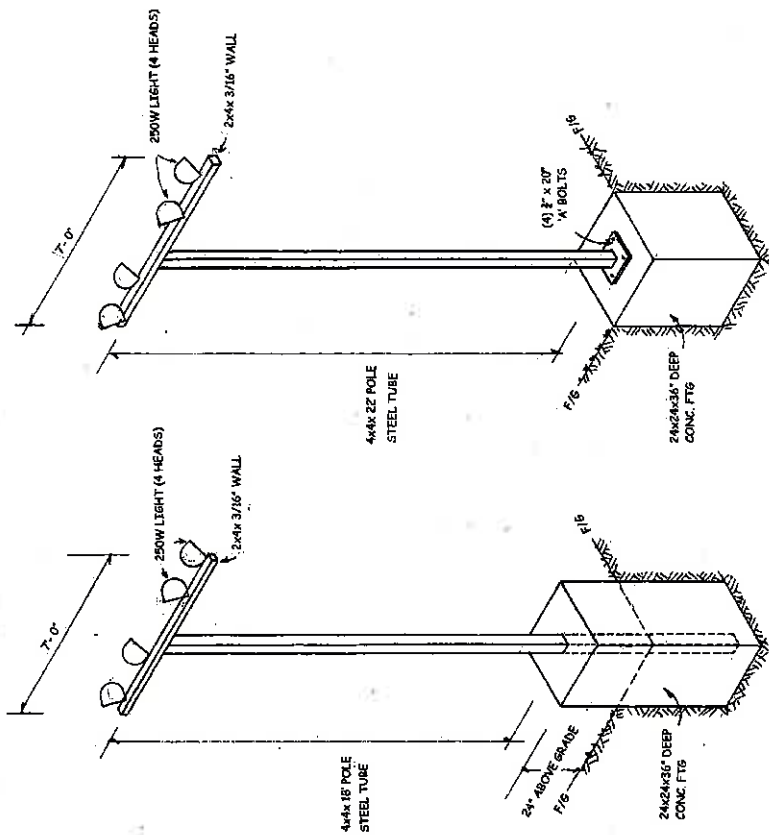
PP25192

PLAYING FIELD

NOTE:
THERE WILL BE NO GRADING
OR CHANGE OF EXISTING
DRAINAGE CONDITIONS
INVOLVED IN THIS PROJECT.

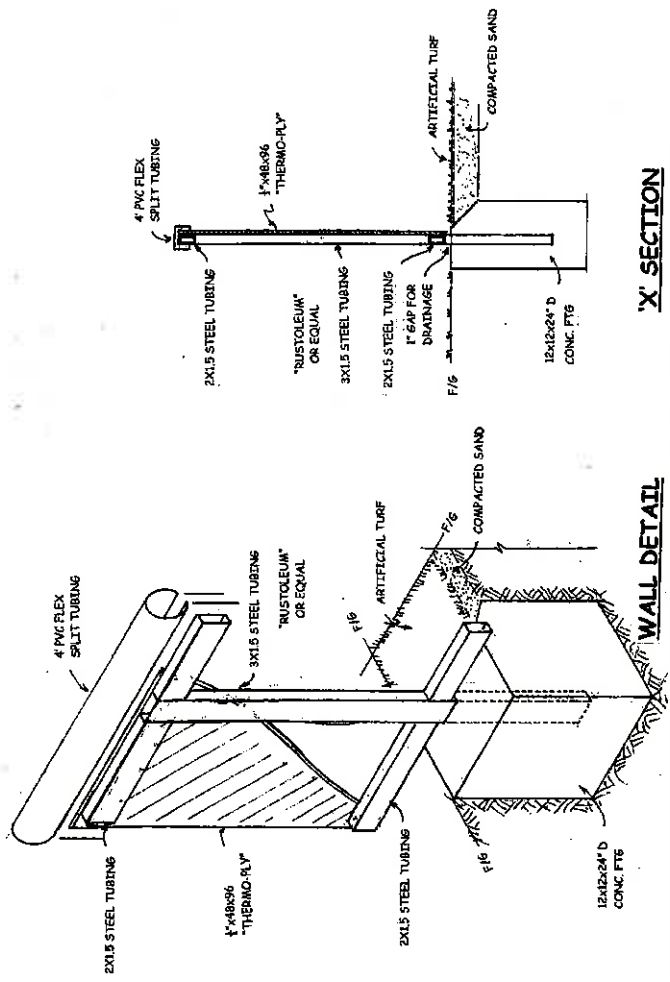


ELEVATION



LIGHTPOST "B"

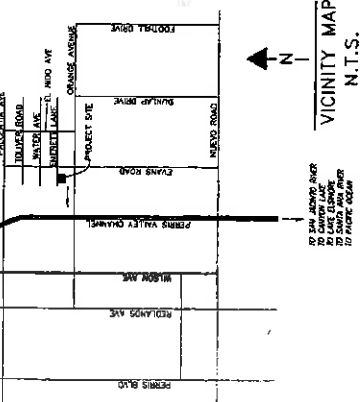
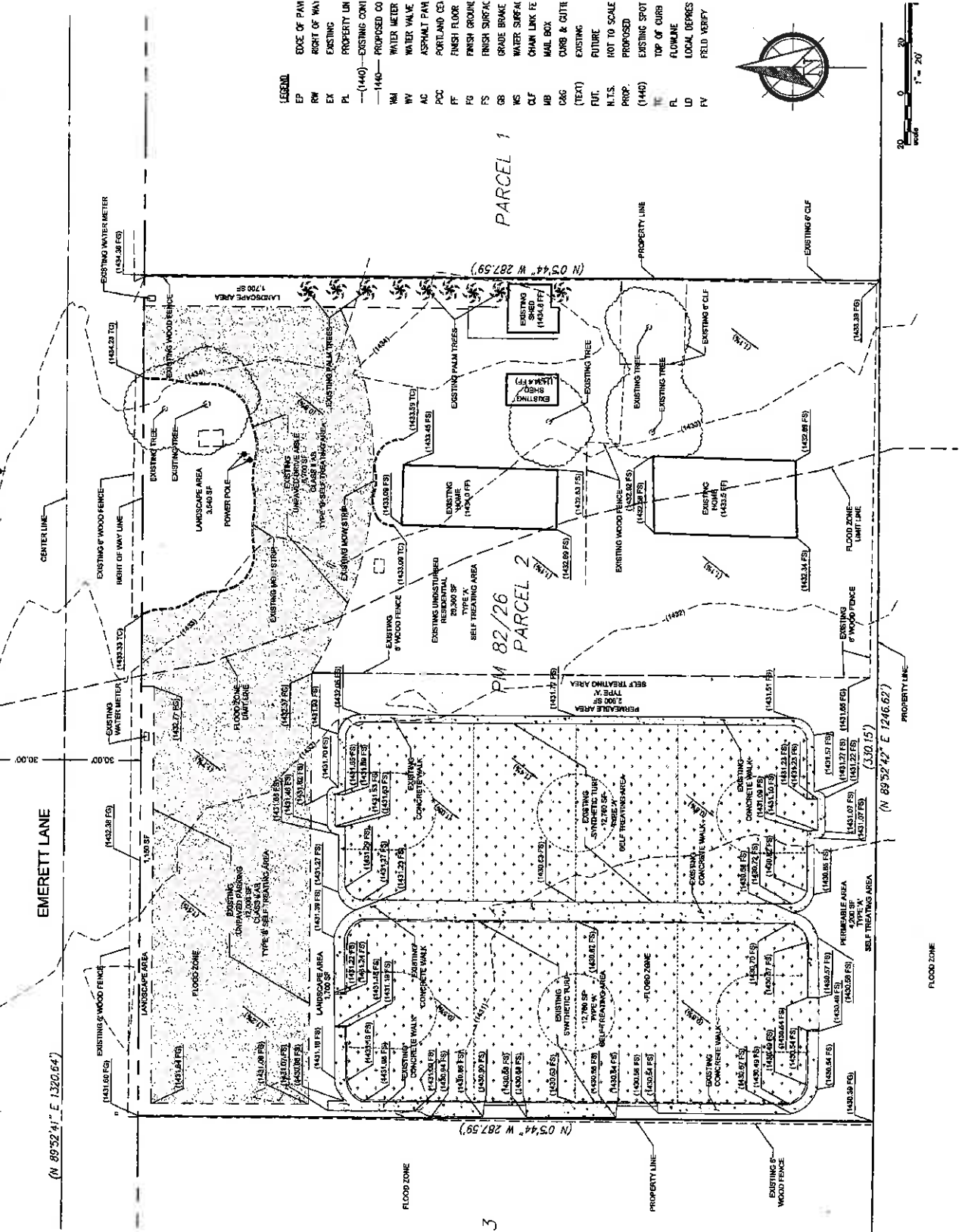
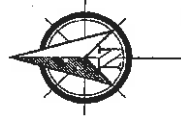
LIGHTPOST "A"



