



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

MARCH 19, 2014

**PLANNING
COMMISSIONERS
2014**

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

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

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

1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **GENERAL PLAN AMENDMENT NO. 1136** – Applicant: 71-91 LLC - Second/Second Supervisorial District – Location: Westerly of SR 71 and the Prado Dam, easterly of San Bernardino County, and northerly of the Riverside SR 91 - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Open Space- Mineral (OS-Min) to Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

2.2 **GENERAL PLAN AMENDMENT NO. 1128** – Applicant: Massoud Tajik. – Engineer/Representative: Farah Khorashadi – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley Winchester Area Plan: Community Development: Medium Density Residential (RC:MDR) (2-5 DU/Acre) and Rural: Rural Mountainous (R:RM) – Location: Southerly of Lyn Ave, westerly side of Cordoba Drive, northerly of Stetson Ave and easterly of California

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

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

Ave – 24.13 Net Acres – Zoning: Mobile home Subdivision – 20,000 Square Foot Minimum (R-T-20000) **REQUEST:** The General Plan Amendment proposes to amend the General Plan land use designation from Community Development: Medium Density Residential (RC:MDR) (2-5 DU/Acre) to Community Development: High Density Residential (RC:HDR) (8-14 DU/Acre) - APNs: 465-020-004 and 465-020-005. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

- 3.1 **GENERAL PLAN AMENDMENT NO. 1119** – CEQA Exempt – Applicant – Riverside County Transportation Department – All Supervisorial Districts – All Zoning Districts – Location: Countywide Policy – **REQUEST:** Amend the General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board’s policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of the future plans, programs or projects. Continued from December 4, 2013 and January 15, 2014. **DEPARTMENT RECOMMENDATION: CONTINUE OFF CALENDAR.** Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org. (Legislative)
- 3.2 **PUBLIC USE PERMIT NO. 883** – Adopt Mitigated Negative Declaration – Applicant: U-Turn For Christ – First/First Supervisorial District – Location: Southerly of Rider Street, easterly of Patterson Avenue, and westerly of Harvill Avenue - **REQUEST:** The Public Use Permit proposes to permit an existing 50 bed drug and alcohol rehabilitation facility. The facility consists of the following existing structures: an office, one (1) dorm house, a chapel, a kitchen, five (5) ancillary storage sheds, one storage barn/structure and a one-car garage. The project consists of animal containment areas that include existing pig and goat pens, chicken coops, and adult assembly areas that included sports activity areas, prayer area and an outdoor gym, and proposes two additional modular units for dorms and two new restroom facilities on existing structures on approximately 4.6 acres. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)
- 3.3 **APPEAL OF PLOT PLAN NO. 25210** – Intent to Adopt a Negative Declaration – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District - Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 – **REQUEST:** The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager’s unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. It also includes architectural enhancement that includes the wood or composite wood, clean and paint existing brick facade along the bottom section, new front balcony with wooden railing, new wooden railing along the 1st floor front with large wood posts, new windows with Harde board plank trim, and new paint color of earth tones (beige and brown-red). Continued from January 15, 2014. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)
- 3.4 **AMENDMENT OF FINAL TRACT MAP NO. 30322** – No New Environmental Documentation is Required - Applicant: Stone Star Riverside – Third/Third Supervisorial District – Location: Westerly of Rice Road, northerly of the Salt Creek Channel, and southerly of Olive Ave. - **REQUEST:** The amendment of the final map affects the phase 1 final map (FSM30322-1) and proposes to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on condition 100.Planning.1 from 136 to 100 dwelling units. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONERS' COMMENTS

2.1

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: Prado Mira Loma
Supervisory District: Second/Second
Project Planner: Matt Straite
Planning Commission: March 19, 2014

GENERAL PLAN AMENDMENT NO. 1136
Applicant: 71-91, LLC
Engineer/Rep.: KWC Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1136 proposes to change the General Plan Land Use designation from Open Space- Mineral (OS-M) to Specific Plan. The specific Land Use designations within the Specific Plan are yet to be determined at this stage.

The Specific Plan is currently proposed to be an Open Space foundation Specific Plan.

The proposed Amendment is located in the Temescal Canyon Area Plan of Eastern Riverside County; more specifically, it is westerly of Highway 71 and the Prado Dam, easterly of San Bernardino County, northerly of the Riverside Freeway (91) .

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General

Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1136 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Open Space. The project is proposing to be an Open Space Foundation Specific Plan.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or,
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The proposed project designation and the current designation are within the same Foundation. Thus, the proposed Amendment is consistent within the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant has provided the following circumstances which have occurred since the adoption of the General Plan Update in 2003 and warrant the further consideration of GPA 1136. Specifically:

Since the General Plan was approved in 2003 the area surrounding the existing, permitted surface mine that is currently on the site has experienced a significant increase in illegal off-road use. The federal Government is in the process of closing thousands of acres in the desert that were previously used for off road use, resulting in an increase of off-road use surrounding the site. This General Plan Amendment would allow the current mine site to transmission to a legal location for off-road activities.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Mining Activities |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the west north and south, Prado Basin to the east. |
| 3. Existing Zoning (Ex. #2): | Mineral Resources & Related Manufacturing (M-R-A) and Controlled Development Areas- 5 Acre Minimum (W-2-5) |
| 4. Surrounding Zoning (Ex. #2): | The County of San Bernardino to the west, Watercourse, Watersheed & Conservation Areas (W-1) to the south Controlled |

- | | |
|---|---|
| | Development Areas (W-2) to the north, and east. |
| 5. Existing General Plan Land Use (Ex. #6): | Open Space- Mineral (OS-M) |
| 6. Proposed General Plan Land Use: | Specific Plan |
| 7. Project Data: | Total Acreage: 162.3 Gross |
| 8. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1136. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Corona City Sphere of Influence;
 - b. A Redevelopment Area;
 - c. A County Service Area;
 - d. A General Plan Policy Area;
 - e. An Airport Influence Area;
 - f. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - g. An SKR Fee Area (Ordinance No. 663.10);
 - h. A 100-year flood plain;
 - i. A mapped liquefaction area;
 - j. An Agriculture Preserve; or
 - k. An area drainage plan or dam inundation area.
3. The project site is located within:
 - l. A County Fault zone;
 - a. MSHCP Criteria Cell numbers 1426 and 1520;
 - b. A Development Impact Fee area; and,
 - c. Corona- Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 101-040-005, 101-040-006, 101-040-007, 101-040-008, and 101-040-009

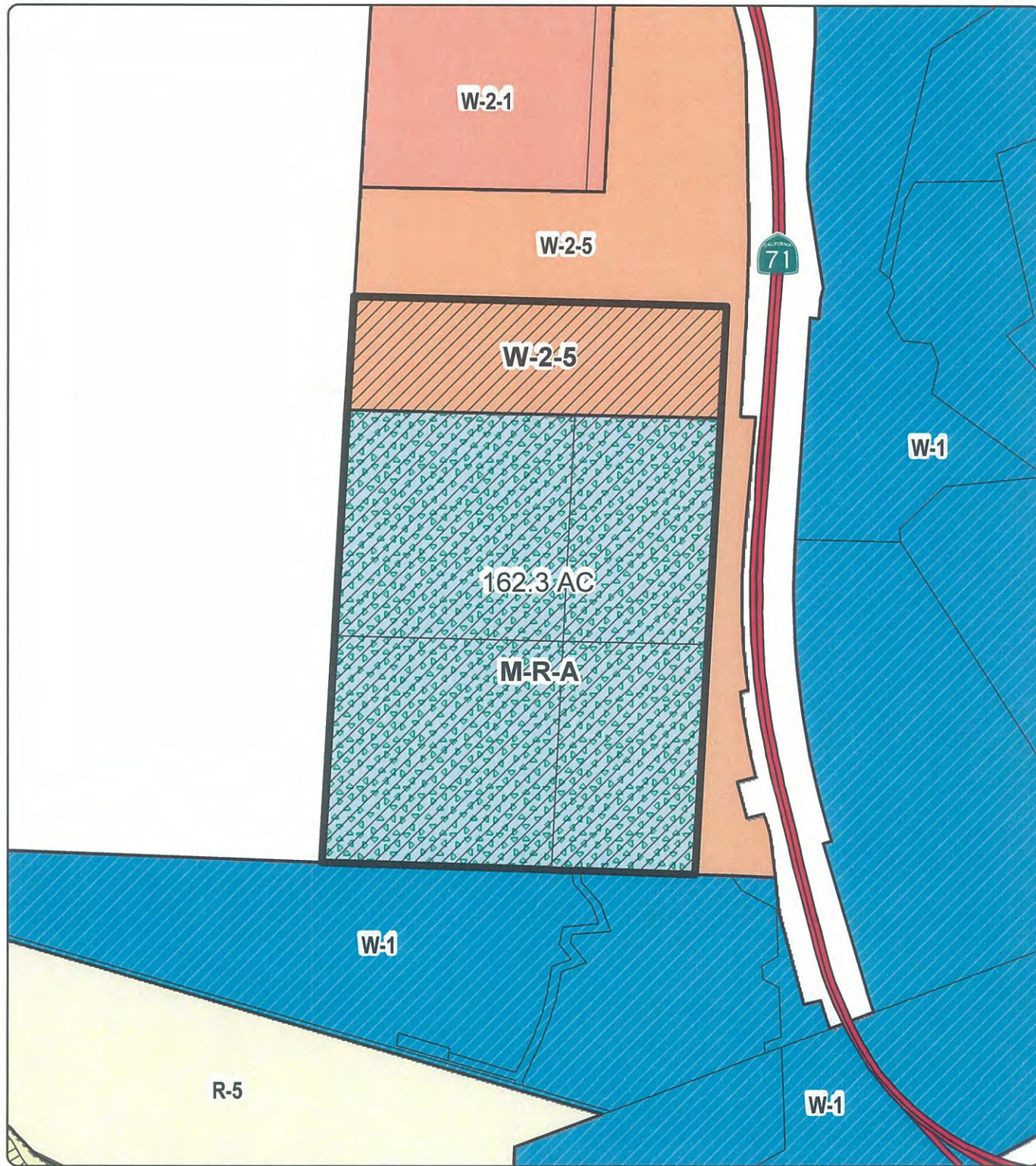
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA001136

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 01/22/2014
Exhibit 2



Zoning District: Prado-Mira Loma
Township/Range: T3SR7W
Section: 19

Assessors Bk. Pg. 101-04
Thomas Bros. Pg. 742 C3
Edition 2011

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Tavaglione
District 2

GPA001136
PROPOSED GENERAL PLAN

Date Drawn: 01/22/2014
Exhibit 6

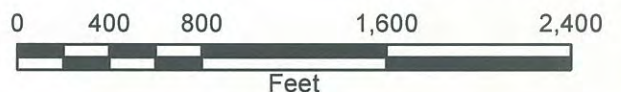


Zoning District: Prado-Mira Loma
Township/Range: T3SR7W
Section: 19



Assessors Bk. Pg. 101-04
Thomas Bros. Pg. 742 C3
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA001136

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 01/22/2014
Exhibit 1



Zoning District: Prado-Mira Loma
Township/Range: T3SR7W
Section: 19

Assessors Bk. Pg. 101-04
Thomas Bros. Pg. 742 C3
Edition 2011

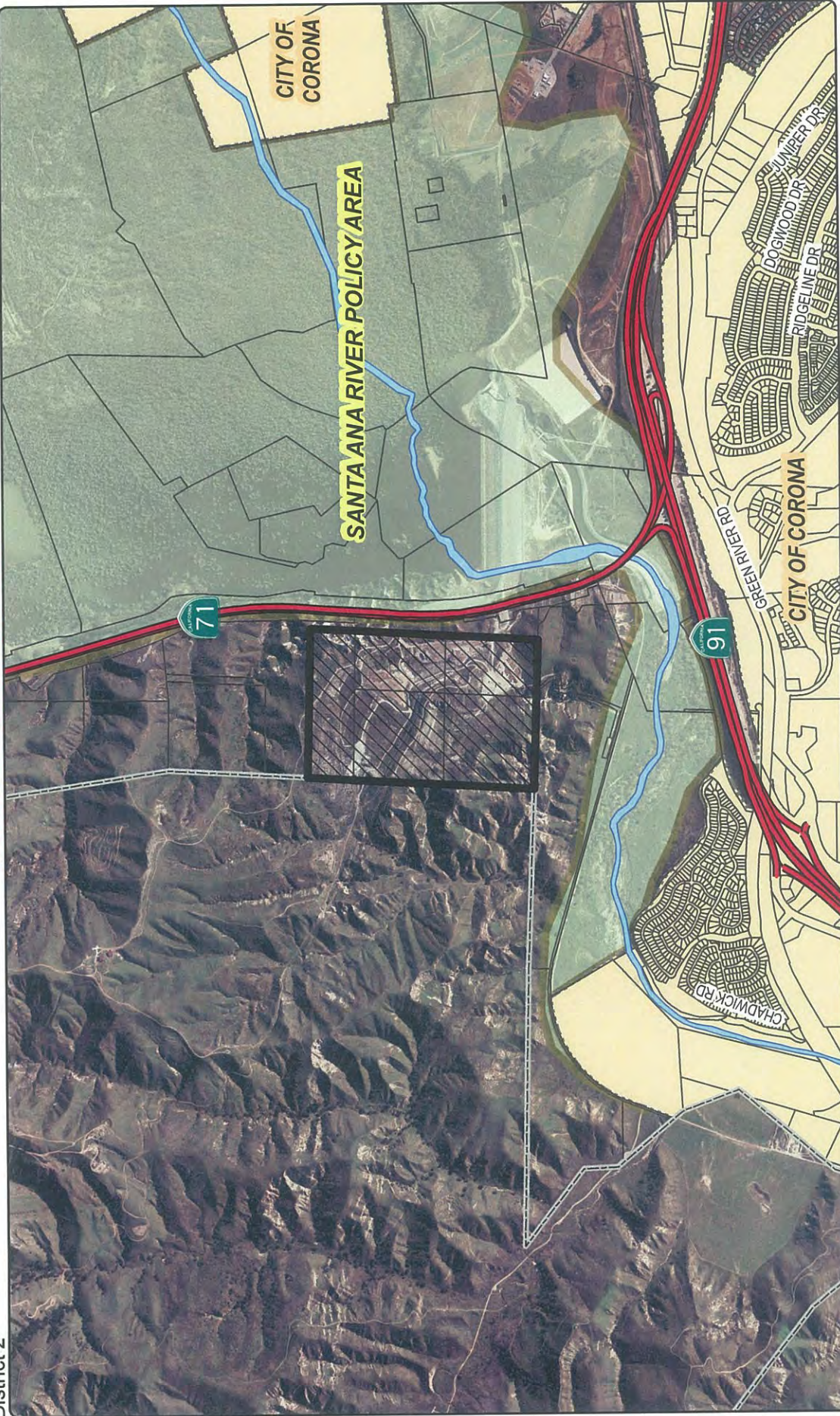
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA001136
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 01/22/2014
 Vicinity Map



Assessors Bk. Pg. 101-04
 Thomas Bros. Pg. 742 C3
 Edition 2011



Zoning District: Prado-Mira Loma
 Township/Range: T3SR7W
 Section: 19

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use designations than those shown on this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or Inland at (760) 863-8277 (Eastern County) or website at <http://www.ftmap.com/riverside.ca.us/ftp.asp>.

Agenda Item No.: 2.2
Area Plan: Harvest Valley/Winchester
Zoning District: Hemet - San Jacinto
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: March 19, 2014

GENERAL PLAN AMENDMENT NO. 1128
(Entitlement/Policy Amendment)
Applicant: Massoud Tajik
Engineer/Representative: Farah Khorashadi

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1128 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Medium Density Residential Land Use Designation to Community Development: High Density Residential (approximately 14.7 acres), Open Space: Conservation (approximately 8.3 acres), and Rural: Rural Mountainous (approximately 2.4 acres).

The proposed Amendment is located in the Harvest Valley Winchester Area Plan; more specifically, the project is located Southerly of Lyn Ave, westerly side of Cordoba Drive, northerly of Stetson Ave and easterly of California Ave.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a General Plan Technical Amendment and Entitlement/Policy Amendment GPA.

The applicant is proposing approximately 8.3 acres of land as Open Space: Conservation for future Highway 79 alignment. Based on the Highway 79 Policy Area the density is calculated based on trip generation rather than the Land Use designation. This project has been calculated to have a maximum density of 120 units within the Community Development: High Density Residential (CD: HDR). Staff and the applicant are reviewing the potential consistency.

D.M.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendment s, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1128 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Land Use changes will not impact the vision of the County. The proposed change will alter the maximum number of density from Medium Density Residential (MDR) with allowed density mix of 2 to 5 dwelling units per acre to High Density Residential (HDR) designation which will potentially allow a density mix of 8 to 14 dwelling units per acre. Changing the Designation from essentially, MDR to HDR will not alter the vision or the use of the properties in any way.

(2) Any General Plan Principle.

The proposed Land Use Element change will likely not impact any General Plan Principal based on staff's review.

(3) Any Foundation Component designation in the General Plan.

A portion (8.3 acres) of the change is foundational change from Community Development: Medium Density Residential (CD: MDR) to Open Space: Conservation. This request is based on the Highway 79 Policy area and will not impact the overall density of the Community Development: High Density Residential (CD: HDR) of 14.7 acres.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Land Use change will contribute to the achievement of the General Plan, and will not in any way be detrimental to them. The proposal will increase the density for residential development and will assist in production of housing as set forth in the goals and quantified objectives [Sec. 65583(b)].