'X' SECTION

WALL DETAIL

- LEGEND**
- EP EDGE OF PAV
 - RW RIGHT OF WAY
 - EX EXISTING
 - PL PROPERTY LN
 - PROPOSED CO
 - (1440)---
 - WM WATER METER
 - WV WATER VALVE
 - AC ASPHALT PAV
 - POC PORTLAND CEM
 - FF FINISH FLOOR
 - FS FINISH SURFACE
 - FS FINISH SURFACE
 - GB GRADE BRAKE
 - WS WATER SURFACE
 - CLF CHAIN LINK FE
 - MB MAIL BOX
 - C&G CURB & GUTTE
 - (TEXT)
 - FUT FUTURE
 - N.T.S. NOT TO SCALE
 - PROPP PROPOSED
 - (1440) EXISTING SPOT
 - FL FLOWLINE
 - LD LOCAL DEPRES
 - RV FIELD VERIFY



AREA SUMMARY

AREA	KEY

NOV 1929
240

CASE #: PP25192 AMD#2
EXHIBIT: G
DATED: 8/18/14
PLANNER: P.RULL

COUNTY OF RIVERSIDE
P.P. No. 25192
GRADING & DRAINAGE PLAN

BENCHMARK
 RIVERSIDE COUNTY BENCHMARK
 M-26-1 E. = 1421.325 NOVO 1929

PREPARED BY:
 ALEX RAMIREZ

CHECKED BY:
 ALEX RAMIREZ

DATE:
 08/21/15

EXP. DATE:
 08/21/15

R.C.E.N.: 00531

FOR THESE PROJECTS ONLY:
 PLANS SUBJECT TO THE

PREPARED FOR:
 HANS BERG
 120 WEST WALNUT AVE SUITE A-1
 PERNIS CA 92571

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF PERNIS. THE CONTRACTOR SHALL BE MADE TO KNOW THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF PERNIS. THE CONTRACTOR SHALL BE MADE TO KNOW THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF PERNIS. THE CONTRACTOR SHALL BE MADE TO KNOW THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF PERNIS.

APPR. DATE

SECEDED BY

COMMENT – from Planning Dept. Letter / Paul Rull / May 9, 2013

“.....a full and complete project description. The project description should indicate the type of activities, duration, frequency, number of attendees and spectators, indicate if the use is private or public, use of any audio speakers for announcements, hours of operation etc.”

RESPONSE

This project involves construction of two (2) Arenas for use by area youths for practicing and participating in games of soccer. The Arenas hours of potential useage are as follows:

School Days –	5:00 pm to 9:00 pm
Other Week Days -	10:00 am to 9:00 pm
Saturdays -	10:00 am to 5:00 pm
Sundays / Holidays -	Closed
Adult (when available*)-	8:00 am to 10:00 pm *Youth play has priority

Frequency of use is intermittent, depending on seasonal and weather conditions. The teams consist of between 6 and 10 players each (x 4 teams) plus 2 coaches per team and 1 official per game (2 teams) or a maximum of 50 participant persons. An estimate of spectators would be difficult, but 15 – 20 seems typical. This would set the maximum total attendance at 70 adults and children, however it is highly unlikely that, under normal circumstances, half this number would be present at any given time. This facility will seldom be used by adult teams, or for tournaments or other highly attended events, and since the players are youths, many will car pool or ride bicycles to attend, reducing the parking requirements. The youths participating in the use of this facility will be members of the Youth Soccer Association, and games and practices will be organized, scheduled, supervised and sanctioned by this organization only. It will not be open for other unsanctioned activities or use. There will not be an amplified Audio system in use, and no announcements will be made. There are no plans for Concession Operations, and no food or drink, other than water or sports drinks, is to be consumed on premises by spectators or participants. The area set aside for maintenance shall be used primarily for staging, the fields are artificial turf and require only sweeping, as holds true for the walkways, parking and observation areas as well. No maintenance equipment will be permanently stored on the premises. Maintenance of the landscaping will be handled by a contractor, who will bring his equipment to the site for use when needed.

It should be noted that this facility is being provided by the Property Owner as a contribution to The Citizens and youth of the Perris Area, and the local Youth Soccer Organization at no charge for use. It is being constructed and will be maintained by the Owner, at his personal cost. This will take considerable load off the Public Park Facilities, and is an attribute to the youth sports scene and therefore a benefit to the community in general.

RECEIVED
NOV 19 2013


ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

May 22, 2012

I'm writing this letter in behalf of Inter Cities S. L. and His Director Julio Reyes supporting his program a 100% they are making a difference in our community, because they did not wait for the City to build more fields, or just complaint about it and wait for them, they went ahead and build their own which I think they are much better than what the city has to offer, I am a coach for about 20 years and never seen a organization to have the courage and enthusiasm to help our kids and parents building something like this.

Also Mr. Reyes is always pushing our kids to stay in school, creating different programs to accomplish that.

Sincerely a happy neighbor.



Gabino Linares

My address is:

23623 Emerett Ln.
Perris Ca. 92571
951) 623-5000

06/02/12

My name is Joel Zapien, my family and I lived at 26443 Emerett Ln. since 2009 I am writing this letter to let you know that, we are very happy to be in this neighborhood, it is a pleasure to see in the afternoons little kids practicing soccer includes our two grandsons, sometimes I even go there and help them I am sure that this small fields have a great impact in our community and we feel like we are part of it, I hope more people will get more involved and help our kids grown healthy.

Whatever we can do to keep our fields or make any improvements please count on us.



***Joel Zapien
26443 Emerett Ln.
Perris, Ca. 92571
714) 391-5073***

06/08/12

I LEONARDO FABIO HARGUINDEGUY , AM A NEIGHBOR OF OUR LOCAL INDOOR SOCCER FIELD LOCATED AT 266445 EMERETT PERRIS CA 92571. I WOULD LIKE TO INFORM YOU THAT I AM IN CHARGE OF ALL THE MAINTANCE AT THIS ESTABLISHMENT. IT'S A GREAT PLEASURE FOR ME TO BE ABLE TO EXPERIENCE SOMETHING AS GREAT AND BEING ABLE TO KEEP THESE FIELDS IN GOOD CONDITION, SO THAT OUR PLAYERS AND LOCAL RESIDENT COULD PLAY SAFELY AND ENJOY OUR FIELDS. IN THESE FIELDS WE HAVE VISITORS SUCH AS KIDS, TEENAGERS, WOMEN, GENTLEMEN WHO ENJOY SOCCER GAMES WITH GREAT PLEASURE DUE TO OUR MAINTANCE AND POSITIVE ENVIRONMENT. I AM A HUGE FAN OF SOCCER AND ITS POSITIVE GOAL. IVE LIVED IN THE CITY OF PERRIS SINNCE THE AGE OF NINE, EVERYWEEKEND I GO AROUND OUR CITY OF PERRIS AND EXPLORE OUR LOCAL NEIGHBOOR HOOD PARKS, MOST PARKS IN OUR CITY HAVE A HORRANDUS APPERANCE, FOR EXAMPLE OUR LOCAL METZ PARK, THIS PARK HAS OVER 60% DIRT AND 40%V GRASS, IT ALSO CONTAINS A LOT OF HOLES AND UNSTABILITY ON THE FLOOR.AND EVEN THOUGH GAMES ARE ALWAYS PRESENT AT THIS PARK THE AMOUNT OF WATER THEY USE TO WATER IT CAUSE A LOT OF MUD. OUR LOCAL PARK ROTARY WAS IN GOOD CONDITIONS AROUND FOUR YEARS AGO, NOW IT CONTAINS HUGE HOLES THAT ARE VERY DANGEROUS TO OUR RESIDENTS. MORGAN PARK WAS IN GOOD CONDITON WHEN IT FIRST OPENED, SIX MONTHS LATER THE CITY CLOSES THE PARK INTENTIONALLY WITH THE PURPOSE OF FIXING THE FIELD AND THEY NEVER DO THEY ONLY WATER THE PARK WICH MAKES IT A LOT WORSE, I DO NOT THINK THAT'S A RESOLUTION TO THE PROBLEM. RESIDENTS OF PERRIS IF WE REALLY THINK ABOUT IT PERRIS DOES NOT HAVE ANY GOOD FIELDS FOR SPORTS. I MYSELF EVERYDAY SEE PLAYERS OF EVERY AGE COMING TO THIS INDOOR FIELD AND HAVING TO PLAY IN A GOOD, STABLE AND HEALTHY ENVIROMENT WITH THEIR FAMILIES AND FRIENDS WITHOUT CAUSING HARM ANYONE. THANK YOU

SINCERELY



LEONARDO. HARGUINDEGUY.
ID- 3045790 -

To Whom This May Concern,

The Soccer League Intercities has been part of the Perris Community for over 15 years helping contribute to keeping kids active and participating in a team sport, we know they've invested time and money into having a couple small fields of their own (5v5) we've noticed the impact that these field have had and appreciate their small help for our youth in our community due to the lack of actual soccer parks in the city.

A handwritten signature in black ink, reading "Rosa Gomez". The signature is written in a cursive, flowing style with a large initial "R" and "G".

To whom it may concern:

Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.

My name is CONSTANTINO MOZALES.

My address: EMERETT LN, PERRIS, CA 92571.

(END ROAD)

Signature: 

Date: 9/25/12

Comments:

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is Paul J Brown.

My address: 26323 Emerett

Perris Ca 92571

Signature: Paul J Brown

Date: 9/25/12

Comments:

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is Armando campos

My address: 26400 EMERETT LN

PERRIS CA 92571

Signature: Armando Campos Ruiz

Date: 9-25-17

Comments:

To whom it may concern:

Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.

My name is Emilio Rebolledo

My address: El Mido

Signature: Emilio Rebolledo

Date: 09-25-12

Comments: Ningun Problema con los
Campos

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is Aurora B Valenzuela.

My address: 26690 Water Ave Perris Ca 92571.

Signature: Aurora B Valenzuela.

Date: 9-25-2012.

Comments:

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is Gina Elizondo

My address: water Ave

Signature: Gina Elizondo

Date: 9-25-17

Comments:

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is RaFael mauldon.

My address: 26675 Water Av. Perris CA 92571

Signature: RaFael F. mauldon.

Date: 9-25-2012.

Comments:

To whom it may concern:

Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.

My name is ANTONIA RAMOS.

My address: 26550 WATER AVE

PERRIS CA 92571

Signature: Antonia Ramos

Date: 9-26-12

Comments:

No hay problema, con que
tengan esos campos para sus
deportes

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is Kimberly Mata

My address: 26570 Emerett Ln Perris CA 9257d

Signature: 

Date: Sep 26, 2012

Comments:

To whom it may concern:

Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.

My name is MIKE STELL

My address: 20899 EVANS RD. PERRIS
CA 92571

Signature: 

Date: 9/20/12

Comments:

To whom it may concern:

Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.

My name is Raul Vazquez Jr.

My address: 26577 Emerett Ln.

Perris, CA. 92571

Signature: [Handwritten Signature]

Date: 9/26/17

Comments: no problem

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signature to support our community to keep these fields.**

My name is José Luis Ordoñez

My address: 20831 EVANS Rd

Perris Ca. 92571

Signature: José Luis Ordoñez

Date: 09/26/12

Comments:

To whom it may concern:

**Just to inform you that I am a neighbor of the little fields located at 26445 Emerett Ln. Perris California
We understand that this park its build for the community, and we don't have a problem with these
fields being at this location. I give my signatue to support our community to keep these fields.**

My name is CRISPIN FLORES

My address: 26400 Emererrett L. PERRIS
CA 92571

Signature: 

Date: 9/26/12

Comments:

To Whom It May Concern:

I am a soccer mom and have grown up playing soccer up in the City of Perris so I have played on most parks in the city which weren't always up to standards I am happy to see the 2 indoor soccer fields that allow my kids to practice and play on 2 GREAT fields Thanks InterCities S.L. for the Dedication and for supporting our community on improving our soccer community 1 field at a time.

A handwritten signature in black ink, appearing to be 'Nancy', written in a cursive style.



CITY OF PERRIS

Community Services Department

101 NORTH "D" STREET
PERRIS, CALIFORNIA 92570
TEL: (951) 943-6603

TO: Whom It May Concern

May 31, 2012

Perris Inter-Soccer is one of many youth sports organizations that we have continued to provide sports fields for practices and games. Perris Inter-Soccer, which historically has been the largest youth sports organization serving Perris, supports more than 2,500 youths.

Perris Inter-Soccer Organization continues to grow, along with other youth sports organizations. With the rapid growth of the youth sports organizations in Perris, and the limited amount of fields to accommodate the number of soccer participants, Perris Inter-Soccer acquired 2 small soccer fields to hold practices. This helps make other fields available for more participants in the community.