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed change will create an opportunity to provide short term jobs in the housing market with the possible development of 120 residential units.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM) |
| 2. Proposed General Plan Land Use: | Community Development: High Density Residential (CD:HDR) Open Space: Conservation (OS: C) and Rural: Rural Mountainous (R:RM) |

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Mobile Home Subdivision & Mobile Home Parks (R-T-20000) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agriculture (R-A) and Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the north, Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the east, Light Agriculture (A-1-15) to the south and Light Agriculture (A-1-10) to the west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant lot and motorhomes to the north, vacant lot to the east, single family dwelling with vacant lots to the south, single family residential dwelling and vacant lot to the west. |
| 7. Project Data: | Total Acreage: 24.13 |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1128. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A High Fire Area;
 - c. A MSHCP Criteria Area,
 - d. A Redevelopment Area; or,
 - e. A Fault Zone.
3. The project site is located within:
 - a. An Airport Influence Area,
 - b. A Flood Zone,
 - c. Liquefaction Potential;
 - d. The City of Hemet Sphere of Influence;
 - e. Paleontological Sensitivity;
 - f. The Community of Green Acres;
 - g. The Highway 79 Policy Area;
 - h. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
 - i. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (28.24 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 465-020-004 and 465-020-005.

GENERAL PLAN AMENDMENT NO. 1128
Planning Commission Staff Report: March 19, 2014
Page 5 of 5

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Date Prepared: 10/20/08
Date Revised: 2/25/14

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01128

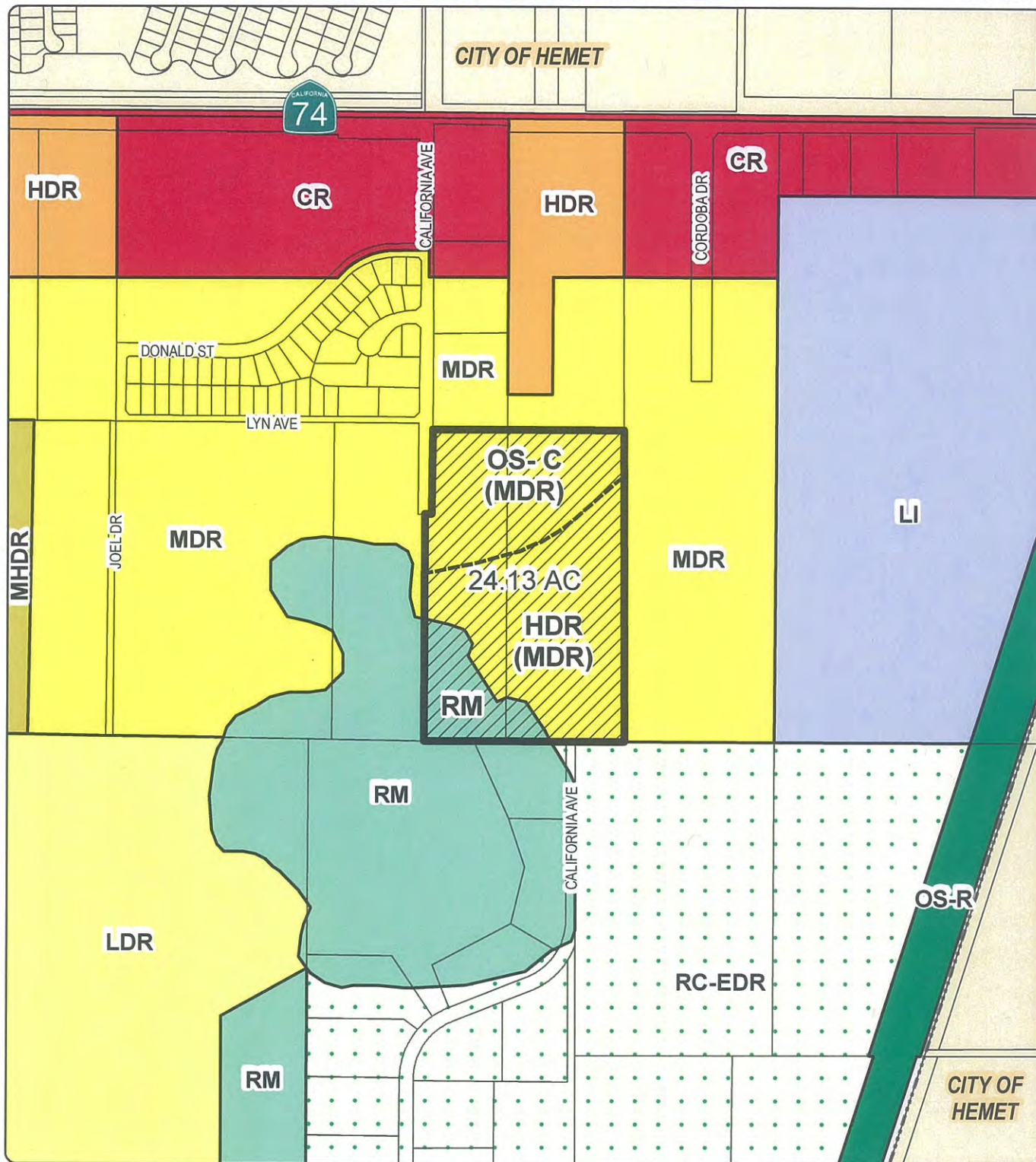
PROPOSED GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 02/27/2014

Exhibit 6



Zoning Area: Rancho California
 Township/Range: T5SR2W
 Section: 13

Assessors Bk. Pg. 465-02
 Thomas Bros. Pg. 840 A1
 Edition 2011



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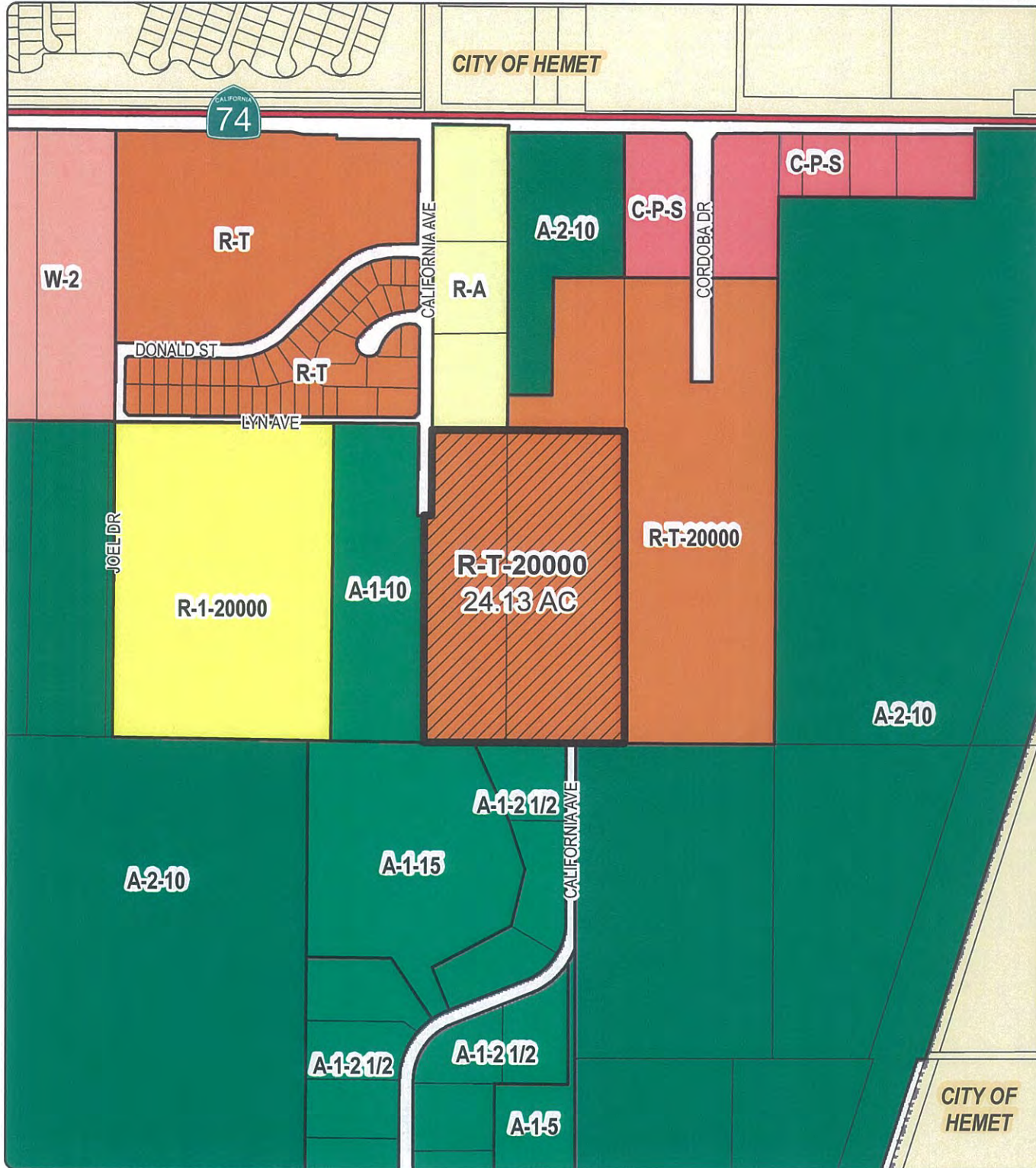
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01128

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 02/26/2014
Exhibit 2



Zoning Area: Rancho California
Township/Range: T5SR2W
Section: 13

Assessors Bk. Pg. 465-02
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01128

LAND USE

Supervisor Stone
District 3

Date Drawn: 02/27/2014

Exhibit 1



Zoning Area: Rancho California
Township/Range: T5SR2W
Section: 13

Assessors Bk. Pg. 465-02
Thomas Bros. Pg. 840 A1
Edition 2011



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Agenda Item No.: 3.1
Area Plan: Countywide
Zoning District: Countywide
Supervisory District: Countywide
Project Planner: Richard Fairhurst
Planning Commission: March 19, 2014
(Continued from January 15, 2014
And December 4, 2013)

GENERAL PLAN AMENDMENT NO. 1119
Applicant: Riv. Co. Transportation
Engineer/Rep.: N/A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1119 proposes to amend General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) targets on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects. The proposed amendment to General Plan Policy C 2.1 is not associated with any specific property, plan, program or project at this time and shall change the language of the policy as follows (with new text underlined, and deleted text shown as strike-out):

"Maintain the following countywide target LOS:

LOS "C" along all County maintained roads and conventional state Highways, except that:

~~As an exception,~~ LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)

Other LOS may be allowed by the Board for a plan, program or project for which an Environmental Impact Report has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects."

FURTHER PLANNING CONSIDERATIONS:

On December 4, 2013, the Planning Commission hearing for General Plan Amendment No. 1119 was continued one month due to staff requesting additional time to review and respond to five (5) letters of opposition received the day prior to the public hearing. No one appeared on the matter and no testimony was taken. On January 15, 2014 Staff requested an additional two (2) month continuance which the Planning Commission granted. No one appeared to testify on the matter and the continuance was granted without comment. Staff is now requesting this item be taken off calendar. No additional letters have been received on this item since the January 15, 2014 hearing.

I. The Transportation Department recommends that the Planning Commission:

CONTINUE GENERAL PLAN AMENDMENT NO. 1119 OFF CALENDAR

PREVIOUS PLANNING CONSIDERATIONS:

Based on new state mandates to reduce greenhouse gas emissions from the transportation and land use sectors, including AB 32 and SB 375, in April of 2012 the Southern California Association of Governments ("SCAG") approved the 2012 Regional Transportation Plan/Sustainable Communities Strategy ("RTP/SCS"), following certification of an Environmental Impact Report ("EIR"). The RTP/SCS was subsequently approved by all appropriate federal and state agencies as having complied with all applicable legal requirements, and includes a greater focus on funding for transit, bicycle and pedestrian improvements that may result in a decrease in intersection performance below Level of Service ("LOS") "C" while providing other potential transportation or environmental benefits that should be balanced and weighed when considering the specific environmental impacts of a particular transportation program or project.

It has been the policy and practice of Riverside County that the elected officials of the County have the authority to interpret and apply the County's General Plan policies. This policy and practice is consistent with established law, including cases affirming that principle that the governing body that adopts the general plan and its policies has a "unique competence to interpret those policies when applying them in its adjudicatory capacity." *Napa Citizens for Honest Government*, 91 Cal.App.4th at 386. (See also *Eureka Citizens For Responsible Government v. City of Eureka* (2007) 147 Cal.App.4th 357, 374-75.)

To manage future transportation and transit projects, including securing available public financing for such projects, the General Plan is proposed to be amended to clarify and restore the County's flexibility to consider and apply its intersection congestion level policy in the context of a full range of General Plan policies and an informed analysis of the relative benefits, impacts and costs of future plans, programs and projects. The proposed amendment to Policy C 2.1 assures that no new exception to the LOS "C" performance for intersections can occur unless there is a full environmental analysis under CEQA of the plan, program or project that could result in a reduced LOS.

General Plan administrative element findings:

The County's General Plan and Ordinance No. 348 set forth findings that must be made for the approval of a general plan amendment. The Administration Element of the General Plan and Ordinance No. 348 explain that there are four categories of amendments: Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing. General Plan Amendment No. 1119 falls into the Entitlement/Policy category, because it involves changes in a General Plan policy that does not change the Riverside County Vision, Foundation Component, or a General Plan Principal.

A Planning Commission resolution recommending approval of an Entitlement/Policy Amendment and a Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings listed below and any one or more of the subsequent findings listed below:

- (a) The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- (b) The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- (c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

(d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

(e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

(f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

(g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

Consideration Analysis:

First Required Finding: The first required finding explains that the General Plan Amendment No. 1119 must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. General Plan Amendment No. 1119 does not conflict with:

(1) The Riverside County Vision.

The objectives of the Riverside County Vision contained in Chapter 2 of the General Plan, especially those that are related to Transportation, will not be changed by the proposed amendment and will continue to be considered under the amended policy.

(2) Any General Plan Principle.

The General Plan Principles identified in Appendix B of the General Plan will not be changed by the proposed amendment and will continue to be considered under the amended policy.

(3) Any Foundation Component designation in the General Plan.

The proposed policy will not change any Foundation Component designation in the General Plan and it does not conflict with any Foundation Component designation.

Second Required Finding: The second required finding explains that General Plan Amendment No. 1119 must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

General Plan Amendment No. 1119, on its own, does not authorize or approve any project or activity that would result in a physical change to the environment. Additionally, the County has in the past balanced its general plan policies, and in adopting this amendment is clarifying and restoring the County's existing General Plan interpretative practice and is not implementing any change in County practice that would result in any adverse effects on the purposes of the General Plan. Therefore, the proposed General Plan Amendment will not be detrimental to the achievement of the purposes of the General Plan.

Third Required Finding: In addition to the two above findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for General Plan Amendment No. 1119 is:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

General Plan Amendment No. 1119 is intended to clarify the intent of Policy C 2.1 so that it reflects the Riverside County Board of Supervisor's discretion to interpret the Riverside County General Plan policies in accordance with CEQA. The outcome of recent litigation has resulted in unanticipated circumstances that could prevent the County's interpretive practice with respect to this policy, and the proposed amendment clarifies that this policy is subject to the County's normal interpretive practices.

FINDINGS:

1. The proposed General Plan Amendment is a Policy Amendment to the Circulation Element of the Riverside County General Plan.
2. The project is not associated to any specific property at this time and before any particular site would apply the amended policy, all environmental issues will be analyzed in site specific environmental impact reports or other environmental documents.
3. General Plan Amendment No. 1119 is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that GPA No. 1119, on its own, may have a significant effect on the environment. GPA No. 1119 allows the Board to consider an alternative Level of Service (LOS) target for a project when an EIR has been completed for that particular project when considering and balancing the particular project as a whole. Nothing is automatic or as a matter of right under GPA No. 1119. Neither the current language of General Plan Policy C.2.1, nor the proposed language to be added by GPA No. 1119, uses mandatory terms. In fact, both use the term "allowed" and therefore, recognize flexibility in the policy. On its own, GPA No. 1119 has no effect on the environment.

GPA No. 1119 does not commit Riverside County to any particular course of action regarding future development projects that may affect the environment, nor does it authorize any future development project to deviate as a matter of right from the County's existing General Plan LOS targets. Similarly, the GPA No. 1119 will not create the need for future projects. Future projects may fall within the current General Plan LOS targets, or future projects may adopt statements of overriding considerations for traffic impacts under CEQA - at which point the Board of Supervisors may allow (or disallow) the project to proceed notwithstanding adverse traffic impacts relative to the LOS C target. When the County makes decisions on development projects in the future, the County will have to review the potential environmental impacts of such projects.

There is no specific development application associated with GPA No. 1119 and it does not commit the County to any development. To perform any environmental analysis at this early stage would require the County to speculate as to what roads might be involved, what type of development or use might be proposed, and what impacts a future development project might have on current General Plan LOS targets. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR." *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d. 185, 193. Under these circumstances, environmental analysis at this time would be premature and meaningless.

Before development occurs on any particular site, all environmental issues will be analyzed in site-specific environmental impact reports or other environmental documents. State CEQA Guidelines section 15004(b) provides: "Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." "Determining whether a project qualifies for the common sense exemption need not necessarily be preceded by

detailed or extensive fact finding. Evidence appropriate to the CEQA stage in issue is all that is required." *Muzzy Ranch Co. v. Solano County Airport Land Use Commission* (2007) 41 Cal.4th 372, 388.