It is my pleasure to write this letter of support for Mr. Julio Reyes and the Perris Inter-Soccer Youth Sports Organization for what they have accomplished, and how they have worked cooperatively with the City of Perris Community Services Department for the past 15 years.

Walter Carter III,
Community Services Manager
City of Perris
(951)657-7334



CITY OF PERRIS

Community Services Department

101 NORTH "D" STREET
PERRIS, CALIFORNIA 92570
TEL: (951) 943-6603

To whom it may concern,

We at the city of Perris have been renting out fields to Perris Inter-Soccer for many years. They use our fields for both practices and games throughout the week as the largest youth sports organization in Perris.

As their Organization continued to increase in participation so did the other leagues within the city. While all the organizations began to increase, Perris Inter-Soccer acquired 2 small soccer fields to alleviate soccer field usage in the community.

I am writing this letter to support Julio Reyes and the Perris Inter-Soccer Sports Organization for what they have done and continue to do for this community.

Joshua Estrada,

Recreation Leader I
City of Perris
(951) 943-6603



UCR Intercollegiate Athletics

Men's Soccer
900 University Avenue
Riverside, CA 92521

To Whom It May Concern,

My name is Othoniel Gonzalez Jr and I am writing this letter on behalf of the JR Sports Intercities soccer league located in Moreno Valley, Perris area. I am currently involved with the league as the (LA Academia) youth academy director. I have been associated with the league for the past two years initially creating a partnership with the University of California, Riverside. I am also the head coach for the UCR Men's Soccer Division One Intercollegiate Athletics team. I met with the president of league, Julio Reyes initially to create exposure for the children participating in the league to higher education.

The partnership with the UCR has proved to be advantageous for both parties. The league participants have been active members of our academic and athletic outreach programs here at UCR along with attending numerous home competitions. The league has tripled our attendance for games which in turn helps our team play at a high level. I have personally been able to place various players from the Academy to local junior colleges, and universities in the area. I personally have three players on my UCR team that grew up participating in the InterCities league. This has been a good opportunity for these young aspiring student athletes to work towards graduating from college while competing on the soccer team.

The Academy has two locations to teach the players at during the week. The first is donated by me at the University of California, Riverside where we have an official regulation sized soccer field and lights to practice at night. The other facility is the two indoor fields located at 26445 Emerrett Ln. Perris, CA 92571. I am in charge of training all the players that are 12 years and younger at this soccer facility. It is the home field of the league and our Academy. It serves as a positive learning environment for both soccer and life lessons that some kids are not getting in their home environments.

I am willing to speak on the behalf of the president Julio Reyes as a man of integrity and vision to help his local community achieve greatness through focusing on education and the sport of soccer. I have personally seen a positive impact on the community throughout my involvement with the league and I would hate to see the effect of not having the two indoor fields to train the young children of the league and Academy. I hope that this letter will assist you with the permission process to allow us to continue our community outreach at this location. If you have any further questions please feel free to contact me at any time. Thank you.

A handwritten signature in black ink, appearing to read 'Othoniel Gonzalez Jr.'.

Othoniel Gonzalez Jr.

othoniel.gonzalez@ucr.edu Cell: 909-225-5862



To Whom It May Concern:

Dr. Peter Hopping
Principal

Terri Connolly
Assistant Principal

Cristian Miley
Assistant Principal

Frank Arce
Assistant Principal

Aaron Nessman
Lead Counselor

Jeff Glenn
Assistant Principal
and Athletics
Director

Melinda Kneeland
Activities Director

I am writing this letter on behalf of Mr. Julio Reyes and the Perris Intercities Soccer League. I have worked with Mr. Reyes in many capacities in the past several years. We collaborated when I was a Head Soccer Coach at Citrus Hill High School. We then worked closely in my assignment as Athletic Director/Dean of Students for Perris High School. Now, as a high school Assistant Principal and President for the Little Hawks Soccer Club, I continue to work with Mr. Julio Reyes in his continued effort to promote healthy and safe lifestyles for our community's children through athletics and academics.

Mr. Reyes is the President of the Perris Intercities Soccer League. His program reaches hundreds, if not thousands, of youth; particularly at-risk youth, that find a venue for positive connectedness and healthy competition in sport. Mr. Reyes seeks to continue to expand his efforts to engage young kids in positive outlets by broadening his program. At the moment, Perris Intercities hosts a myriad of events that positively promote perseverance as well as both athletic and academic success. His endeavors reach far beyond the soccer field. Mr. Reyes and the Perris Intercities Soccer League foster community outreach programs that feed and clothe the needy. They also organize major community events such as free soccer clinics from professionals and college/university coaches. He constantly advocates for academic success through promoting colleges and universities such as our recent campus tour to the University of California, Riverside.

Needless to say, hundreds of coaches and parents of community children are directly impacted by Mr. Reyes and the Perris Intercities Soccer League. Due to his commitment to community outreach and academic success, it is without reservation that I write this letter of recommendation for the expansion of the Perris Intercities Soccer League through their application for permit use of Indoor Soccer facilities. These facilities would be used for recreational and competitive soccer that would continue to promote the league's objectives of positively impacting at-risk youth. I have no doubt that Mr. Reyes will work hard to have everything in order and in place to meet the requirements that are asked of him to achieve this goal. He has the support of many educators like myself that know where his heart is and understand the long-term objective of the Perris Intercities Soccer League. If you should have any questions or concerns, please feel free to contact me.

Respectfully,

Frank Arce
Assistant Principal
Lakeside High School
(951) 312-7371

Frank.arce@leusd.k12.ca.us

LAKESIDE HIGH SCHOOL



June 5, 2012

To Whom It May Concern:

It is with pleasure that I write this letter on behalf of Mr. Julio Reyes and the Perris Intercities Soccer League. I have known Mr. Reyes for over 10 years and have worked with him in different projects, mainly involving young people.

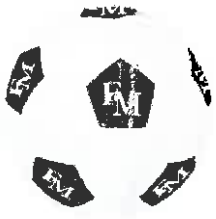
I am the Founder and President of Sports Link, a company in Los Angeles County, dedicated to help young players to go, and stay in college, academic achievement is as important as athletic achievements. Perris Intercities Soccer League is doing a similar work with the young boys and girls in this particular area. His commitment to his community and to its citizens is unquestionable.

Mr. Reyes is applying for a permit to expand its soccer activities by opening an indoor facility. I do recommend that a permit be awarded to him so he can continue with his quest to help young people in this region. The indoor facility would be used for competitive play, but more so for instructional purposes. Indoor games are the perfect activities to teach youngsters the much needed technique to be a good player on the outdoor field. The small-sided games give the youngsters the opportunity to always "be on the ball".

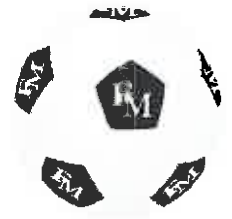
I will be more than happy to answer any questions you may have.

Respectfully,

Hugo Salcedo
Founder – President
Sports Link
EM: salcedojh@aol.com



SOCCER CONSULTING



Mr. Julio Reyes,

I'm sending you this note just to thank you for all your attentions that you had for us (FDM Soccer Consulting) Let me congratulate you for all the hard work you have been doing for the Community in Perris Ca. It is from people like you that the community in Perris is so involved in soccer, I admired all the time you dedicate to the community and I hope you still grow more and more, your programs involving all kids ages, men and woman are amazing, Thank you, for letting my teams use your indoor installations located in 26445 Emerett Ln. Perris, Ca. 92571 . We were really surprise that your Indoor fields can accommodate our needs. Your Indoor fields are first class I hope you can make a couple more Indoor fields so we can make bigger tournaments that would benefit us and also benefit the beautiful town of Perris Ca.

I hope in the future we can go back to Perris and enjoy another weekend of playing soccer but the most important thing is to work together with JR Sports and use your Indoor installations that helped us big time while we stayed in Perris.

From all the FDM Soccer Consulting coaches and players, we thank you again.

Sincerely

FDM Soccer Consulting

Rull, Paul

From: DLEWISDES@aol.com
Sent: Monday, September 29, 2014 5:12 PM
To: Rull, Paul
Cc: jrsportsinter12@aol.com
Subject: PP25192

Paul-

In addition to the letters from surrounding property owners, we also have a petition, worded as follows;
"To whom it may concern:

We would like to inform you that in the City of Perris we currently have two official soccer parks, one is Metz Park which is 95% dirt, and Morgan Park which is hard as a rock. We have had various players get hurt on falls, after falling on these fields. The City does have other fields turned into Soccer Fields, like Rotary Park, but this field has so many gopher holes, and then we have Paragon Park, which is uneven and has too many metal water drains through the entire park. We decided to build a couple of small Soccer Fields (Turf Fields) so we could have practices and play 5 vs. 5, or 6 vs. 6. Our field is located at 26445 Emerette Lane, Perris CA., 92571. Even though it's small, we (players, parents and coaches) are very satisfied having a decent field."

This petition was signed by 850 Players, Parents and Coaches and reflects the need for, and the acceptance of this type of facility, and is available for your inspection upon request.

I should again point out that these Soccer Arenas were built on private property belonging to Julio Reyes, at his personal expense, and provided for use by area youth, at no charge to them, as a matter of community benefit by Mr. Reyes. He also takes the responsibility for maintaining the condition and orderliness of the facility, making it a valuable contribution to the community and the youth population of the area.

I hope this information will be helpful in your committee's evaluation of this project. Please advise of any further information I can provide. Thank you for your help and consideration.

Dave

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit two existing soccer arenas totaling 29,456 sq.ft. located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles 22 feet in height for after dark usage. There are a total 41 parking spaces proposed onsite.

The existing soccer arenas are used by youths in the area for practicing and participating in games of soccer, and are limited to reservation by Youth Soccer League participants only, and spectators are limited to family and guests of the Youth Soccer League members. This facility is not open to the public for public use. The youths participating will be members of the Youth Soccer Association, and games and practices will be organized, scheduled, supervised and sanctioned by this organization only. The facility will occasionally be used by adults and other events when it is not being used by youth participants. The mini putting green is an ancillary feature to the soccer arenas for entertaining guests and spectators. The hours of operation for usage are as follows:

"School days - 5:00 p.m. to 9:00 p.m.,

"Other weekdays - 10:00 a.m. to 9:00 p.m.,

"Saturdays - 10:00 a.m. to 5:00 p.m.,

"Sundays/Holidays - Closed

"Adults (when available, however youth play has priority) - 8:00 a.m. to 9:00 p.m.

Each soccer arena is 12,250 sq.ft in size. There is a 900 sq.ft. spectator area. The arenas are enclosed by 4-foot high walls and netting for a total of 10-feet in height to prevent the ball from leaving the field. The spectator areas have no permanent fixed seating and are used as standing room by players and portable seating for spectators. The project will have porter potties which will be regularly maintained and disposed. A trash enclosure is available onsite for garbage. Six existing light poles (22-feet in height with four 250w light heads on each) are also to illuminate the fields during night sessions. All lighting has been conditioned to be consistent with Mt. Palomar Observatory Ordinance No. 655. All exterior lighting is conditioned to be hooded and directed as to not shine directly upon neighboring properties or public right of way. The arena lighting shall not be on between the

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10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

hours of 9:00 p.m. and 8:00 a.m. There are no amplified audio systems being used for commentary or announcements onsite. The Department of Industrial Hygiene has determined that the use will not require a noise study for further analysis. The project has been conditioned to construct 6-foot high wood fences adjacent to neighboring homes and is adequate to reduce the noise generated from the project (this fence will have gaps near the ground for flood purposes). No food or drink will be prepared or sold onsite. The frequency of the use is intermittent depending on the season, temperatures, and other weather conditions. The maximum number of soccer participants is expected to be 50 people, with an estimated number of spectators averaging 15-20 people, for a total of 70 people. Many of the youth participants are carpooled, walk or cycle to the site. There are a total of 41 onsite parking spaces available which is sufficient to accommodate the games. Three accessible parking spaces have also been provided. Off-site parking is prohibited. The project site has two driveway entrances on Emerette Lane, which provides access to the guest parking area and a circular driveway to vehicles to use when exiting.

The neighboring property owners have been contacted by the applicant and are in support of the project and their comments have been included in this staff report package. Also included are letters of support from various agencies and businesses, as well as a memo indicating that a petition was signed by 850 people (players, parents, coaches) reflecting support and the need for the project.

The two existing single family residences and accessory buildings and structures onsite are not part of the project.

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,

10/29/14
12:05

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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 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.

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. 25192 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25192,
Exhibit A, Amended No. 2, dated 8/18/14
Exhibit G, Amended No. 2, dated 8/18/14
Exhibit L, Amended No. 2, dated 8/18/14

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25192 proposes to permit an existing soccer complex with two (2) soccer arenas on an existing residential property. Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department 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. 6 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID#

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10. GENERAL CONDITIONS

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

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 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. 8 USE - DUST CONTROL RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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.

BS PLNCK DEPARTMENT

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

The current exhibit approval is based on no proposed structures and compliance with all site accessibility requirements.

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO FOOD SERVICE/NO COOKING RECOMMND

According to the notes indicated on Sheet 1 exhibit for Plot Plan 25192, no food service and no food cooking facilities are proposed for this project.

10.E HEALTH. 2 PORTABLE RESTROOM FACILITIES RECOMMND

Plot Plan 25192 is proposing to permit an existing outdoor soccer complex with two (2) soccer arenas on an existing

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PORTABLE RESTROOM FACILITIES (cont.) RECOMMND

residential property. The two existing residential structures will not be a part of this project.

Therefore, portable restrooms shall be provided for project usage in accordance with County of Riverside, Board Resolution Order 91-474.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

A noise study is not required based upon the submitted diagram. The proposed soccer field will have a 6 foot high wood fence next to homes and should have no gaps. However, this facility shall be required to comply with the following:

1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalen level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard). No playing soccer after 10:00 p.m.

2) Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 pm.m and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4) During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the east (side) of the site.

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

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10. GENERAL CONDITIONS

10.E HEALTH. 4

ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

If previously unidentified contamination or naturally occurring hazardous material is discovered at the site, a Phase 1, 2 and/or 3 Environmental Site Assessment may be required at the discretion of the Department of Environmental Health, Environmental Cleanup Programs (DEH-ECP).