The County has consistently applied its General Plan LOS policies to allow projects for which an EIR was prepared to proceed, and this pattern of General Plan implementation flexibility is imbedded in the General Plan EIR and further analyzed and documented by project-level EIRs. GPA No. 1119 simply restores the County's practice of allowing for deviations from the General Plan LOS targets for projects accompanied by an EIR, thereby assuring that there is "no possibility" that the Proposed GPA will result in any physical effect on the environment without CEQA compliance.

CONCLUSIONS:

1. The proposed General Plan Amendment will not include a change or conflict with the Riverside County Vision.
2. The proposed General Plan Amendment will not include a change or conflict with any General Plan Principle.
3. The proposed General Plan Amendment will not include a change or conflict with any General Plan Foundation Component.
4. The proposed General Plan Amendment will not include a change or conflict with any Foundation Component designation in the General Plan.
5. The adoption of the proposed General Plan Amendment will not adversely impact the environment. It can be seen with certainty that there is no possibility GPA No. 1119, on its own, may have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, three (3) tribal responses to SB 18 notification have been received for General Plan Amendment No. 1119 since its initiation. Five (5) letters of opposition from three (3) different parties were received prior to the initiation of General Plan Amendment No. 1119 and were included in the presentation of the General Plan Initiation Procedure (GPIP) to the Planning Commission and Board of Supervisors. Five (5) letters of opposition were received prior to the December 4, 2013 Planning Commission hearing on General Plan Amendment No. 1119. Staff is now requesting that this item be taken off calendar.

Agenda Item No.: 3.2
Area Plan: Mead Valley
Zoning District: North Perris Area
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: March 19, 2014
Continued from January 7, 2009

PUBLIC USE PERMIT NO. 883
Environmental Assessment No. 40877
Applicant: U - Turn for Christ
Engineer/Rep.: Mario Rocha

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PUBLIC USE PERMIT NO. 883 is a proposal to entitle an existing 50 bed drug and alcohol rehabilitation facility. U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

The project is located in the Mead Valley Area Plan, northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue.

ISSUES OF POTENTIAL CONCERN:

The Project is owned and operated by a religious organization called U-Turn for Christ. They have been operating for over 13 years in this location without the benefit of any building permits or entitlements of any kind. The Project applicant has not yet been sited by Code Enforcement. Several letters have been

D.M.

received from the neighboring property owners stating they support the Project. The Sheriff has submitted a letter stating there has been no concerns with the community. The Project does not receive any funding from the State or Federal government. They are not required to have a license from the State. They do not receive parolees from the State or County directly. The County has worked with the applicant to limit the rehabilitation population to no more than 50 men (this is a men only facility). Based on the nature of the use, the Planning Department has added a life of 20 years to the Project.

The project has been in process for several years, partially because the applicants have had financial struggles with the requested studies and County fees. In an effort to reduce the costs, many County departments including Environmental Health, the Environmental Programs Division, and the County Archeologist have waived studies and conducted site visits instead to assist in the preparation of the CEQA document.

Screening

In an attempt to screen the use, proposed fencing has been added to the exhibit, and required by condition of approval.

Sex Offenders

Condition of Approval 10.PLANNING.45 has been added to the project which restates provisions of Ordinance No. 902, an Ordinance restricting the residency and loitering of sex offenders. These limitations already apply to the project site. The inclusion of the condition is redundant but intended to restate the intention of the permit.

Zoning

The proposed project performs some of the functions of a half-way house, in that they house men for rehabilitation for drug addictions. However, the definition in Ordinance No. 348 calls a half way house a rehab facility where people stay overnight, but it also explains they must be from jail, a hospital and a sanitarium. Because the definition added the word "and" between hospital and sanitarium, the ordinance definition is assumed to mean these as possible examples of places where residents of the half-way house could come from, rather than a strict interpretation that would limit a half-way house PUP to only permit residents from a jail, hospital and a sanitarium. Therefore, this project is consistent with the intention of the definition of a halfway house. Additionally, a PUP can also be granted for an educational institution.

In this case, the proposed project features a component of teaching. Part of the program features vocational training for the a life after drug abuse, and bible teaching. These aspects further qualify the project for a Public Use Permit under the definition found in Ordinance No. 348 Section 18.29a.

FURTHER PLANNING CONSIDERATIONS:

October 31, 2011

The Project was before the Commission on January 7, 2009 with a summary of the case processing to that date. The applicant at the time was non responsive to the County's requests for corrections, studies and funds. The Planning Commission continued the case off calendar to allow the applicant additional time to address the Planning Departments concerns.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) |
| 2. Existing Zoning (Ex. #2): | Light Agricultural- 1 Acre Minimum (A-1-1) |
| 3. Surrounding Zoning (Ex. #2): | Industrial Park (I-P) and Manufacturing Service |

- Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing- Service Commercial (M-SC) to the south.
4. Existing Land Use (Ex. #1): Rehabilitation Center
5. Surrounding Land Use (Ex. #1): Single Family Residential to the north, Single Family Residential and Vacant land to the south and west, vacant land to the east (approved Sch. A Tract Map)
6. Project Data:
Total Acreage: 4.63 Gross Acres
Total Proposed Buildings: Two (2)
Total Existing Structures: Seven (7): three (3) lodges, two (2) storage units, one (1) kitchen, one (1) office
7. Environmental Concerns: See Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40877**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 883**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) on the Mead Valley Area Plan.
2. The proposed public use, a rehabilitation facility, is consistent with the General Plan designation.
3. The project site is surrounded by properties which are designated Community development: Business Park (CD:BP) to the east, Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) to the north and south, and Community Development: Medium Density Residential (CD:MDR) to the west.
4. The zoning for the subject site is Light Agricultural- 1 Acre Minimum (A-1-1).
5. The proposed use is permitted in the Light Agricultural- 1 Acre Minimum (A-1-1) zone based on County Ordinance No. 348, Section 18.29, which states that educational institutions, and halfway houses may be permitted in any zoning classification provided a public use permit is granted.

6. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing- Service Commercial (M-SC) to the south.
7. The project site is surrounded on the north, west and south by residential projects; however, mitigation has been added to make the project compatible with the surrounding community.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of the City of Perris. No correspondence from the City has been received.
10. Environmental Assessment No. 40877 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geological and Soils
 - e. Hazards and Hazardous Materials
 - f. Land Use/ Planning
 - g. Utility and Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agricultural- 1 Acre Minimum (A-1-1). zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. Seven (7) letters in support of this application have been provided to the Planning Department:
 - (1) Deputy Sheriff David Harrison dated April 19, 2004
 - (2) Jeffery McCumiskey dated April 15, 2004.

- (3) Naomi McCumiskey dated April 15, 2004.
- (4) Jose Guevara dated April 12, 2004.
- (5) Juan Herrera dated April 12, 2004.
- (6) Thomas Moore dated April 14, 2004.
- (7) Robert Estrada dated April 12, 2004.

- 2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. A high fire or state responsibility area.
 - c. A County Service Area other than CSA152.

- 3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District.
 - b. The boundaries of the Mead Valley redevelopment area.
 - c. The Stephens Kangaroo Rat Fee Area
 - d. The City of Perris sphere of influence.
 - e. March Air Reserve Base Airport Influence Area

- 4. The subject site is currently designated as Assessor's Parcel Numbers: 317-230-022 and 317-230-023.

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



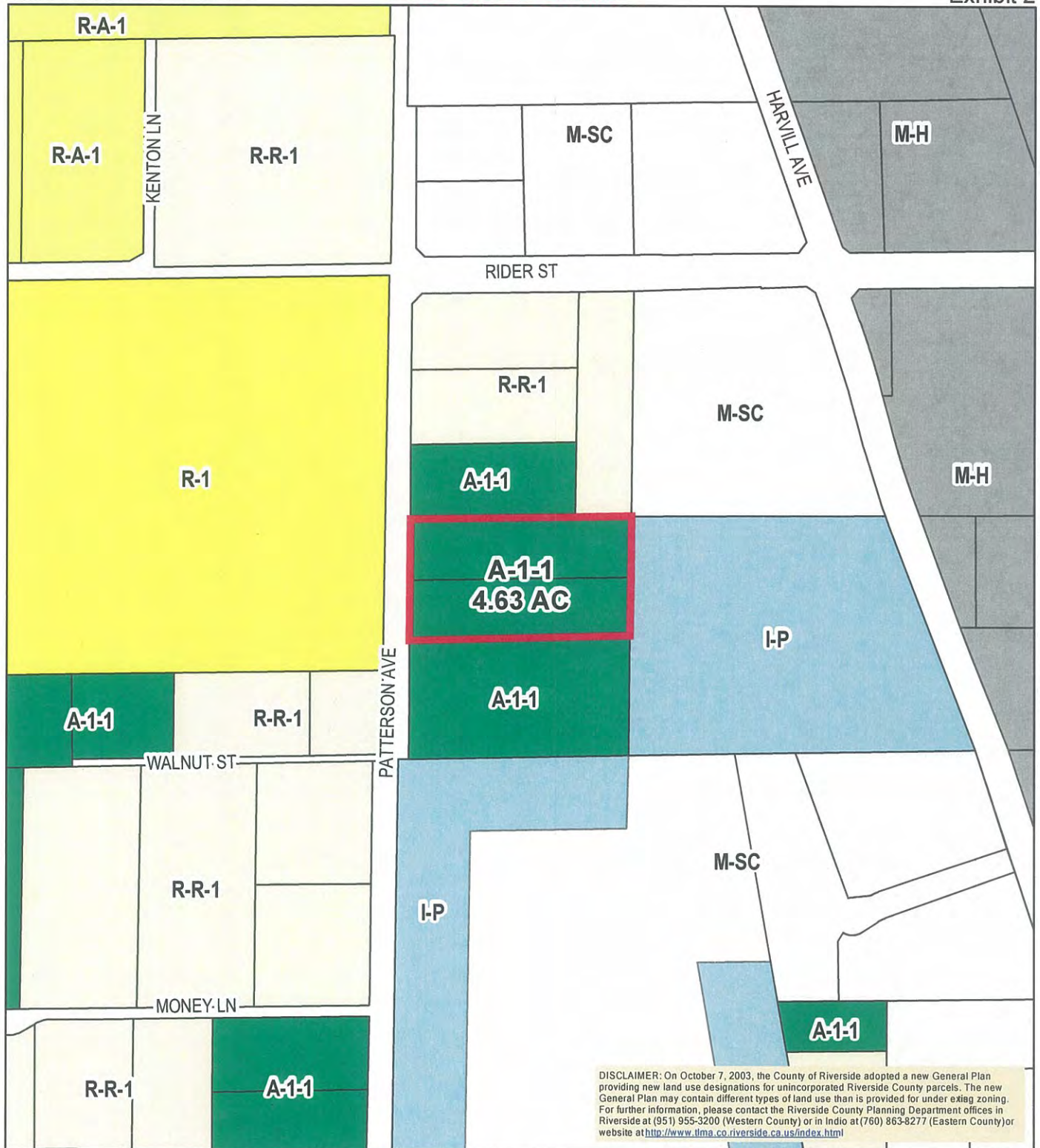
Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4

Supervisor Buster
District 1
Date Drawn: 12/02/08

PUP00883

EXISTING ZONING

Planner: Nicole Berumen
Date: 01/07/09
Exhibit 2



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13

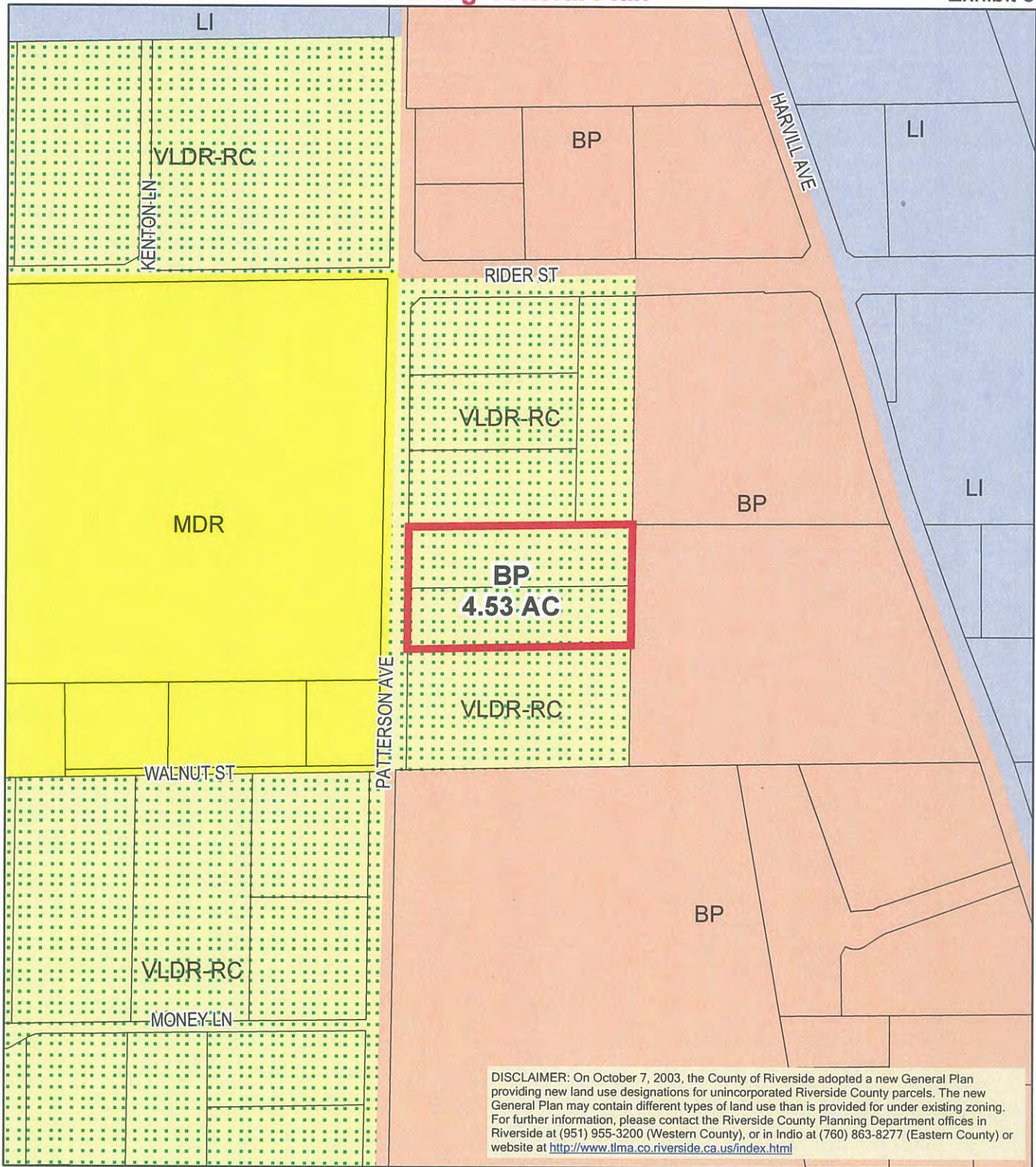


Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



PUP00883

Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



Land Use



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



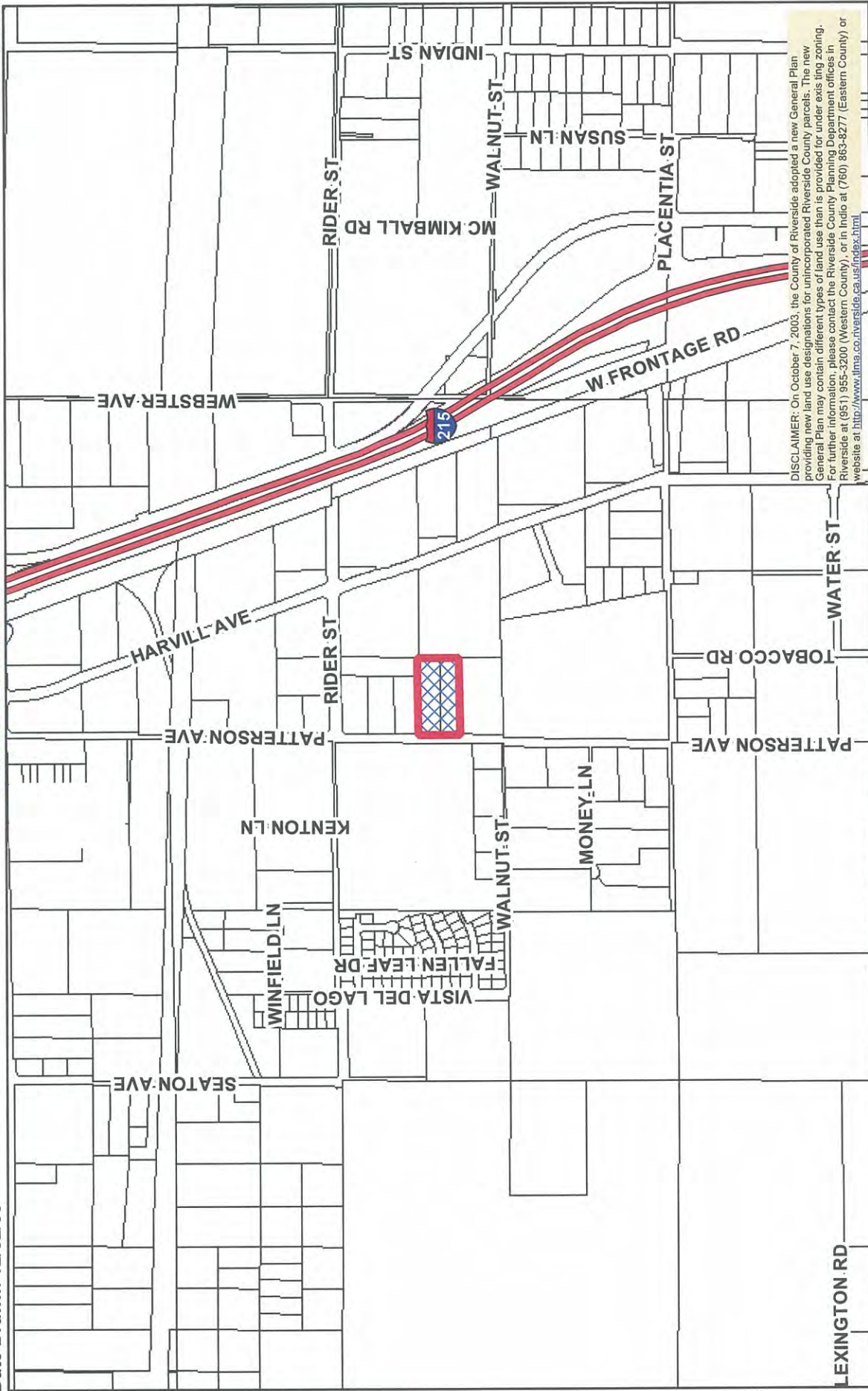
Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