However, if there are any significant changes to the proposed activities onsite that requires Plot Plan 25192 to undergo a permit revision, minor change, or substantial conformance, or triggers the necessity for another planning case entitlement for any other implementing project type (i.e conditional use permit, public use permit, etc.), a Phase 1 Environmental Site Assessment (Phase 1 ESA) shall be required. Based on the information provided in the Phase 1 ESA additional assessment, investigation and/or cleanup may be required at the discretion of DEH-ECP.

For further information, please contact DEH-ECP at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

PP 25192 is a request to permit an existing soccer complex with two soccer arenas on an existing resident property on an approximately 2.18-acre property in the Perris area. The site is located northerly of Orange Avenue, southerly of Emerett Lane and westerly of Evans Avenue. The property is Parcel 2 of Parcel Map 14344.

The southwest corner of the soccer arena is within the 100-year Zone AE floodplain limits as delineated on Panel No. 060245 1430G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The remaining site is subject to sheet flow type runoff from the east. Parcel Map 14344 required that all new dwelling units be floodproofed by elevating the finished floor a minimum of 18-inches above adjacent ground surface. The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

be allowed.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND RECOMMND

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.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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

3.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 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.

10.PLANNING. 2 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 for the life of this project:

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 remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 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. 4 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. 5 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. The soccer arena light poles shall not be on after the hours of 9:00 p.m. or before 8:00 a.m.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours and days of the following in order to reduce conflict with adjacent residential zones and/or land uses:

School days - 5:00 p.m. to 9:00 p.m.

Other Week days - 10:00 a.m. to 9:00 p.m.

Saturdays - 10:00 a.m. to 5:00 p.m.

Sundays/Holidays - Closed

Adults (when available based on youth priority) - 8:00 a.m. to 9:00 p.m.

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10. GENERAL CONDITIONS

10.PLANNING. 9 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), Sport Arenas, 1 parking space per 30 sq.ft. of net assembly area. The total required parking spaces is 40, the total provided parking spaces is 41, including 3 accessible parking stalls.

Parking for the soccer arena shall take place as identified Exhibit A, and no place else. Parking off-site on the street or other parcels is prohibited.

10.PLANNING. 11 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. 12 USE - NO USE PRPSED LIMIT RECOMMND

The portion of the property that contains the two existing single family residences shall be considered and designated "not a part of", and shall not be considered as part of the project. Any development of this area other than single family residential uses 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. 21 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

The project will have a 6-foot high wooden fence adjacent

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

to homes as shown on the approved Exhibit A, and shall have no gaps which will help buffer noise impacts onto surrounding residences.

The project will be consistent with noise standards outlined by the Department of Industrial Hygiene's letter dated December 17, 2013.

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 25 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. 29 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. The soccer arena lights shall be shielded and directed downwards away from adjacent residential uses.

10.PLANNING. 30 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.

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

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

10.PLANNING. 31 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. 32 USE - MAXIMUM OCCUPANCY RECOMMND

The maximum occupancy for the site is 70 people including both spectators and participants. The project shall not exceed 70 people. A revised application is required if this amount is exceeded.

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.

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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 - DUST CONTROL RECOMMND

The project proponent shall provide dust control on Emerett Lane during sporting events. In the event a complaint is filed with the County, the project proponent shall obtain a BMP permit from the County to inspect and verify the dust control measures are in place and implemented.

10.TRANS. 5 USE-NO PERPENDICULAR PARKING RECOMMND

No perpendicular parking shall be allowed along Emerett Lane.

10.TRANS. 6 USE LANDSCAPE RQMTS (LS) RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 6 USE LANDSCAPE RQMTS (LS) (cont.) RECOMMND

irrigation controller(s) as defined by County Ordinance No. 859; and,

- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or 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. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 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 may be further restricted.

20.PLANNING. 8 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

The developer shall submit landscaping plans to the Riverside County Landscape Department within six (6) months of project approval.

TRANS DEPARTMENT

20.TRANS. 1 USE - LANDSCAPE PLANS SUBMIT RECOMMND

In the event project is approved and no building permits are pulled, Developer Shall submit Landscape Plans to the Planning/Transportation Department Landscape Section for review, comment, and approval within 6 months of project approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

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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. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 USE PERRIS VALLEY ADP

RECOMMND

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

PP 25192 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.1 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1 acres (gross) in accordance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - SKR FEE CONDITION (cont.)

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE PERRIS VALLEY ADP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE PERRIS VALLEY ADP (cont.)

RECOMMND

PP 25192 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.1 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 16 USE - WASTE MGMT. COMMENTS

RECOMMND

The conditions outlined in Riverside County Waste Management District letter dated September 24, 2012, shall be implemented.

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Val Verde 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 Ordinance No. 655 and the Riverside County Comprehensive General Plan.

The arena light poles shall be facing away from adjacent residences and shall not significantly illuminate adjacent properties. Light poles shall only be illuminated during the hour of operations of the use.

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25192, 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

USE - AIRPORT LAND USE COMMISS

RECOMMND

Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

The following uses shall be prohibited.

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

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

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)

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

Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655 as applicable.

The notice of airport in vicinity shall be provided to all potential purchasers and tenants of the property.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of the WQMP treatment control BMPs

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the 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.

3.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.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 41 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 gravel to current standards as approved by the Department of Building and Safety.

Parking shall occur in pre-designated parking stalls identified on approved Exhibit A. Parking offsite on the public street or surrounding parcels are prohibited.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 3 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

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 8 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 14 USE - WOOD FENCE REQUIRED

RECOMMND

A six (6) foot high solid wood fence shall be constructed along the western propertyline for noise attenuation. This fence shall have small gaps at the bottom to allow for flood flows to pass through. The applicant shall submit fence typical drawings to Planning Department, Flood Control/Environmental Health Industrial Hygiene Department for review and approval. The wood fence shall be finished on both sides.

For continuity purposes, it is required that the wood fence is continued along the northern, southern and eastern

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - WOOD FENCE REQUIRED (cont.) RECOMMND

property line. The required fence shall be subject to the approval of the Director of the Department of Building and Safety and Planning Director.

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. 23 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25192 is calculated to be 1 net acre. 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 Plot Plan No. 25192 has been calculated to be 1 net acre.