PUP00883 POLICY AREAS

Planner: Nicole Berumen
Date: 01/07/09
Exhibit 8

Supervisor Buster
District 1
Date Drawn: 12/02/08



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RIVERSIDE COUNTY PLANNING DEPARTMENT

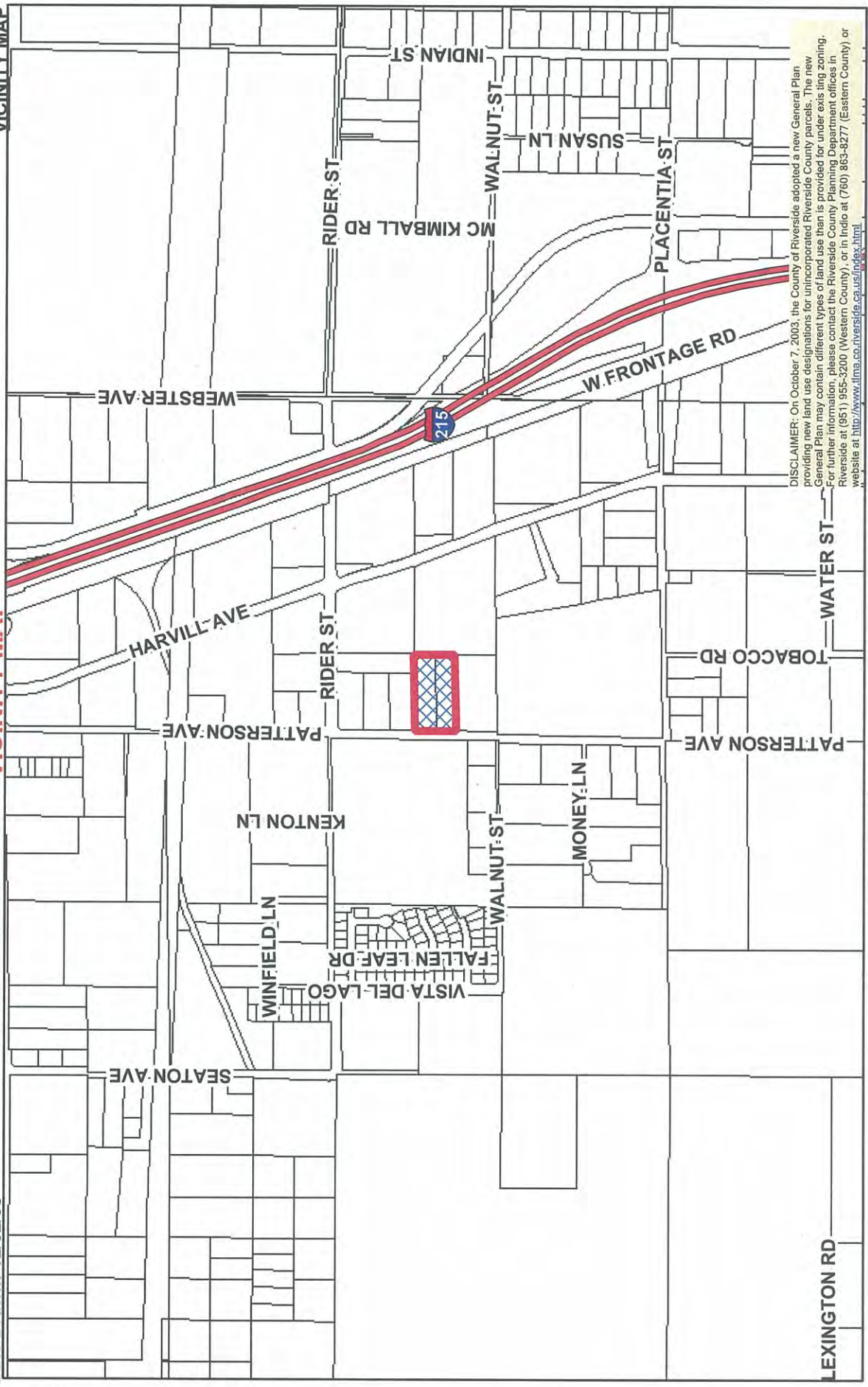
Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4

Area: North Perris
Township/Range: T4SR4W
Section: 13

Supervisor Buster
District 1
Date Drawn: 12/02/08

PUP00883
VICINITY MAP

Planner: Nicole Berumen
Date: 01/07/09
VICINITY MAP



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13

Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



PUP00883
U-Turn For Christ
Existing Sign Exhibit



Pastor Jerry Brown
20170 Patterson Avenue Perris, CA
92570

PUBLIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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 Public Use Permit No. 883 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 883, Exhibit A, Amended No. 3, Site Plan, dated 8/8/12.

APPROVED EXHIBIT B AND C = Public Use Permit No. 883,

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Exhibit B and C, Floor Plans and Elevations, dated 8/8/12.

APPROVED EXHIBIT S = Public Use Permit No. 883 Exhibit S,
Sign Exhibit, dated 9/27/11

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

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

10. EVERY. 5 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for rehabilitation facility; more specifically U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - PROJECT DESCRIPTION (cont.) RECOMMND

after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

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

10.BS GRADE. 6 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD POTABLE WATER SERVICE RECOMMND

Public Use Permit#883 is proposing Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 3 RELOCATION OF OWTS RECOMMND

All existing onsite wastewater treatment systems (OWTS) that are located within the designated onsite path-of-travel way of any vehicle or located in a designated parking area shall be relocated. (Note: The disposal fields of any existing and/or proposed OWTS shall not be driven over or parked on by any vehicle.)

10.E HEALTH. 4 ORDINANCE 650.5 / DEH TECH MAN RECOMMND

Any new proposed Onsite Wastewater Treatment System (OWTS) and/or proposed Advanced Treatment Unit (ATU) shall comply with County of Riverside Ordinance 650.5 as well as the Department of Environmental Health (DEH) Technical Guidance Manual. Please note that at time of building submittal, a new soils percolation may be required at the Department's discretion.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

A Super fire hydrant (6"x4"x 2-2 1/2") shall be located at the driveway entrance.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTOMATIC GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PUP 883 is a proposal to permit an existing rehabilitation center and adding two bunk houses and pave fire turnarounds on 4.62 acres. The property is located in the Mead Valley

12/31/13
12:43

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Area north of Placentia St, south of Rider St and east of Patterson Ave.

Available mapping and aerial photo's show a natural watercourse originating from the southwest and conveying water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west. This project is located within the Perris Valley Master Drainage Plan (PVMDP). Lateral H-11 of the PVMDP is proposed to the south in Walnut Street and Lateral H 11.1 is proposed to the north in Rider Street. The construction of these facilities is unknown. Therefore in order to protect the site from flooding, all new structures shall be elevated 18 inches above the highest adjacent ground unless regional flood control facilities are built. Any mobile home/premanufactured building shall be placed on a permanent foundation.

The proposed bunk house and the new paved surface for the fire turnaround combine is more than 5000 sq. ft of impervious area and is considered significant redevelopment and therefore a project specific Water Quality Management Plan (WQMP) will be required.

The District received a revised WQMP on July 18, 2013. A Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. The basin is designed to treat the entire site but it appears from the exhibit some of the areas are not draining directly to the basin. Conceptually this is acceptable to the District but at final plan check additional information may be needed, also there is enough area on the site to enlarge the basin if needed at final design and therefore the District has no objection to this proposal.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND
or company checks.

10.FLOOD RI. 4 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.

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP >PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 7 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of:

-9 a.m. to 3 p.m., Monday through Saturday to accept new enrollees

-12 p.m. to 5 p.m. Sundays for family visits

-There are no operating hours for rehabilitation activities

10.PLANNING. 8 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).f), which permits a special review of parking requirements based on information provided by the applicant. This public use permit is for a facility that houses rehabilitation persons. These participants do not have cars as they do not leave the facility while participating. There is a church building on site, but attendance is limited to those housed on site. No additional parking is required for this portion of the use. One space for every three staff members is provided based on 18.12, and adequate parking for visitors is provided for a total of 9 parking spaces.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

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

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this public use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services Agency (the permittee or the permittee's successor-in-interest shall be

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10. GENERAL CONDITIONS

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

required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 24 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.

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 Interim 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.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - BUSINESS LICENSING (cont.) RECOMMND

business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 35 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 36 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 36 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

significance due to it sacred or cultural importance.

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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, 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 preservation or mitigation measures.

10.PLANNING. 38 USE - PAROLEE REQUIREMENT RECOMMND

No more than 1 person on parole and/or probation shall be permitted in the U-Turn for Christ program at one time.

10.PLANNING. 39 USE - ALUC REQ RECOMMND

Persuant to letter provided by the Airport Land Use Commission (ALUC) dated July 24, 2007:

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

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - ALUC REQ (cont.)

RECOMMND

following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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

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

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 attached notice shall be provided to all potential purchasers and tenants of the

The attached notice shall be provided to all potential purchasers and tenants of the property.

10.PLANNING. 40 USE - SETBACK REQ

RECOMMND

In the Light Agriculture- One Acre Minimum (A-1-1) zoning classification there are building setbacks (Ord. 348, Article XIII, Section 13.2 (b)). For the front yard there is a twenty foot setback from the property line, from the side yard there is a five foot setback, from the rear yard there is a ten foot setback. Structures shall not encroach into the setbacks.

10.PLANNING. 41 USE - GEO02175

RECOMMND

County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008. In addition, Academy prepared the following documents for this case:

"Review Comments Dated November 12, 2009 for the Site Located at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022, and 023, Riverside County, California. County Geologic Report Number 2175.", dated

12/31/13
12:43

Riverside County LMS
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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - GEO02175 (cont.)

RECOMMND

December 28, 2009.

"1- Quick Fax Dated March 29, 2010 from Kristy Early for Planning Department, 2- U-turn for Christ Locate at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022 and 023, Riverside County, California. County Geologic Report Number 2175.", dated April 5, 2010.

"Faxed Kristy Early Comments Dated April 12, 2010, U-turn for Christ Locate at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022 and 023, Riverside County, California. County Geologic Report Number 2175.", dated April 20, 2010.

"Response to Review Comments GEO02175, for the Site Located at 20170 Patterson Avenue, Perris, Riverside County, California, Assessor's Parcel Number 317-230-022 and 023, Public Use Permit Number PUP00883.", dated April 16, 2013

These documents are herein incorporated as a part of GEO02175.

GEO02175 concluded:

- 1.The nearest active fault to the site is the Elsinore Fault Zone located approximately 15 kilometers to the southwest of the site.
- 2.The potential for liquefaction at the site is considered nil.
- 3.A dry sand settlement of approximately .5-inch is estimated for the design conditions. The estimated differential settlement may be considered in site development is approximately .25-inch.
- 4.The potential for slope instability at the site is considered low.

GEO02175 recommended:

- 1.Partial or complete removal of compressible surface and subsurface materials will be necessary during grading.
- 2.The overexcavated materials may be moisture-conditioned and recompacted as structural fill.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - GEO02175 (cont.) (cont.) RECOMMND

GEO02175 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02175 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 42 USE - BARN ALTERATIONS RECOMMND

Any alterations to the barn/ Ag building, labeled "Existing Bunkhouse to Become Storage on the site plan, shall require a historical study of the structure, to be reviewed by the Riverside County Parks and Recreation Deaprtment prior to the issuance of any permits.

10.PLANNING. 43 USE - BARN ALTERATION RECOMMND

The structure labeled "current bunkhouse to become storage" on EXHIBIT A has the potential to be historical. Prior to any significant alteration to the exterior of the structure, a historical study shall be submitted to the County for review by the Historical Preservation Officer. If the study determines that the structure is historical then applicant shall not alter the structure such that the historical aspects of the farade would be impacted in a way that would detract from the historical significance.

10.PLANNING. 44 USE - RIGHT TO FARM RECOMMND

The applicant/owner shall be aware, and make all potential users of the site aware, that the project site is located wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - RIGHT TO FARM (cont.) RECOMMND

it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

10.PLANNING. 45 USE - RESIDENT SEX OFNDR RESTR RECOMMND

Pursuant to Ordinance No. 902 Section 6 c, the project shall not provide residency to any more than 1 sex offender (including resident staff and enrollees), as defined by Ordinance No. 903, released from custody for any criminal offence on or after the adoption of Ordinance No. 902.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 461) RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE B & S 60/120 REQUIREMENT RECOMMND

The current PUP exhibit indicates multiple structures and accommodations constructed and in use without permits. These structures include:

1. Office building
2. Chapel building
3. Bunk house #1
4. Bunk house #2
5. Kitchen building
6. Detached garage
7. Covered canopy
8. Multiple storage sheds
9. Two septic tank systems
10. Three propane tanks
11. Various outdoor gym, basketball courts, and praying areas are also indicated. Permits may be required for these areas once the scope of those facilities has been determined.

Currently there are no permits for the construction, placement, occupancy or use of any structure, building or equipment on the property. No use or occupancy is permitted until final approved building permits and a certificate of occupancy has been obtained for each of the items listed above.

Due to extreme safety concerns, time frames have been reduced to ensure all code and safety concerns per the building and all other applicable departments have been satisfied.

The applicant shall submit building plans, required supporting documents and fees to the building department

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE B & S 60/120 REQUIREMENT (cont.) RECOMMND
within 60 DAYS of the PUP approval. Building permits shall be issued within 120 DAYS of the PUP approval.

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND
The life of Public Use Permit No. 883 shall terminate on July 1, 2032. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND
WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE - WALL/FENCE REQUIREMENTS RECOMMND
Within 2 years (24 months) of project approval the applicant shall construct a six (6) foot high perimeter wall/fence around the north, east and south sides of the property as indicated on EXHIBIT A. Said wall/fence shall be block wall, food fence, solid pvc or other material that will screen the property. Chain link will not be permitted.

20.PLANNING. 8 USE - TRASH ENCLOSURES RECOMMND
Within 24 months of project approval the applicant shall construct a trash enclosure which is adequate to enclose a minimum of two (2) bins as shown on the APPROVED EXHIBIT A. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block or wood and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%)

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - TRASH ENCLOSURES (cont.) RECOMMND

of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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 - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

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. 4 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. 5 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.

EPD DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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.

PUP 883 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.5 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. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.62 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 883, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 MAP/USE - BURROWING OWL SURVEY

RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP/USE - BURROWING OWL SURVEY (cont.) RECOMMND

the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 14 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTICATION w/ PLOT PLAN RECOMMND

A complete and current (i.e. conducted within 12 months or less) C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 PUBLIC/SEMI-PUB FOOD FACILITY RECOMMND

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

FIRE DEPARTMENT

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

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

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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.

PUP 883 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 0.5 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. 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.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use No. 883, 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. 21 USE - ALUC AGENCY CLEARANCE(1) RECOMMND

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 24, 2007, summarized as follows:

Prior to 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.

TRANS DEPARTMENT

80.TRANS. 1 MAP - R-O-W DEDICATION 1 RECOMMND

Prior to issuance of any building permit, sufficient public street right-of-way along Patterson Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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. 2 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities

90.BS GRADE. 3 USE - PRECISE GRDG APPROVAL RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

THREE BUNK HOUSE BUILDINGS

Install a complete fire sprinkler system per NFPA 13 2010 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.)

RECOMMND

extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of nine (9) 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 decomposed granite to current standards as approved by the Department of Building and Safety.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.62 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.

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 40877. The Planning Director may require inspection or other monitoring to ensure such compliance.

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

Condition of Approval. The Project Area for Public Use Permit No. 883 is calculated to be 4.62 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 883 has been calculated to be 4.62 acres.

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

90.PLANNING. 29 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

12/31/13
12:43

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29

USE - PALEO MONITORING REPORT (cont.)