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

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE -LANDSCAPE INSPECTION RQM RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

10/29/14
12:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PLOT PLAN:TRANSMITTED Case #: PP25192

Parcel: 300-120-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE-COMPLY WITH LNDSCP/IRRGTN

RECOMMND

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

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

DATE: October 1, 2012

TO:
Riv. Co. Landscaping

PLOT PLAN NO. 25192 – EA42536 – Applicant: Julio Reyes – Engineer/Representative: D.Lewis – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (LDR) (½ Acre Min) – Location: Northerly of Orange Avenue, southerly of Emerette Lane, and westerly of Evans Avenue – 2.18 Net Acres – Zoning: Rural Residential (R-R) (1/2 Acre Min) **REQUEST:** Propose to permit an existing soccer complex with two (2) soccer arenas on an existing residential property - APN: 300-120-008

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 27, 2012**. All LDC Members please have draft conditions in the Land Management System **as soon as possible**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 15, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
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 Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PLOT PLAN NO. 25192, AMENDED NO. 1 – EA42536 – Applicant: Julio Reyes – Engineer/Representative: D.Lewis – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (LDR) (½ Acre Min) – Location: Northerly of Orange Avenue, southerly of Emerette Lane, and westerly of Evans Avenue – 2.18 Net Acres – Zoning: Rural Residential (R-R) (1/2 Acre Min) **REQUEST: Propose to permit an existing soccer complex with two (2) soccer arenas on an existing residential property - APN: 300-120-008**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda deadline on May 9, 2013**, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: November 19, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene

Riv. Co. Flood Control District
Riv. Co. Building & Safety – Grading
Riv. Co. Landscaping

Riv. Co. Building & Safety – Plan Check

PLOT PLAN NO. 25192 AMENDED NO. 2 – EA42536 – Applicant: Julio Reyes – Engineer/Representative: D.Lewis – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (LDR) (½ Acre Min) – Location: Northerly of Orange Avenue, southerly of Emerette Lane, and westerly of Evans Avenue – 2.18 Net Acres – Zoning: Rural Residential (R-R) (1/2 Acre Min) **REQUEST: Propose to permit an existing soccer complex with two (2) soccer arenas on an existing residential property - APN: 300-120-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on December 19, 2013**. All LDC Members please have draft conditions in the Land Management System **as soon as possible**. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: September 4, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
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

Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
City of Perris- Planning Dept.
Perris Unified School Dist.

PLOT PLAN NO. 25192 – EA42536 – Applicant: Julio Reyes – Engineer/Representative: D.Lewis – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (LDR) (½ Acre Min) – Location: Northerly of Orange Avenue, southerly of Emerette Lane, and westerly of Evans Avenue – 2.18 Net Acres – Zoning: Rural Residential (R-R) (1/2 Acre Min) **REQUEST:** Propose to permit an existing soccer complex with two (2) soccer arenas on an existing residential property - APN: 300-120-008

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 27, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 24, 2012

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25192 – To Permit an Existing Soccer Complex with Two (2) Soccer Arenas on an Existing Residential Property

Dear Mr. Rull:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of 77th Street, northerly of Orange Avenue, southerly of Emerette Lane, and westerly of Evans Avenue within the Lakeview/Nuevo Area Plan. The Department is recommending 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 building final 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. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
4. 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) 486-3283.

Sincerely,

Sung Key Ma
Urban/Regional Planner IV

PD126793



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: SOCCER ARENAS (2-YOUTH SOCCER)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: 6/19/12

APPLICATION INFORMATION

Applicant's Name: JULIO REYES E-Mail: aamicay915@yahoo.com

Mailing Address: 130 W. WALNUT AVE. SUITE A-1

PERRIS	Street	
	CA	92571
City	State	ZIP

Daytime Phone No: (951) 385-6435 Fax No: (951) 443-2985

Engineer/Representative's Name: D. LEWIS E-Mail: DLEWISDES@AOL.COM

Mailing Address: 2895 FENWICK PLACE

RIVERSIDE	Street	
	CA	92504
City	State	ZIP

Daytime Phone No: (951) 334-2949 Fax No: (951) 443-2985

Property Owner's Name: JULIO REYES E-Mail: jrspotsinter12@aol.com

Mailing Address: 130 W WALNUT AVE, SUITE A-1

PERRIS	Street	
	CA	92571
City	State	ZIP

Daytime Phone No: (951) 532-6437 Fax No: (951) 443-2985

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.18

General location (nearby or cross streets): North of Orange Ave., South of Water Ave., East of Center St., West of Evans Ave.

Thomas Brothers map, edition year, page number, and coordinates: 778 A-5

Project Description: (describe the proposed project in detail)
Construct (2) soccer arenas for youth play

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) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

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: None

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. 25192 – CEQA Exempt – Applicant: Julio Reyes – Representative: Dave Lewis – Fifth/Fifth Supervisorial District - Location: Northerly of Orange Avenue, easterly of Center Street, southerly of Emerette Lane, and westerly of Evans Avenue – Zoning: Rural Residential - **REQUEST:** To permit two existing soccer arenas totaling 29,456 sq. ft. and one 2,250 sq. ft. golf putting green located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles, 22 feet in height, for after dark usage. There are a total 41 parking spaces proposed onsite. (Quasi-judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: October 27, 2014
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 Paul Rull, Project Planner at 951-955-0972 or e-mail prull@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: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on 6/5/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for PP25192 case numbers PLANNING DEPARTMENT for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 900'.

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

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

NAME: PAUL RULL

TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

PP25192 (900 Foot Buffer)