RECOMMND

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.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40877
Project Case Type (s) and Number(s): Public Use Permit No. 883
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: U-Turn for Christ
Applicant's Address: 20170 Patterson Ave Perris CA 92570

I. PROJECT INFORMATION

A. Project Description: U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

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

C. Total Project Area: 4.62

Projected No. of Men in program: 50

Lots: 2

Est. No. of Volunteers: 5

Commercial Acres: 4.25

Sq. Ft. of Bldg. Area:
13,822

Est. No. of Employees: 4

D. Assessor's Parcel No(s): 317-230-022 and 317-230-023.

E. Street References: The project is located in the Mead Valley Area Plan, northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 13 North East, Township 4 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is comprised of existing structures on a largely unpaved pair of lots. The project is surrounded by some residential and regionally it is in an area transitioning from large lot residential to industrial uses based on proximity to the I-215. There is little vegetation in the area, some natural rock outcroppings in nearby areas and hills.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project adheres to the Mead Valley Area Plan and all other applicable General Plan Land Use Policies.
- 2. Circulation:** the Transportation Department determined that the proposed project would not result in inconsistencies with the General Plan Circulation Levels of Service and that the proposed project is consistent with this General Plan policy. The project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is not located within a Western Riverside County Multi-Species Habitat Conservation Plan Cell or Cell Group. The project site is free from suitable habitat for wildlife, as well as native plant species. The project meets all other applicable multipurpose open space policies of the General plan.
- 4. Safety:** The proposed project is not located in a flood zone, fault zone, or high fire area. The project is located in an area susceptible to subsidence and with a low potential for liquefaction. The proposed project meets all other Safety element policies.
- 5. Noise:** The proposed project meets all applicable policies of the Noise element.
- 6. Housing:** The project does not propose housing and is not anticipated to result in the need for construction of additional housing. The proposed project meets all other Housing element policies of the General Plan.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC:VLDR)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: Medium Density Residential (MDR) to the west, Rural Community: Very Low Density Residential (RC:VLDR) to the north and south, and Community Development: Business Park to the west.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Light Agricultural- 1 Acre Minimum (A-1-1)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

For Juan C Perez, TLMA Director/Interim
Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is located in proximity to Interstate 215 (I-215). According to General Plan Figure C-9, Interstate 215 (I-215) is not an eligible or designated scenic highway corridor. The proposed project will have no impact upon a scenic highway corridor.

b) The proposed project site is currently in use and does not contain any scenic resources, such as oak trees or rock outcroppings. The proposed project will legalize existing structures and entitle two new modular structures in an area that contains vacant land and single family residences. The proposed development will not be aesthetically offensive, block views open to the public, and is well screened from the street. Because of the nature of the proposed use, a condition of approval has been added to the project to screen the projects south, west and north sides with a wall or fence to screen the view from the public of the operations within the project site (COA 20.PLANNING.7). With this mitigation, the proposed project will have a less than significant impact with regard to scenic resources.

Mitigation: Condition of Approval 20.PLANNING.7 requires the project to screen the projects south, west and north sides with a wall or fence to screen the view from the public of the operations within the project site.

Monitoring: Monitoring will be administered through the building and safety plan check process and code enforcement observation/inspections.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to the RCIP, the proposed project is located within Zone B (39.46 miles) of the Mount Palomar Observatory. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. Many of the project structures exist today and are in use without the benefit of building permits. The project has been conditioned to obtain building permits (COA 20.BS PLANCK.1 and 20.PLANNING.6). As part of the Plan Check review process the project will be required to comply with all conditions including a condition low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields, or cutoff luminaries (COA 10.Planning.4). All new structures will also be required to comply. This is considered standard condition of approval and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a and b) The project proposes to legalize four structures and many smaller out buildings that are onsite and operating and entitle two new modular structures. While the project exists, many of the structures have no building permits. The project has been conditioned to obtain building permits (COA 20.BS PLANCK.1 and 20.PLANNING.6). All lighting will be directed to comply with the requirements of Ord 655. The proposed project will have a less than significant impact with regard to introducing new sources of light which would have adverse affects on day and night time views.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to the RCIP, the proposed project site is designated as 'other' farmland. The project site currently features a rehabilitation facility and is not used for agricultural purposes. The 2003 General Plan (RCIP) assigned the current land use designation, at which time the impacts for converting prime farmland were already addressed through the General Plan EIR No. 441. The proposed project does not propose to convert designated farmland for which the impacts of such a conversion were not already analyzed. The proposed project will have a less than significant impact with regard to the conversion of prime farmland, because the property designation was 'other' and because any potential impacts were already addressed in EIR No. 441.

b) According to the RCIP, the proposed project is not located within the vicinity of an Agricultural Preserve which would indicate that land was subject to a Williamson Act Contract. The proposed project is not located within the vicinity of land which is solely being used for agricultural purposes. The proposed project will have no impact with regards to conflicting with an existing agricultural use or a Williamson Act Contract.

c) The proposed project site is not located near any agriculturally zoned property. Thus, the proposed project is not subject to Ordinance 625. The proposed project will have no impact.

d) The proposed project does not have the ability to cause the conversion farmland in the future. The proposed project is located in an area that has been planned for residential, business park and industrial land uses. The project is in line with the future development in the area which does not have the potential to convert farmland, as those uses do not exist within the vicinity of the proposed project. The proposed project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

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

The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG).

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The proposed project is consistent with the County's General Plan land use designations. The proposed project is consistent with the 2012 AQMP. Therefore, the proposed project will not conflict with or obstruct implementation of the AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE. 6). The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. The project shall also comply with regional rules that assist in reducing short-term air pollutant emissions and dust suppression measures in the SCAQMD CEQA Air Quality Handbook. This is a standard condition of approval therefore is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c). Based on a review of the application materials, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard because the staff and the rehabilitants will be driving to or from the site on a daily basis. As such, there will be no increase particulates due to use of a vehicle. Therefore, there is no impact.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, and is not anticipated to generate significant odors. Therefore, this impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project proposes a rehabilitation facility which is not anticipated to generate any odors based the similar facilities. Additionally, the facility has been operating for many years with no complaints or objections of any odors. The use proposed does not typically involve the use of anything that would produce significant odors. Therefore, the project is not anticipated to generate significant odors affecting a substantial number of people. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan; however, the project is not located within a Criteria Cell or Cell Group. Therefore, the project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

b) The Riverside County Environmental Programs Department conducted a site visit on April 29, 2008 and determined that the project site is free from suitable habitat for wildlife, as well as native plant species. Therefore, the project shall not have an effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Therefore, there is no impact.

c) During the April 29, 2008 site visit conducted by EPD, the site was examined for burrowing owl habitat. The EPD did not observe small mammal burrows or signs of the presence burrowing owl within the project site. However, the project site is in proximity to known owl populations and the project has been conditioned to have a qualified biologist conduct a pre-construction presence/absence survey for the 2 new structures for burrowing owl prior to grading permit issuance. The results of the survey shall be submitted to the EPD for review (COA 60.EPD.1). Therefore, the impact is considered less than significant with mitigation incorporated.

d) The project site is located in an area that is disturbed and there are existing industrial uses to the east and residential uses to the west and the site is primarily devoid of wildlife habitat. This parcel is not considered a corridor or constrained linkage area. The site currently features fencing and improved facilities. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e) EPD conducted a site visit on April 29, 2008 of the project site and concluded that the site does not contain riparian/riverine habitat. Therefore, there is no impact.

f) The project site does not contain federally protected wetlands. Therefore, there is no impact.

g) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to grading permit issuance to have a qualified biologist conduct a pre-construction presence/absence survey for burrowing owl (COA 60.EPD.1).

Monitoring: Monitoring shall be conducted by the Riverside County Environmental Programs Department and the Department of Building & Safety during the plan check process.

CULTURAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on site visits and the application materials, one structure on site has the potential to be historic; however no alteration of the structure is being proposed. Condition of Approval No. 10.Planning.43 requires a historical analysis prior to any alteration of the structure. Should the structure be determined to be historical than no exterior alteration would be permitted that would detract from the historical aspects of the façade. With this proposed mitigation, there is a less than significant impact.

Mitigation: 10.Planning.43 requires a historical analysis prior to any alteration of the structure. Should the structure be determined to be historical than no exterior alteration would be permitted that would detract from the historical aspects of the façade.

Monitoring: Monitoring shall be conducted by the Riverside County Historic Preservation Officer and the Department of Building & Safety during the plan check process.

9. Archaeological Resources

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

Source: Project Application Materials, Archeologist review and site visit.

Findings of Fact:

a-d) The project site features a number of structures, gardens and other disturbed areas. These ground disturbances have been onsite for number of years operating as a rehabilitation facility, and before that, a ranch. The ground is disturbed in all parts of the site, including the proposed location of the two additional modular structures. Based on this, and a site visit by the County Archeologist at the time in 2008, it was determined that there was no evidence of potential archeological sites. Because the site was significantly disturbed, no change could result from the proposed project that could impact archeological resources. The Archeologist determined that there was no evidence based on the topography of the site, the historical drainage of the area, or settlement patterns to support the potential of human remains or past religious or sacred uses to be found on the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to General Plan Figure OS-8, the proposed project is located in an area which is designated as having a high potential for paleontological sensitivity. The project has been conditioned to retain a paleontologist for monitoring during grading and construction at the project site (COA.60.Planning.14). The project has also been conditioned to provide a Paleontological Monitoring report to the County Archeologist (COA.70.Planning.1). With the incorporated mitigation the proposed project will have a less than significant impact with regard to paleontological resources.

Mitigation: The project is required to retain a paleontologist for monitoring of the site during grading and construction activities (COA.60.Planning.14). The project has been required to provide a Paleontological Monitoring Report to the County Archeologist prior to the building final inspection (COA.70.Planning.1).

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) According to the Geotechnical Investigation prepared for this project, the site does not lie within a State of California or County of Riverside established earthquake fault zone. The report also determined that there was no indication of active faults either crossing or trending toward the subject site. Therefore, the project shall not expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within a fault zone and there are no active faults crossing or trending toward the project site. Therefore, the Geotechnical Investigation determined that the potential for this site to be affected by surface fault rupture is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The Geological Investigation completed for this project determined that there is no potential for this site to be affected by liquefaction. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The proposed project site is located within an area that is designated as having very high levels of seismic ground shaking. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are not considered mitigation pursuant to CEQA. Building permits are required for all existing non-permitted substandard structures. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

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

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) Due to the flat-lying nature of the site, on-site land sliding or debris flow sources from higher elevations should not be considered to be a geologic constraint at this site. The Geotechnical Investigation determined that the potential for landsliding is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The Geotechnical Investigation prepared for this project determined that potential for liquefaction is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the proposed Project site is not subject to inundation due to the failure of any nearby dams. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Building & Safety Grading Review

Findings of Fact:

a) The topography at the proposed project site is relatively flat, there is minimal grading proposed. The proposed project will not substantially change the topography at the site therefore there is a less than significant impact.

b) The proposed project will not create any cut or fill slopes of any kind. Therefore, the impact is considered less than significant.

c) The project currently features uncertified septic systems and proposes two additional systems. The Department of Environmental health has added conditions of approval to the project requiring the applicants to perform a C42 certification of the existing septic systems (COA.80. EHEALTH.1). Additionally, some grading will be required that will impact exiting onsite wastewater treatment systems (OWTS) because drive isles pass over leach fields and septic lines. The project proposes moving these fields and lines, COA 10. EHEALTH.3 requires they be moved. With this mitigation, the project will have less than significant impacts.

Mitigation: COA.80.EHEALTH.1 requires that applicants to perform a C42 certification of the existing septic systems prior to building permit issuance. COA 10. EHEALTH.3 requires relocation of existing OWTS lines and leach fields.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

- a) The project has been conditioned to provide erosion control protection measures, through planting and incorporating necessary drainage facilities, to control and prevent erosion (COA. 10. BS GRADE. 5 and 60.BSGRADE.5). This is a standard condition of approval and is not considered mitigation for CEQA purposes. The project will not result in substantial soil erosion or loss of topsoil. Therefore, the impact is considered less than significant.
- b) The project is not located on expansive soils. Therefore, there is no impact.
- c) The soils in the area are currently supporting septic systems. The Department of Environmental health has added conditions of approval to the project requiring the applicants to perform a C42 certification of the existing septic systems (COA.80. EHEALTH.1). Should the soils not be capable of supporting septic systems an advanced treatment system would be required.

Mitigation: COA.80.EHEALTH.1 requires that applicants to perform a C42 certification of the existing septic systems prior to building permit issuance.

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Flood control review, Project Preliminary WQMP dated July 18, 2013.

Findings of Fact:

a, b) The project was reviewed by the Riverside County Flood Control Department, and a preliminary Water Quality Management Plan was submitted and approved by Flood Control. Available mapping and aerial photo's show a natural watercourse originating from the southwest and conveying water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west.

The preliminary WQMP, while primarily used to treat flows, will also address the design of flows through the site to the point where drainage patterns will not result in significant erosion (otherwise the facilities intended to clean the water would fail). Implementation of the WQMP is addressed through the design features on site for the project, including a Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. With the inclusion of these site design features, the project will result in a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA.10.BS GRADE. 6). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application Materials

Findings of Fact:

a) The project proposes the rehabilitation use within many existing structures. While some additional structures are proposed, they will be modular and no permanent structures will be built on the site. Without the need to construct any new structures, there will be very minimal construction impacts that could potentially result in the release of chemicals that perpetuate greenhouse gasses such as carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride. Some septic leach lines will be required for the existing and proposed uses which will require some construction. The use of a backhoe or other machinery may be required. Such use would be temporary and would not result in significant emissions. Because this would be the only construction aspect that results in any GHG release, the construction impacts are less than significant. The operational aspects of the project include rehabilitation of persons housed on the site. Additionally, the staff is housed on the site. So the emissions would be similar to those of a residential use. Greenhouse gasses from this type of use are very minimal and therefore, less than significant. This proposed project does not trigger the need for any additional GHG studies, based on department standard operating procedure.

b) The project will not conflict with AB32, as the use has been in existence for prior to the 1990 target GHG level required by AB32. There are no other adopted County policies or plans that conflict with the proposed use.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not anticipated to involve the routine use, transport, or disposal of hazardous materials and based on the information provided to the Hazardous Materials Division, no permits are required. Therefore, the impact is considered less than significant.
- b) The proposed project is not anticipated to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Part of the rehabilitation program includes vocational training. As a result there are some vehicle repair facilities located on the site, used for training of vehicle repair. Some chemicals such as fuel and antifreeze may be inadvertently discharged into the soil if the site is not properly preventing such discharges. The County Department of Environmental Health has added a condition of approval (COA 80.E.HEALTH.2) to the project requiring special clearance from the department prior to the issuance of any building permits. Such a clearance will address many site issues and concerns including proper address of vehicle chemicals.¹ Therefore, the impact is considered less than significant.
- c) The proposed project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site allows adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed school sites located within one-quarter of a mile of the project site. In addition, the proposed project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Mitigation: Condition of Approval 80.E.HEALTH.2 requires special clearance from the department prior to the issuance of any building permits

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

¹ Based on a phone call between Matt Straite and Mike Mistica of Environmental Health May 2008.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) According to the General Plan, figure S-19, the project is not located within an Airport Influence area, or near an airport. Therefore, no review by the Airport Land Use Commission is required. There will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the GIS Database, the proposed project is not located within an area of the County which is designated as high fire. The proposed project is not subject to risk involved with hazardous fire areas, therefore there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a, d) The Flood Hazard Report concluded that based on available mapping and aerial photo's, a natural watercourse originating from the southwest exists and conveys water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west. This project is located within the Perris Valley Master Drainage Plan (PVMDP). Lateral H-11 of the PVMDP is proposed to the south in Walnut Street and Lateral H 11.1 is proposed to the north in Rider Street. The proposed project will not be altering the site in a way that will significantly alter the drainage patters of the area. Some water quality features will be required for the site, and are reflected in the site design, but these will not alter the patterns of an existing water course.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As a result of the site design, impacts are considered less than significant.

b) The proposed bunk houses and the new paved surface for the fire turnaround combine is more than 5000 sq. ft of impervious area and is considered significant redevelopment and therefore a project specific Water Quality Management Plan (WQMP) will be required. The District received a revised WQMP on July 18, 2013. A Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. The basin is designed to treat the entire site. The District has conditioned for a final WQMP (COA 10.FLOOD RI.6), however, this is a standard condition of approval and not considered mitigation for CEQA purposes. As a result of the site design, impacts are considered less than significant.

c). The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

e, f) The project is not located within a 100 year flood zone. As a result, the impacts are less than significant.

h) The project will include new stormwater treatment control best management practices, but the design of the features will not result in vector concerns or odors as the design of the BMP prevents such issues. As a result, the impacts are less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) According to General Plan Figure S-9, the proposed project is not located within a 100 year flood plain. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site within a floodplain. Therefore, there is no impact.
- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.
- c) The project is not within a 100-year Floodplain. Therefore, the project shall not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam within a floodplain. Therefore, there is no impact.
- d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a) The present use of the land is the rehabilitation facility as it has been operation without the benefit of permits for a number of years. The proposed project does propose some alteration to the site, in form of additional structures; however, the additional structures are not intended to result in the ability to increase the volume of those using the rehabilitation services. The new structures are needed because some of the men studying in the site are currently housed in a structure that is substandard and is no longer intended to act as housing. It is being converted to storage only. A public use permit is permitted in any zone in the County and is therefore consistent with the planned use of the site (see below for the discussion in 28).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is located within the sphere of influence of the City of Perris California. The City has recently expressed interest in annexing the area surrounding the project site. The project was transmitted to the City in 2008 for comment and questions and again in October of 2013. The County received no reply. It is therefore assumed that there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is a faith based drug and alcohol rehabilitation facility that is not funded or licensed by the State. According to Ordinance No. 348, Section 18.29 a public use permit is permitted in any zone.

b) The project has been on site for a number of years. Many of the neighbors have submitted comments supporting the project, as has the Sheriff's department. However, the proposed use may be considered offensive by some. A condition of approval has been added to the project, COA 20.PLANNING.07 that requires a 6 foot perimeter fence/wall to screen the use. Because the use is already existing, the permit has been triggered by a 24 month requirement. Should the wall/fence not be constructed within 24 months, the County will no longer issue any permits for the site. Additionally, 20.PLANNING.08 requires the construction of trash enclosures to further aid the compatibility of the site by screening potentially offensive views. Landscaping has also been required along the front of the project site, however, this is not considered mitigation as this would be required for any use. With this proposed mitigation, the project is considered less than significant.

c) The site is surrounded on the north, east and south by a Business Park (BP) Land Use Designation, to the west the site is medium Density residential (MDR). The surrounding properties have been issued many different kinds of entitlements, most of which have expired. The site surrounding the property is currently vacant. TR30952 for 131 homes has been approved for the 34 acres across the street from the project. The map was approved in 2003 but is still able to record because the State has continued to issue extensions on tentative maps. With the mitigation proposed above, the project will be compatible with surrounding development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site has a Land Use Designation of Rural Community- Very Low Density Residential (RC-VLDR). The intent of this designation is large lot single family residential and ranches. Further, the General Plan explains that the intent of the Rural Community designation is to protect the rural lifestyle of those areas. The site is generally surrounded by properties with a Business Park (BP) designation, with some neighbors featuring a Rural Community foundation. To help assure the perpetuation of the rural lifestyle, Condition of Approval 10.PLANNING.44 has been added to the case which requires the applicant to make all future users of the site aware of the neighbors right-to-farm. This means that standard uses of the neighboring property for agricultural uses cannot be considered a nuisance. With this addition, the project is consistent with the intent of the General Plan Land Use Designation.

e) The project is located in a LAFCO designated Disadvantaged Unincorporated Community (DUC), meaning the community surrounding the project site has an annual median income that is less than 80 percent of the statewide annual household income. However, physically the project is one the eastern boundary of the area and will not separate or divide any existing communities. The use has been on site for a number years and will not be disrupting any patterns. The project is capitalizing on its location in this community to help on a local as well as a regional basis. The intent is to serve the community, so the location in this DUC is ideal for the intent and purposes of the project and the County. There is no impact.

Mitigation: COA 20.PLANNING.07 that requires a 6 foot perimeter fence/wall to screen the use. 20.PLANNING.08 requires the construction of trash enclosures.

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

a) This project site is located within an area of mineral resources designated as zone MRZ-3. The MRZ-3 designation indicates that mineral deposits are likely to exist, however, according to the available geologic information, the significance of the deposit is undetermined. The site is not zoned

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for mineral resources or mining. The project will not interfere with mining operations or expose people to risk associated with mining operations. This project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

b) This project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) This project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) This project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. However, the project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Existing noise levels on the project site mainly derived from vehicular sources along I-215 and Harvill Avenue. Although aircraft noise is audible from planes using MARB, the project site is approximately 2.5 miles from MARB. At this distance, the noise impact from MARB is marginal. According to the MARB Air Installation Compatible Use Zone (AICUZ) Study, the project site is outside the 60 dB CNEL noise contour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the workers of the project will not be exposed to excessive noise levels and the impact is considered less than significant.

b) This project is not located within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

31. Railroad Noise

NA A B C D

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

Findings of Fact:

A Burlington Northern Santa Fe Railroad is located less than one-quarter mile east of the project site. Trains along this railroad create intermittent noise impacts. However, based on the distance and the presence of existing buildings between the project site and the railroad tracks, the workers of the project would not be exposed to excessive noise levels. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The RCIP General Plan established 70 decibels (dB) as the upper limit of "normally acceptable" noise levels for "commercial land uses", such as manufacturing. Based on the RCIP Noise Element, the 70 dB noise contour exists at approximately 300 feet from the highway (I-215) right of way. The project site is more than 1,400 feet away from the I-215 right of way; therefore, the impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: There are no other noise factors that should be considered in this analysis.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

34. Noise Effects on or by the Project

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

The proposed development is located near the I-215 Freeway along Patterson Avenue, between Walnut and Rider Street. The project site is located in the Mead Valley community and is surrounded by industrial and business park uses. The rehabilitation use is not considered a significant noise generator. Noise effects on or by the project will have less than a significant impact on the proposed project. More specifically:

- a) This project will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) This project will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.
- c) There will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) There will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

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

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) The project is located in an area that is currently large lot residential but surrounded by business parks and smaller lot residential. The site is a former ranch, but the rehabilitation use has been ongoing for a number of years. The project will not displace any housing or generate a need for more housing. Five of the project staff stay on the site full time, the others do not stay long enough to consider this resident housing. The project is within a redevelopment area, but the redevelopment agency is no longer in existence. As a result, there will be no housing impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have an impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have an impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Schools

Source: Riverside County Integrated Plan, Safety Element, Figure S-14 "Inventory of School Locations."

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

The proposed project is located within the Val Verde Unified School District. However, this project is not subject to the payment of school fees. Therefore, this project will not impact local schools.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have an impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Library services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The construction of a health services buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site. As a condition of development of the proposed industrial buildings, mitigation fees will have to be paid by the developer to the County for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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necessary capital improvements for public facilities. There is currently not enough information available to analyze potential impacts associated with the development of such public facilities, which may be required as a result of this and other developments in the area. At the time new health service facilities are proposed, the County of Riverside will assess potential environmental impacts associated with their construction.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) This project will have no impact on recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. There are no regional or local trails along the project frontage on Patterson Avenue.

b) This project will have no impact on the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) This project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Therefore, this project will have no impact on a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Circulation Element, Figure C-7 "Trails and Bikeway System." Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated or proposed recreational trails on the project site. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not conflict with any plans, policies or ordinances as the project frontage on Patterson Ave. is minimal, and the right of way is sufficient and the project will not be generating sufficient traffic volume to impact traffic. The men are in temporary residence without their vehicles. Thus, this project will have less than a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) Based on the analysis in a, this project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- c) This project is located within the March Air Reserve Base Influence Area. As such, this project has been reviewed by the Airport Landuse Commission (ALUC). It has been determined by ALUC that this project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) This project will not alter waterborne, rail or air traffic.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project only features a small amount of frontage on A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Ave.
- f) No additional road improvements will be required at this time along A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue due to existing improvements. Therefore, this project will result in new or altered maintenance of roads.
- g) As existing improvements are in place on A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue, this project is not anticipated to cause an effect upon circulation during the project's construction.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

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

Monitoring: No monitoring required.

44. Bike Trails

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

Findings of Fact:

There are no designated or proposed bike trails on the project site. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) Water treatment facilities and potable water services will be provided to the proposed development by Eastern Municipal Water District (EMWD). The proposed project will connect to the existing water line in A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue and will not require new or expanded water treatment facilities as development of the project site was included in EMWD's Urban Water Management Plan (UWMP). Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area which will supply potable water to the project site. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the RCIP to project future water demand. Since the project is consistent with the designated land use in the RCIP, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation required.

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

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

The proposed project features a host of existing structures and two proposed structures. The existing structures all run on 2 septic systems. According to Environmental Health there are no permits on file for the existing septic systems, which could potentially have significant impacts. Conditions of approval have been added to reduce the potential impacts to less than significant. These conditions include 10.E HEALTH.03 which requires relation of onsite wastewater treatment systems such that vehicles are not driving over them. 80.E HELATH.2 requires that a C42 certification for all existing septic systems be conducted within 12 months or less of the time of approval. Condition of approval 10.E HEALTH.03 requires that the new septic systems comply with County requirements. Lastly, condition of approval 80.E HELATH2 requires Environmental Health to clear any building permits. This will assure that all aspects of the septic use are monitored.

Mitigation: 10.E HEALTH.03 which requires relation of onsite wastewater treatment systems such that vehicles are not driving over them. 80.E HELATH.2 requires that a C42 certification for all existing septic systems be conducted within 12 months or less of the time of approval. Condition of approval 10.E HEALTH.03 requires that the new septic systems comply with County requirements. Condition of approval 80.E HELATH2 requires Environmental Health to clear any building permits.

Monitoring: Monitoring will be administered through the Building and Safety Plan check process and with oversight by Environmental Health.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Solid waste services will be managed by the Riverside County Waste Management Department and solid waste from the project site will most likely be disposed of at the El Sobrante landfill located east of I-15, south of the City of Corona. The El Sobrante Landfill is permitted to receive 10,000 tons of refuse per day, of which 4,000 tons per day are dedicated to refuse generated from within Riverside County. The landfill's total capacity is about 109 million tons (185 million cubic yards); of which 48 million tons (44 percent) are reserved for in-county waste. The daily average for in-county waste is 2,815 tons. The El Sobrante Landfill's remaining life is estimated to be about 30 years. According to the California Integrated Waste Management Board, the proposed project is estimated to dispose of 1.15 tons of solid waste per day, which is 0.03% of the County's daily allotment. Therefore, the El Sobrante landfill has sufficient capacity to accommodate the project's solid waste disposal needs and the impacts are considered less than significant.

b) Federal, State and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The project will comply with all regulatory requirements regarding solid waste and the impact is reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

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

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

Source: Staff review of application materials.

Findings of Fact:

a) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will use existing natural gas service provided by Southern California Gas Company. Since service already exists for the project site, extending natural gas service to the project is considered a less than significant impact.

c) The proposed project will use existing communications service provided by Verizon. Since service exists within the project area, extending communications service to the project is considered a less than significant impact.

d) The proposed project will not need to provide storm drain service, but will be contributing to the Perris Valley Master Drainage Plan (MDP). On-site storm water drainage (see WQMP) will not require the expansion of existing County Flood Control facilities, nor require new facilities, and potential impacts related to the construction of storm water facilities are considered less than significant.

e) No new street lighting along the project's frontage on Patterson Avenue is required. Therefore, the impact is considered less than significant.

f) The roads in the project vicinity are maintained by Riverside County. Although the proposed project will result in increased traffic along public roads, project-generated traffic represents a small percentage of the cumulative traffic in the project vicinity. Therefore, the proposed project will not result in a significant increase in the maintenance of public facilities and the impact is considered less than significant.

g) No other governmental services are expected to be required for the proposed project, and therefore no impacts are anticipated.

h) The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings and there are no energy conservation plans associated with the MVAP which would affect the project site. Therefore, no impacts to energy conservation plans are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

At the time this document was created there were no requirements in the County for energy conservation. Title 24 and the California Green code will impact any new construction for the project site. Compliance with these codes are mandatory and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

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

OTHER

50. Other:

Source: Staff review

Findings of Fact: No other impacts were identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Project materials identified throughout the CEQA document.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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*I can do all things
through Christ who
strengthens me.
Philippians 4:13*

U-TURN FOR CHRIST

A Ministry Of Restoration

September 14, 2006

County of Riverside
Transportation and Land Management Agency
Planning Department
Attn: Kimberlin Tran

Re: Public Us Permit No. 00883

Dear Kimberlin Tran,

After thorough investigation of the requirements for licensing, and attendance of an orientation for licensure, as well as confirming my findings with Theresa Aguiar, licensing analyst; I can now respond to the request for clarity on the following items.

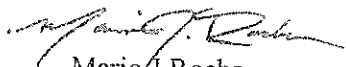
First, U-Turn For Christ is a non-profit organization. Second, U-Turn For Christ is not considered a half-way house. We are considered a community care facility / group home. Thirdly, we are able to house fifty (50) men. Lastly, according to the California Department of Social Services' Community Care Facilities Licensing Manuals, Title 22, Division 2, Chapter 1, Article 2, Section 80007 (a) (5), "Any facility conducted by and for the adherents of any well-recognized church or religious denomination for the purpose of providing facilities for the care or treatment of the sick who depend upon prayer or spiritual means for healing in the practice of the religion of such church or denomination."; is exempt from licensure.

In addition, the Department of Alcohol and Drug Programs based in Sacramento California; following an inquiry, determined that this facility is not subject to licensure because it does not provide any for the services defined in the California Code of Regulations, Title 9, Section 10501 (a) (5), verified in a letter dated September 1, 1999, included with this response.

I hope this information is helpful and will further our progress in obtaining our Public Use Permit. If I can be of additional assistance, please contact me at your convenience. I can be contacted at mariojrocha@earthlink.net or my cell phone, 951-378-9083.

May The Love Of Jesus Shine On And Through You

Respectfully,



Mario J Rocha
Associate Pastor
Senior Administrator

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

0003798

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PuP00883 DATE SUBMITTED: 5/22/06

APPLICATION INFORMATION

Applicant's Name: U-Turn For Christ E-Mail: uturnforchrist@earthlink.net

Mailing Address: 20170 Patterson Ave.

Perris Street CA 92570
City State ZIP

Daytime Phone No: (951) 942-7097 Fax No: (951) 940-1575

Engineer/Representative's Name: Mario J Rocha E-Mail: mariojrocha@earthlink.net

Mailing Address: 20170 Patterson Ave.

Perris Street CA 92570
City State ZIP

Daytime Phone No: (951) 378-9083 Fax No: (951) 940-1575

Property Owner's Name: U-Turn For Christ E-Mail: uturnforchrist@earthlink.net

Mailing Address: 20170 Patterson Ave.

Perris Street CA 92570
City State ZIP

Daytime Phone No: (951) 943-7097 Fax No: (951) 940-1575

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

To operate a Christ-centered Discipleship Ranch designed to help men struggling with drug and alcohol addiction.

Related cases filed in conjunction with this request:

Is there a previous development 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) _____

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) approx. 300'

Will the proposal 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

Estimated amount of fill = cubic yards None

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

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
NA

What is the anticipated route of travel for transport of the soil material?
NA

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

DATE: October 7, 2008

TO

Riv. Co. Fire Dept.
Riv. Co. Flood Control
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Programs Dept.

P.D. Archaeologist
P.D.. Geologist
Riv. Co. Transportation
Building & Safety – Grading

Riv. Co. Parks & Recreation
P.D. Landscape Architects – Ron Dyo

PUBLIC USE PERMIT NO. 883, AMENDED NO. 1 – 40877 – Applicant: U-Turn For Christ – Engineer/
Representative: Mario J. Rocha – First Supervisorial District – North Perris Zoning Area – Mead Valley
Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location:
Southerly of Rider Street, easterly of Patterson Avenue, and westerly of Harvill Avenue – 4.62 Gross
Acres – Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) – **REQUEST:** The Public Use Permit
proposes to permit an existing community care facility/group home. The facility consists of the following
existing structures which total 4,000 square feet: an office, two (2) dorm houses, a chapel, a kitchen, five
(5) ancillary storage sheds, and a one-car garage. The project also includes existing pig and goat pens,
chicken coupes, sports activity areas, and an outdoor gym. - APN: 317-230-022, -023

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 **10-30-08**
LDC Comment Agenda deadline, 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 **Nicole
Berumen, (951) 955-0545**, or e-mail at **nberumen@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

July 25, 2007

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

RE: Public Use Permit (PUP) No. 883

Proposal: Expand an existing rehabilitation center by constructing 3 lodges ranging in size from 1,800 sq ft to 2,000 sq ft; a 1,000 sq ft kitchen, 3 storage units of 100 sq ft to 1,000 square feet in size, and two buildings, one 2,250 sq ft and the other 9,375 sq ft in size to be used for storage and as multipurpose rooms
APN: 317-230-022, -023

Dear Mr. Gonzalez:

The Riverside County Waste Management Department has reviewed the proposed project located north of Placentia Street, south of Rider Street, east of Patterson Avenue, and west of Harvill Avenue, in the North Perris Zoning District. The proposed project is a commercial use, and as such it is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

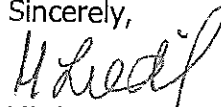
The Department recommends that the following conditions of approval be attached to the project:

- 1. Prior to issuance of a building permit for EACH commercial building,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. Prior to final inspection for EACH commercial building,** 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 and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to the issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
- b) Prior to **occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. 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.
6. 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) 486-3284.

Sincerely,



Mirtha Liedl, Planner



"No Excuses"

BOARD OF EDUCATION:

Stacey L. Guzman
Marla D. Kirkland
Jo Ann S. McAnlis
Wraymond Sawyerr
D. Shelly Yarbrough

C. Fred Workman, Ed.D.
Superintendent

David Marshall
Deputy Superintendent
Education Services &
Human Resources

Susan Balt, Ph.D.
Director, Special Education

Carroll Brown, Ed.D.
Assistant Superintendent
Elementary Education

Robert Nichols
Assistant Superintendent
Secondary Education

Patricia Ralphs
Administrator,
Human Resources

Scott Scambray
Assistant Superintendent
Testing & Accountability

Norman Towels, Ph.D.
Assistant Superintendent
Student Services

Mike Boyd
Deputy Superintendent
Business Services

Bill Angel
Director, Business Services

David Bazan
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Information Technology

Michael Bazan
Director, Risk Management

Todd Butcher
Director,
Maintenance & Operations

Brian Fountain
Director, Security

Sandee Hackett
Director, Facilities

Robert Quanstrom
Director, Food Services

Stacy Strawderman
Director,
Purchasing & Warehouse

Val Verde Unified School District

975 W Morgan Street Perris, CA 92571 951-940-6100

July 31, 2007

Josias Gonzalez, Project Planner
RIVERSIDE COUNTY PLANNING DEPT.
9th Floor, CAC - P.O. Box 1409
Riverside, CA 92502-1409

Re: Case No.: Public Use Permit 883, EA40877
Project: Expand Rehabilitation Center
Location: N Placentia; S Rider; E Patterson, W Harvill
Applicant: U-Turn for Christ
APN: 317 230 022, 023

Dear Mr. Gonzales:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be appraised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District.
3. The Val Verde Unified School District in accordance with SB 50 has established Level II fees with the Office of Public School Construction (OPSC). The Val Verde Board of Education resolved to adopt Level II fees of \$6.00 per square foot for residential development, which represents developers' responsibility for 50% of the cost to mitigate the effect of their residential development. Presently, all of the Val Verde Unified School District facilities are at or near capacity. Future student housing mitigation must be satisfied to insure a safe and quality learning environment for the students of the Val Verde Unified School District. Developers within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.
4. A facility may be exempt from school fees if it is not for residential, commercial or industrial purposes. Per CA Government Code 65995, "Residential, Commercial, or industrial construction does not include any facility used exclusively for religious purposes that is thereby exempt from property taxation under the laws of this state, any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code, or any facility that is owned and occupied by one or more agencies of federal, state or local government."