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



Printed by prull on 6/5/2014

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

NICOLAS ARELLANO
26610 EMERETT LN
PERRIS, CA. 92570

GABRIEL BARRIGA
27985 WATSON RD
ROMOLAND, CA. 92585

CARLOS BECERRA ZERM CASADO
C/O RUBEN CASADO
24464 STACY AVE
MORENO VALLEY, CA. 92551

CENTEX HOMES
27101 PUERTA REAL STE 300
MISSION VIEJO, CA. 92691

CITY OF PERRIS
101 N D ST
PERRIS, CA. 92570

SERGIO CORONA
1340 SHELLEY AVE
UPLAND, CA. 91786

ZACARIAS CRUZ
20715 EVANS RD
PERRIS, CA. 92571

DAREL DAVIS
20949 WILMA LN
PERRIS, CA. 92571

JENNIE DURHAM
15697 LADERA VISTA DR
CHINO HILLS, CA. 91709

CRISPIN FLORES
26400 EMERETT LN
PERRIS, CA. 92571

WAYNE V GAMBLE
1401 JACKSON ST NO 505
OAKLAND, CA. 94612

SALVADOR GONZALEZ
20790 EVANS RD
PERRIS, CA. 92571

ESTEL LEE HARRIS
20880 EVANS RD
PERRIS, CA. 92571

CHARLES HUNDLEY
20910 EVANS RD
PERRIS, CA. 92571

STEVEN S JOHNSON
33392 WOLFE ST
TEMECULA, CA. 92592

LOUIE JOE MARES
12973 SUNNYMEADOWS DR
MORENO VALLEY, CA. 92553

JAIME MELENA
26510 WATER AVE
PERRIS, CA. 92571

WILLIAM MORSCHAUSER
10790 CIVIC CENTER STE 203
RANCHO CUCAMONGA, CA. 91730

MARVIN RONALD NELSON
20980 EVANS RD
PERRIS, CA. 92571

OSCAR PEDROZA
26577 EMERRITT AVE
PERRIS, CA. 92570

IRIS RAMOS
26400 WATER AVE
PERRIS, CA. 92571

JOSE RAFAEL RAMOS
26550 WATER AVE
PERRIS, CA. 92571

JULIO REYES
26445 EMERETT LN
PERRIS, CA. 92571

JULIO C REYES
674 CAMELIA DR
PERRIS, CA. 92571

BRIGITTE R RICHARDSON
20981 WILMA LN
PERRIS, CA. 92571

CAROL ROLAND
26380 WATER AVE
PERRIS, CA. 92571

NAVIN SHARMA
20950 EVANS RD
PERRIS, CA. 92571

HERMAN E SMITH
26490 ORANGE AVE
PERRIS, CA. 92571

MICHAEL J STILL
20899 EVANS RD
PERRIS, CA. 92571

LANCE C STUMP
20760 EVANS RD
PERRIS, CA. 92571

JOHN TKAGUT
20733 EVANS RD
PERRIS, CA. 92571

KRYSTAL V TRAN
C/O KYLE MINH TRAN
11922 LORALEEN ST
GARDEN GROVE, CA. 92841

MARSHALL E TUNTLAND
20820 EVANS RD
PERRIS, CA. 92571

VAL VERDE UNITED SCHOOL DIST
375 W MORGAN ST
PERRIS, CA. 92571

JUAN JOSE VARGAS
20870 EVANS RD
PERRIS, CA. 92571

GONZALO VILLAGRANA
26250 WATER AVE
PERRIS, CA. 92570

ALFREDO ZEPEDA
23787 PEPPER TREE LN
COLTON, CA. 92324

ALUC
Attn: John Guerin
Mail Stop 1070

Riverside County Waste
14310 Frederick Street
Moreno Valley CA 92553

City of Perris
Attn: Planning Manager
101 N. D Street
Perris CA 92570

Val Verde Unified School District
975 W. Morgan Street
Perris CA 92571

Durham Family Trust
Attn: Randal Durham
26450 Emerett Lane
Perris CA 92571

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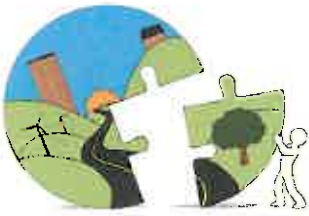
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Perris CA 92571

Dave Lewis
2895 Fenwick Place
Riverside CA 92504



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
 77588 El Duna Ct, Ste H Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 25192

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Orange Avenue, easterly of Center Street, southerly of Emerette Lane and westerly of Evans Avenue

Project Description: To permit two existing soccer arenas totaling 29,456 sq.ft. located on an existing 2.1 acre single family residence property. The soccer arenas will have six light poles 22 feet in height for after dark usage. There are a total 41 parking spaces proposed onsite. The existing soccer arenas are used by youths in the area for practicing and participating in games of soccer, and are limited to reservation by Youth Soccer League participants only, and spectators are limited to family and guests of the Youth Soccer League members. The youths participating will be members of the Youth Soccer Association, and games and practices will be organized, scheduled, supervised and sanctioned by this organization only. The facility will occasionally be used by adults and other events when it is not being used by youth participants. The hours of operation for usage are as follows:

- School days - 5:00 p.m. to 9:00 p.m.,
- Other weekdays - 10:00 a.m. to 9:00 p.m.,
- Saturdays - 10:00 a.m. to 5:00 p.m.,
- Sundays/Holidays – Closed
- Adults (when available, however youth play has priority) – 8:00 a.m. to 9:00 p.m.

Each soccer arena is 12,250 sq.ft in size, with a 900 sq.ft. spectator area. The arenas are enclosed by 4-foot high walls and netting to prevent the ball from leaving the field. The spectator areas have no permanent fixed seating and are used as standing room by players and portable seating for spectators. The project will have a porter potty which will be regularly maintained and disposed. A trash enclosure is available onsite for garbage. Six existing light poles (22-feet in height with four 250w light heads on each) are also to illuminate the fields during night sessions. There are no amplified audio systems being used for commentary or announcements onsite. No food or drink will be prepared or sold onsite. The frequency of the use is intermittent depending on the season, temperatures, and other weather conditions. The maximum number of soccer participants is expected to be 50 people, with an estimated number of spectators averaging 15-20 people, for a total of 70 people. Many of the youth participants are carpooled, walk or cycle to the site. There are a total of 41 onsite parking spaces available which is sufficient to accommodate the games. Three handicap parking spaces have also been provided. Off-site parking is prohibited. The project site has two driveway entrances on Emerette Lane, which provides access to the guest parking area and a circular driveway to vehicles to use when exiting.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Julio Reyes 130 West Walnut Avenue, Suite A-1, Perris CA 92571

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Section 15303 New Construction or Conversion of Small Structures, Section 15061 General Rule) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The soccer arenas, spectator area, and parking area already exists onsite but have been constructed without permits and entitlements. The project is not proposing any new development, building or structure expansion, or grading activities other than what is already existing onsite. The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. The existing buildings and structures do not possess any historic significance and the project site is already developed. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The use of the soccer arenas will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur.

- Section 15303 – Class 3 New Construction or Conversion of Small Structures Exemption. This exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project as proposed are permitting two existing soccer arenas. The project proposes no new development or expansion of any existing building or structures. No land disturbance will occur as part of the project as the project takes place on already disturbed land. There will be no construction activities as no development is occurring. Exemption Section 15303.C. includes new construction of up to four commercial buildings not exceeding 10,000 square feet on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and surrounding area is not environmentally sensitive. The two existing outdoor soccer arenas each 12,250 square feet in area are not commercial buildings, but considered more open-air recreational structures which is the same character and intensity of other recreational uses permitted in the Rural Residential zone such as golf courses, polo areas, tennis courts and country clubs, and public parks and playgrounds. The arena is only used for recreational purposes, and as such should not be compared exactly to the commercial area requirements of this exemption. The use does not involve any significant hazardous substances. The soccer arena field is constructed out of synthetic grass which requires little to no maintenance, fertilizers or water. The surrounding area of the project site is made up of a mixture of single family residences and commercial-industrial uses. The surrounding area is zoned Rural Residential, which permits a wide range of diverse uses including single family residences, golf courses and country clubs, pet stores, commercial offices, restaurants, machine shops, and wrecking yards. The proposed use is consistent with this mixture of uses in the surrounding area. In addition, the project has been designed and conditioned to further reduce the impacts that it has on its surrounding neighbors. A 6-foot high wooden fence will be constructed around the entire property to reduce aesthetic and noise impacts. The hours of operation and capacity of the facility has been strictly set according to the County's Noise Ordinance to ensure that the project does not significantly impact the surrounding area. The arena lighting will also be regulated by the County's Light Ordinance and may only be on during the hours of operation. There will be no additional environmental impacts than what is already occurring. Therefore, the project meets the scope and intent of the Class 3 Exemption.
- Section 15061 – General Rule or "Common Sense" Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The project has been operating since 2011 and already exists. The project is a continuation of the existing operating use of a soccer arena facility. The potential impacts including light, noise, and traffic are also a continuation of the existing use, and because the project is not proposing any new development expansion, impacts would be kept to the same existing level. The use of the soccer arenas will not have a significant effect on the environment. The land has already been previously disturbed and developed as soccer arenas, and because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

NOTICE OF EXEMPTION

Page 2

Paul Rull

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 10/28/2014: Y:\Planning Case Files-Riverside office\PP25192\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42536 ZCFG No. 5911 - County Clerk Posting Fee \$64.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: REYES JULIO \$64.00
paid by: CK 2698
EA42536
paid towards: CFG05911 CALIF FISH & GAME: DOC FEE
at parcel: 26445 EMERETT LN PERR
appl type: CFG3

By _____ Aug 22, 2012 16:16
MGARDNER posting date Aug 22, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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