Thank you for requesting our input concerning this project. Additionally, we would appreciate being kept apprised of the progress of this development to allow for future student housing.

Should you have any questions or concerns regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,


Sandee Hackett
Director, Facilities

SH:gcj

cc: Developer File
C. Fred Workman, Superintendent
Mike Boyd, Deputy Superintendent, Business Services

DEPARTMENT OF ALCOHOL AND DRUG PROGRAMS

1700 K STREET
SACRAMENTO, CA 95814-4037
TDD (916) 445-1942
(916) 322-2911



September 1, 1999

Pastor Gerry Brown, Director
Calvary Chapel
U-turn for Christ
20170 Patterson Avenue
Perris, California 92570

Dear Pastor Brown:

Recently I visited your facility, located at 20170 Patterson Avenue, Perris, California 92570, to determine whether it is subject to licensure under the California Health and Safety Code, and Title 9 of the California Code of Regulations. After reviewing the information obtained, the Licensing and Certification Branch has determined that this facility is not subject to licensure at this time because it does not provide any of the following services as defined in the California Code of Regulations, Title 9, Section 10501 (a) (5): detoxification, group sessions, individual sessions, educational sessions, and recovery or treatment planning.

Health and Safety Code Section 11834.30 prohibits operating, establishing, managing, conducting or maintaining an alcoholism or drug abuse recovery or treatment facility in California without first obtaining a current, valid license. Therefore, please be advised that if you wish to provide any of the above-defined services in the future, you must submit an application to our Branch prior to instituting the service(s).

Thank you for your cooperation in this matter. Should you have any questions, please contact me at (916) 445-0431.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis L. Dunn".

DENNIS L. DUNN
Complaint Coordinator
Licensing and Certification Branch
Complaint Investigations Section

cc: Complaint File

To: Whom It May Concern
From: Deputy Sheriff David Harrison
Subject: U-Turn For Christ
Date: April 19, 2004



This memo is on behalf of U-Turn for Christ located at 20170 Patterson Ave., in Perris California.

From 2000 through 2003 I was assigned as a Deputy Sheriff to the Perris Sheriff & Police Station. During that period of time, on several occasions, I transported numerous individuals to the U-Turn Ranch. These individuals had not committed crimes, nor were they wanted by the criminal justice system for any reason. They were person's that were homeless and living on the street.

In an effort to keep these individuals from becoming victims of crimes or even committing crimes themselves, I would take them to the U-Turn Ranch where they would be given hot meals, showers, clean clothing, and a bed. After that the staff at the Ranch would either find work for these people or allow them to work at the Ranch until such time that they were able to sustain themselves.

I have personally been involved with U-Turn For Christ and am fully aware of their efforts to restore the lives of individuals struggling with addictions and rebellious behavior. This ministry operates a well-kept facility that is an asset to the community, and to my knowledge has never had any negative contact with law enforcement. I can, with confidence, recommend their continued operation in our community.


David Harrison

David Harrison, Deputy Sheriff

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,


Signature

04/15/04
Date

Jeffrey McCumiskey
Print Name

20111 Patterson Ave
Address
PERRIS CA 92570

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,

Naomi R. McCumiskey
Signature

4-15-04
Date

Naomi R. McCumiskey
Print Name

20111 Patterson Ave
Address

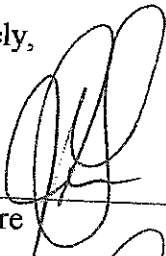
Perris Calif.

92570

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,



Signature

04-12-04
Date

Print Name

Jose Guvvara

Address

20281 Patterson Ave

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,

Juan Herrera
Signature

4-12-04
Date

Juan Herrera
Print Name

20401 Patterson Ave 92570
Address

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,

Thomas H. Moore
Signature

4-14-04
Date

THOMAS H. MOORE
Print Name

20030 Patterson Ave
Address

To Whom It May Concern,

This letter is on behalf of U-Turn For Christ located at 20170 Patterson Ave., in Perris, California. I live next / near to this facility and am supportive of their efforts to beautify the community and assist in restoring lives of individuals struggling with addictions. This ministry operates a well kept facility that is no threat to me or the community. I have never had any problems with them and can confidently recommend their continued operation in our community.

Sincerely,



Signature

4-12-04

Date

ROBERT. ESTRADA

Print Name

20210. PATTERSON. AVE

Address

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/22/2014,

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

APN (s) or case numbers PUP00883 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

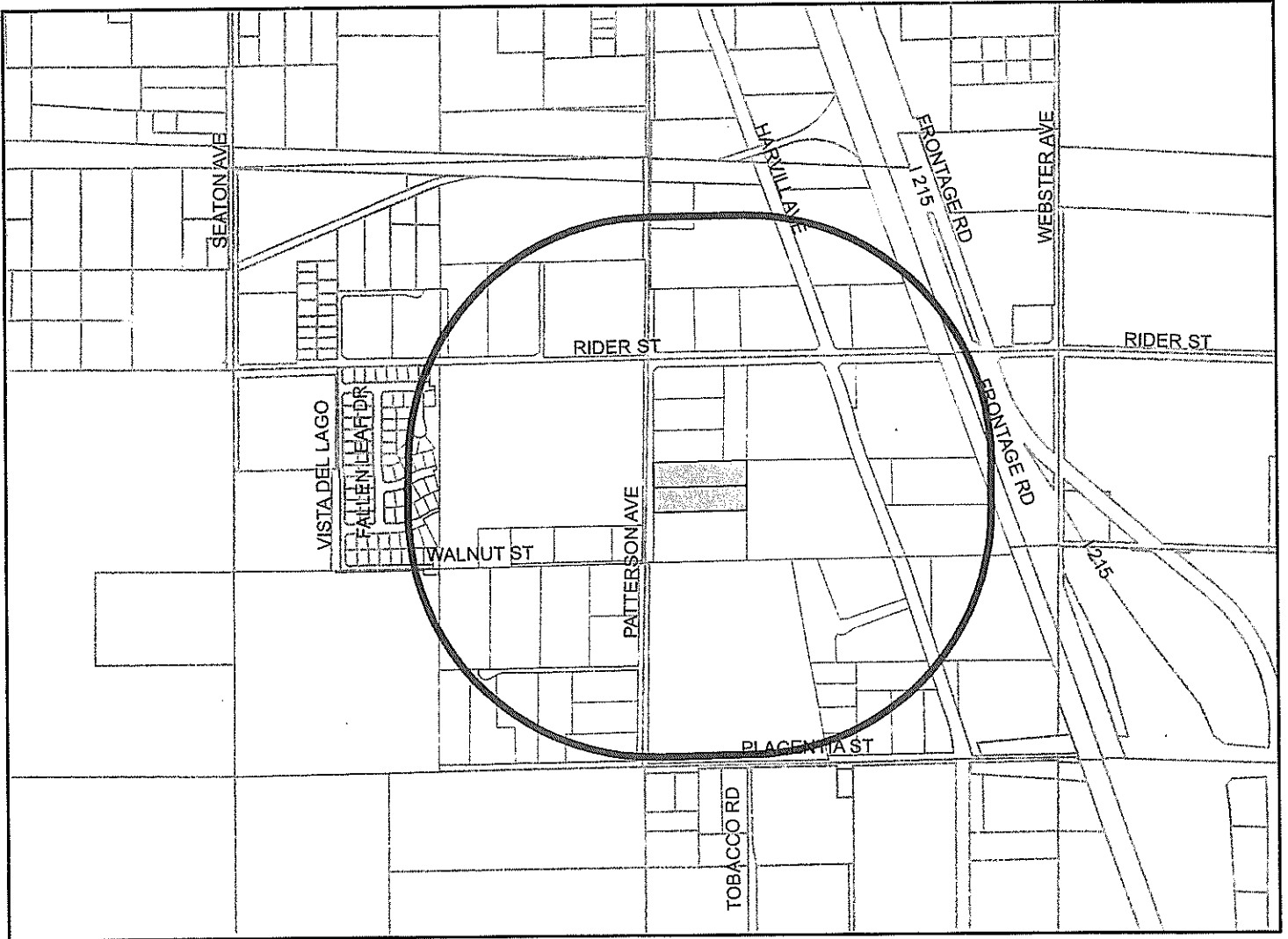
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
mstrait
e of 1/27/14*

PUP00883 (1600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 317-240-044 | 317-210-011 | 317-323-009 | 317-210-018 | 317-210-022 | 317-210-023 | 317-150-006 | 317-230-018 | 317-323-004 | 317-321-008 |
| 317-322-006 | 317-240-017 | 317-240-028 | 317-240-029 | 317-240-041 | 317-220-012 | 317-230-021 | 317-323-001 | 317-322-019 | 317-230-044 |
| 317-230-046 | 317-230-047 | 317-322-002 | 317-230-020 | 317-240-019 | 317-220-025 | 317-323-007 | 317-230-036 | 317-170-024 | 317-170-040 |
| 317-170-041 | 317-170-042 | 317-322-007 | 317-150-054 | 317-150-055 | 317-150-056 | 317-150-057 | 317-230-038 | 317-220-009 | 317-323-008 |
| 317-220-010 | 317-220-013 | 317-324-014 | 317-220-018 | 317-220-020 | 317-220-021 | 317-220-022 | 317-220-023 | 317-322-005 | 317-220-008 |
| 317-220-016 | 317-240-045 | 317-323-003 | 317-240-043 | 317-323-010 | 317-324-002 | 317-322-001 | 317-324-003 | 317-170-031 | 317-170-020 |
| 317-170-023 | 317-150-007 | 317-170-032 | 317-240-021 | 317-210-008 | 317-210-010 | 317-240-013 | 317-240-015 | 317-230-049 | 317-220-008 |



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

ASMT: 317150006, APN: 317150006
BARBARA BROOKER, ETAL
19971 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317210008, APN: 317210008
NAOMI MCCUMISKEY
20111 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317150054, APN: 317150054
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 20
EL MONTE CA 91731

ASMT: 317210011, APN: 317210011
BRADLEY SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

ASMT: 317150057, APN: 317150057
GROUP V SAN BERNARDINO
4900 SANTA ANITA AVE 2C
EL MONTE CA 91731

ASMT: 317210023, APN: 317210023
CADO PERRIS
C/O ALEX ZIKAKIS
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 317170023, APN: 317170023
MOARK
12005 CABERNET DR
FONTANA CA 92337

ASMT: 317210024, APN: 317210024
RAYMOND ESPINOZA
P O BOX 127
E IRVINE CA 92150

ASMT: 317170031, APN: 317170031
MCANALLY FAMILY FARMS INC
C/O CARL LOFGREN
P O BOX 5167
RIVERSIDE CA 92517

ASMT: 317220008, APN: 317220008
GRISELDA CALDERA, ETAL
23265 WALNUT ST
PERRIS, CA. 92570

ASMT: 317170032, APN: 317170032
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 317220009, APN: 317220009
MONICA RODRIGUEZ, ETAL
23333 WALNUT AVE
PERRIS, CA. 92570

ASMT: 317170042, APN: 317170042
GRANITE PATTERSON
C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

ASMT: 317220010, APN: 317220010
MICHELLE SADLER, ETAL
17310 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

ASMT: 317220012, APN: 317220012
ROSITA TOLBERT, ETAL
20281 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317230019, APN: 317230019
THOMAS MOORE
20030 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317220013, APN: 317220013
MICHELLE SADLER, ETAL
20335 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317230020, APN: 317230020
EDUARDO ARRIZON
20050 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317220016, APN: 317220016
MARIA HERRERA, ETAL
20401 PATTERSON AVE
PERRIS, CA. 92571

ASMT: 317230021, APN: 317230021
DEBORAH ESCHRICH
23615 RIDER ST
PERRIS, CA. 92570

ASMT: 317220017, APN: 317220017
LETICIA RAZO, ETAL
20441 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317230023, APN: 317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317220018, APN: 317220018
GUADALUPE BUENROSTRO, ETAL
23430 PLACENTIA ST
PERRIS, CA. 92570

ASMT: 317230026, APN: 317230026
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317220023, APN: 317220023
JERRY CONANT
P O BOX 7908
RIVERSIDE CA 92513

ASMT: 317230036, APN: 317230036
GLENDA NASH
P O BOX 1563
WILDOMAR CA 92595

ASMT: 317220025, APN: 317220025
FR CAL 3 DAY STREET
C/O FIRST INDUSTRIAL REALTY TRUST
515 S FIGUEROA ST NO 1600
LOS ANGELES CA 90071

ASMT: 317230038, APN: 317230038
GROWTH MANAGEMENT CO
C/O JAHANGEER SHAHIDZADEH
1775 E LINCOLN AVE NO 201
ANAHEIM CA 92805



ASMT: 317230047, APN: 317230047
EAGLE PACIFIC INDUSTRIES INC
C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

ASMT: 317240020, APN: 317240020
PATSY WILLIAMS, ETAL
20463 SHARON ANN LN
PERRIS CA 92570

ASMT: 317230048, APN: 317230048
PWE QRS 1485 INC, ETAL
5200 W CENTURY 10TH FL
LOS ANGELES CA 90045

ASMT: 317240021, APN: 317240021
NAOMI BARNES
20491 SHARON ANN LN
PERRIS, CA. 92570

ASMT: 317230049, APN: 317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

ASMT: 317240041, APN: 317240041
DEBRA SAMARIN, ETAL
603 REPOSADO
LA HABRA HEIGHTS CA 91633

ASMT: 317240001, APN: 317240001
ROBERT BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

ASMT: 317240043, APN: 317240043
NANCY ASHMAN, ETAL
17 E RIDGE CT
DANVILLE CA 94526

ASMT: 317240015, APN: 317240015
OAKMONT PERRIS HARVIL STREET
C/O MYERS VIANI PHILLIPS
P O BOX 7788
NEWPORT BEACH CA 92568

ASMT: 317240044, APN: 317240044
M INDUSTRIES, ETAL
C/O PREMIER LAMINATING
20343 HARVILL AVE
PERRIS, CA. 92570

ASMT: 317240017, APN: 317240017
CLIVE HARROLD
20395 SHARON ANN LN
PERRIS, CA. 92570

ASMT: 317240045, APN: 317240045
KUMIVA GROUP
1612 W PICO BLVD
LOS ANGELES CA 90015

ASMT: 317240019, APN: 317240019
PATRICIA SMITH, ETAL
19781 LA TIERRA LN
YORBA LINDA CA 92866

ASMT: 317321008, APN: 317321008
RAQUEL TAFOYA, ETAL
23236 NORRISGROVE DR
PERRIS, CA. 92570



ASMT: 317322001, APN: 317322001
MARIA MARTINEZ
23249 NORRISGROVE DR
PERRIS, CA. 92570

ASMT: 317322017, APN: 317322017
FRANCISCA DECABALLERO, ETAL
18286 CAJALCO RD
PERRIS CA 92570

ASMT: 317322002, APN: 317322002
IMOGENE RICHARD, ETAL
20118 SWALLOW HILL CIR
PERRIS, CA. 92570

ASMT: 317322018, APN: 317322018
SERGIO AGUAYO
23236 WILDWOOD LN
PERRIS, CA. 92570

ASMT: 317322003, APN: 317322003
MARTHA JORDAN, ETAL
1725 N 750 E
GREENTOWN IN 46936

ASMT: 317322019, APN: 317322019
DORA CRESPO
23248 WILDWOOD LN
PERRIS, CA. 92570

ASMT: 317322004, APN: 317322004
SAFEHAVEN
P O BOX 7966
NEWPORT BEACH CA 92658

ASMT: 317323001, APN: 317323001
KIM DRISCOLL, ETAL
23247 WILDWOOD LN
PERRIS, CA. 92570

ASMT: 317322005, APN: 317322005
CHARLES SALTOS, ETAL
20081 SWALLOW HILL CIR
PERRIS, CA. 92570

ASMT: 317323002, APN: 317323002
RAYMOND MENDEZ
23231 WILDWOOD LN
PERRIS, CA. 92570

ASMT: 317322006, APN: 317322006
EMMA WRIGHT, ETAL
20065 SWALLOW HILL CIR
PERRIS, CA. 92570

ASMT: 317323003, APN: 317323003
LAURA ZERMENO
23215 WILDWOOD LN
PERRIS, CA. 92570

ASMT: 317322007, APN: 317322007
JENNIFER MERMILLIOD, ETAL
23209 NORRISGROVE DR
PERRIS, CA. 92570

ASMT: 317323004, APN: 317323004
JANICE JOHNSON, ETAL
2373 HIALEAH CIR
NORCO CA 92860



ASMT: 317323007, APN: 317323007
JUANITA STARR, ETAL
23208 SUNNY CANYON ST
PERRIS, CA. 92570

ASMT: 317324014, APN: 317324014
MARY SPATES, ETAL
23210 WALNUT AVE
PERRIS CA 92270

ASMT: 317323008, APN: 317323008
IGNACIO RAMOS
23224 SUNNY CANYON ST
PERRIS, CA. 92570

ASMT: 317324015, APN: 317324015
MARITZA AOYAGI, ETAL
4000 PIERCE ST SP 294
RIVERSIDE CA 92505

ASMT: 317323009, APN: 317323009
BRIAN BISHOP
23236 SUNNY CANYON ST
PERRIS, CA. 92570

ASMT: 317324016, APN: 317324016
TAMERA GERBING
23238 WALNUT ST
PERRIS, CA. 92570

ASMT: 317323010, APN: 317323010
LUIS GALVEZ
29605 VIA SONROSEO
SUN CITY CA 92586

ASMT: 317324001, APN: 317324001
ROBERT GOLIGHTLY
23237 SUNNY CANYON ST
PERRIS, CA. 92570

ASMT: 317324002, APN: 317324002
JESUINA CAPOTE, ETAL
23223 SUNNY CANYON ST
PERRIS, CA. 92570

ASMT: 317324003, APN: 317324003
MAIRA GRACIANO, ETAL
23209 SUNNY CANYON ST
PERRIS, CA. 92570

1/6/2014 4:20:26 PM

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

City of Perris
101 N. D St.
Perris, CA 92570-1917

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

U-Turn for Christ
20170 Patterson Ave.
Perris CA 92570

Nick Tavaglione
NL Tavaglione Consulting
210 Claerwater Ave.
Riverside, CA 92506



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Public Use Permit No. 883, Environmental Assessment No. 40877

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

U-Turn for Christ
Project Applicant

20170 Petterson Ave. Perris CA 92570
Address

Northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue
Project Location

PUBLIC USE PERMIT NO. 883 is a proposal to entitle an existing drug and alcohol rehabilitation facility. U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of 50 men that can be housed onsite and 5 full time volunteer staff also housed on site. "Existing Bunk House 1", houses volunteer staff in the upstairs loft. The lower level of this building is split into two sections with the westerly half housing 5 bunk beds & 10 men, and the easterly half is used for storage. This building also has 1 bathroom and showers. "New Bunk House 2" & "New Bunk House 3" are proposed modular structures with new septic lines, and are intended to replace the use of a structure onsite that currently housing men in a substandard condition, which will be converted to storage. Each new modular will feature 1 restroom, showers and housing for 20 men. The existing office building contains 4 offices, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am & 3:00 pm. The existing kitchen building is where all meals are prepared. The existing garage is where all vehicles are serviced and used for any offsite volunteer work the men participate in. The existing Chapel building is used for daily Bible teaching and special counsel meetings and for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property. All other structures are existing and proposed for inclusion in the PUP; they include, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers. The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate immediate family visits on Sundays, between the hours of 12:00 pm and 5:00 pm, to visit the enrollees.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2181.25+\$50).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/ms Revised 1/06/2014 Y:\Planning Case Files-Riverside office\PU00883\PC\NOD Form.docx

Please charge deposit fee case#: ZEA40877 ZCFG04295 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0609207

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

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

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

Received from: U-TURN FOR CHRIST \$64.00
paid by: CK 10462
CALIFORNIA FISH AND GAME FOR EA40877
paid towards: CFG04295 CALIF FISH & GAME: DOC FEE
at parcel: 20170 PATTERSON AVE PERR
appl type: CFG3

By _____ May 22, 2006 13:15
MGARDNER posting date May 22, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1203781

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

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

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

Received from: U-TURN FOR CHRIST \$2,101.50
paid by: CK 3451
CALIFORNIA FISH AND GAME FOR EA40877
paid towards: CFG04295 CALIF FISH & GAME: DOC FEE
at parcel: 20170 PATTERSON AVE PERR
appl type: CFG3

By _____ May 03, 2012 14:28
MGARDNER posting date May 03, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1400430

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: U-TURN FOR CHRIST \$65.75
paid by: CK 4076
paid towards: CFG04295 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA40877
at parcel #: 20170 PATTERSON AVE PERR
appl type: CFG3

By _____ Jan 15, 2014 15:04
MGARDNER posting date Jan 15, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$65.75

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

Additional info at www.rctlma.org

Agenda Item No.: 3.3
Area Plan: Riverside Extended Mountain
Zoning Area: Idyllwild District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: March 19, 2014

APPEAL OF PLOT PLAN NO. 25210
Environmental Assessment No. 42544
Applicant: Jung Hwan Choi
Engineer/Representative: Hyung Jin Seo

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's approval of Plot Plan No. 25210 on December 2, 2013, which proposes to convert an existing 2,606 square foot 2-story apartment building to five (5) unit resort/hotel with one (1) manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. It also includes architectural enhancement that includes the Vinyl Log Cabin Siding (Cypress - Beige Color) and River Rock veneer along the bottom section, new front balcony with wooden railing, new wooden railing along the 1st floor front with large wood posts, new windows with Harde board plank trim, and new paint color of earth tones (beige and brown-red).

The project is located generally at the northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 in the area of Idyllwild within the County of Riverside.

The staff reports, memorandums and environmental documents provided to the Planning Director are attached hereto and incorporated herein by reference.

ADDITIONAL INFORMATION:

On October 7, 2013, the item was heard and continued to the November 4, 2013 Director's Hearing to allow additional time for the applicant to provide options and enhance the architecture of the existing building to keep with the "Rustic Mountain Resort" look.

On November 4, 2013, the item was continued to the December 2, 2013 Director's Hearing to allow additional time to reevaluate the architecture enhancements.

On December 2, 2013, the item was heard and approved at the Planning Director's Hearing. No one spoke in favor or in opposition of the project and the project was approved subject to conditions of approval set forth in the staff report and two (2) additional conditions as a part of a memorandum dated December 2, 2013 was introduced at the hearing.

On December 4, 2013, an approval letter with a ten (10) day appeal period was sent to the applicant.

On December 12, 2013, the Planning Department received a letter of appeal of the Plot Plan No. 25210 on the basis that the project "...may not be consistent nor compatible with the surrounding area..."

On January 15, 2014, the Planning Commission open the public hearing and received comments and continued the item to March 19, 2014 Planning Commission meeting to allow additional time for on-site meeting to discuss the alternatives.

On February 15, 2014, the applicant and Commissioner Petty met on site to discuss the alternative architecture features. The applicant is making modifications per discussion with Commissioner Petty.

On February 27, 2014, staff received (via email) preliminary changes that both the applicant and Commissioner Petty discussed at the site visit. The changes are identified and listed on the Attachment A.

LAND USE SUMMARY:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the north, east, and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit Per Acre) to the south. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the north, east and west
Village Tourist Residential (R-3A) to the south |
| 5. Existing Land Use: | 5 Unit Apartment Complex |
| 6. Surrounding Land Use: | Commercial development to the west; and Single Family Residences to the south; and resort/hotel to the east; and Vacant to the north. |
| 7. Project Data: | Total Acreage: 0.41 acres
Project Size: 2,606 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATION:

CONSIDER THE APPEAL and uphold, reverse or modify the Planning Director's decision and if appropriate, direct staff to make any necessary revisions to the findings, conclusions and environmental documents presented to the Planning Director.

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Subsidence Area;
 - e. A Flood Zone;
 - f. A Liquefaction area;
 - g. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);

- h. The Stephens Kangaroo Rat Fee Area;
 - i. A Fault Zone; or,
 - j. An Airport Influence Area.
3. The project site is located within:
- a. A County Service Area No. 36 (Idyllwild);
 - b. A High Fire Area;
 - c. The DIF (Development Impact Fee Area Ord. 659) Remap; and,
 - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 565-171-006.

HK: hk

Y:\Planning Case Files-Riverside office\PP25210\DH-PC-BOS Hearings\DH-PC\Staff Report PC PP25210 031914.docx

Date Prepared: 08/23/13

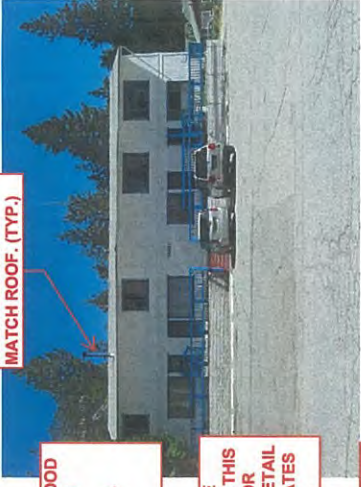
Date Revised: 3/4/2014

PAINT FLUES ABOVE ROOF. COLOR TO MATCH ROOF. (TYP.)

MINIMUM 2X6 WOOD TRIM. HALF LOG TRIM RECOMMENDED. (TYP. AT ALL ELEVATIONS)

ADD COMPOSITE WOOD DECK ON THIS FRONT CORRIDOR AND PROVIDE DETAIL HOW IT TERMINATES AT BRICK WALL.

PLANTER TO BE PROVIDED IN FRONT OF BRICK WALL.



03 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

REMOVE SATELLITE DISHES.



03 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



PAINT EXISTING GUTTER TO MATCH WOOD SIDING.

CHANGE TO WOOD OR COMPOSITE WOOD SIDING TO BLEND TOGETHER WITH NATURE AROUND.

NEW INSULATED GLASS WINDOW. (TYP.)

WATER/SAND BLAST EXISTING BRICK TO CLEAN AND PAINT TO MATCH SIDING.

SEAL ASPHALT IN FRONT.

WHEEL STOP TO BE REMOVED SINCE THERE IS CURB FOR PLATER.

02 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW WOOD FENCE. (TYP. AT ALL ELEVATIONS)



NEW WINDOW WITH MINIMUM STC RATING SPECIFIED IN ACOUSTIC REPORT. (TYP. AT ALL ELEVATIONS)

EXISTING WOOD SIDING TO BE REFINISHED (TYP.)
NEW WINDOW (HIGHLIGHT WITH LETTER A) (TYP.)
NEW DOOR (HIGHLIGHT WITH LETTER B) (TYP.)
NEW WOOD FENCE TRIM (TYP.)

PROVIDE WOOD FENCE AT BARK YARD AROUND PROPERTY FOR PRIVACY.

04 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

Date:	Drawn by:
Project Number:	Checked by:
201112.01	
Sheet Title:	
ELEVATIONS	
Sheet Number:	
A1	



JS ARCHITECT
11500 Midway Park, CA, 92513
(951) 927-1100

Idyllwild Resort Hotels Conversion
26500 Idyllwild Rd., Idyllwild,
CA 92549

Prepared for: Jung Hwan Choi

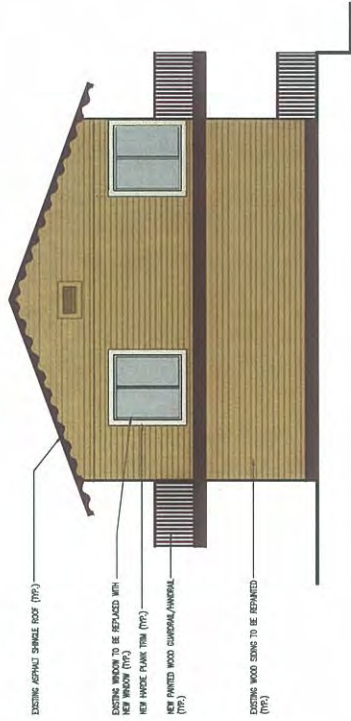
CASE: PP25210
ATTACHMENT: A
DATE: 02/27/14
PLANNER: H. P. KANG



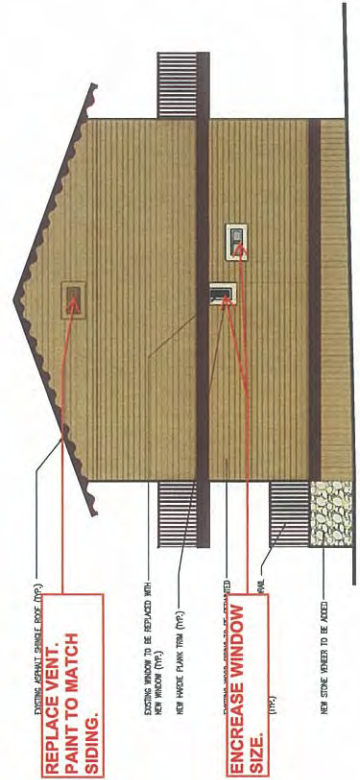
01 EXISTING NORTH ELEVATION
REF.
SCALE: N.E.



03 EXISTING SOUTH EAST ELEVATION
REF.
SCALE: N.E.



02 PROPOSED NORTH ELEVATION
REF.
SCALE: 3/32" = 1'-0"



04 PROPOSED SOUTH ELEVATION
REF.
SCALE: 3/32" = 1'-0"



"JS" ARCHITECT
11504 WOODLAND AVE., SUITE 101
LAKELAND, CA 92549

Idyllwild Resort Hotels Conversion
26500 Idyllwild Rd., Idyllwild,
CA 92549

Prepared for: Jung Hwan Choi

Author	Check	Date

Project Number	Checked by
201112.01	

Sheet Title: **ELEVATIONS**

Sheet Number: **A2**

CASE: PP25210
ATTACHMENT: A
DATE: 02/27/14
PLANNER: H. P. KANG

Agenda Item No.: 2.3
Area Plan: Riverside Extended Mountain
Zoning Area: Idyllwild District
Supervisorial District: Third/Third
Project Planner: H. P. Kang
Director's Hearing: December 2, 2013,
(Continued from November 4, 2013 and
October 7, 2013)

PLOT PLAN NO. 25210
Environmental Assessment No. 42544
Applicant: Jung Hwan Choi
Engineer/Representative: Hyung Jin Seo

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

The project is located generally at the northerly of Strawberry Valley Drive, easterly of Saunders Meadow Rd, westerly of Bickneil Lane and southerly of Highway 243 in the area of Idyllwild within the County of Riverside.

ADDITIONAL INFORMATION:

On November 4, 2013, the item was continued to December 2, 2013 Director's Hearing to allow additional time to reevaluate the architecture enhancements.

On October 7, 2013, the item was heard and continued to November 4, 2013 Director's Hearing to allow additional time for the applicant to provide options and enhance the architecture of the existing building to keep with the "Rustic Mountain Resort" look. The applicant is working on making the appropriate changes to the elevation to incorporate the features of rustic mountain resort.

As of writing of this report, staff has not received the enhanced architecture. Additionally, staff has not received any opposition, favor, or neutral comments from the public.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the north, east, and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit Per Acre) to the south. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Scenic Highway Commercial (C-P-S) to the north, east and west
Village Tourist Residential (R-3A) to the south |

- 5. Existing Land Use: 5 Unit Apartment Complex
- 6. Surrounding Land Use: Commercial development to the west; and Single Family Residences to the south; and resort/hotel to the east; and Vacant to the north.
- 7. Project Data: Total Acreage: 0.41 acres
Project Size: 2,606 Square Feet
- 8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42544**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25210**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) on the Remap Area Plan which allows for resort/hotel development.
- 2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
- 3. The Scenic Highway Commercial (C-P-S) zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
- 4. The proposed use of Resort/Hotel is a permitted use in the (C-P-S) zone.
- 5. The proposed resort/hotel use is surrounded by Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the north, east and west; and Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the south.
- 6. The proposed resort/hotel is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S).
- 7. The proposed resort/hotel use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.
- 8. The proposed resort/hotel use (as identified in the Section 9.50) is permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
- 9. The surrounding zoning is Scenic Highway Commercial (C-P-S) to the east and west, Village Tourist Residential (R-3A) to the south, and Controlled Development Areas (W-2) to the north.

10. The project site contains 5-unit two story apartment building with nine (9) parking spaces adjacent to an existing commercial service to the west and single family residential development to the south. There is a resort/hotel to the east and a vacant land to the north.
11. The potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality element since there is no new added square footage and the proposed use is a resort/hotel similar to existing multi-family housing.
12. Based on the size and proposed use, the project will not generate trips above the emissions (e.g., ROC, NO_x, CO, PM₁₀) threshold that was identified in the 2003 General Plan EIR. The proposed project will generate 3 peak hour (AM and PM) trips as identified in the ITE Trip Generation 9th Edition. This does not exceed our 100 trip threshold for the peak hour.
13. All projects must comply with 2011 Riverside County Congestion Management Program dated December 14, 2011.
14. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
15. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
16. Environmental Assessment No. 42544 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
2. The public's health, safety, and general welfare are protected through project design.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The proposed project was evaluated in Environmental Assessment No. 42544 and found to have less than significant impact and General Plan in EIR No. 441 evaluated the commercial density and use for this site.
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, one request for hearing was received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Subsidence Area;
 - e. A Flood Zone;
 - f. A Liquefaction area;
 - g. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
 - h. The Stephens Kangaroo Rat Fee Area;
 - i. A Fault Zone; or,
 - j. An Airport Influence Area.
3. The project site is located within:
 - a. A County Service Area No. 36 (Idyllwild);
 - b. A High Fire Area;
 - c. The DIF (Development Impact Fee Area Ord. 659) Remap; and,
 - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 565-171-006.

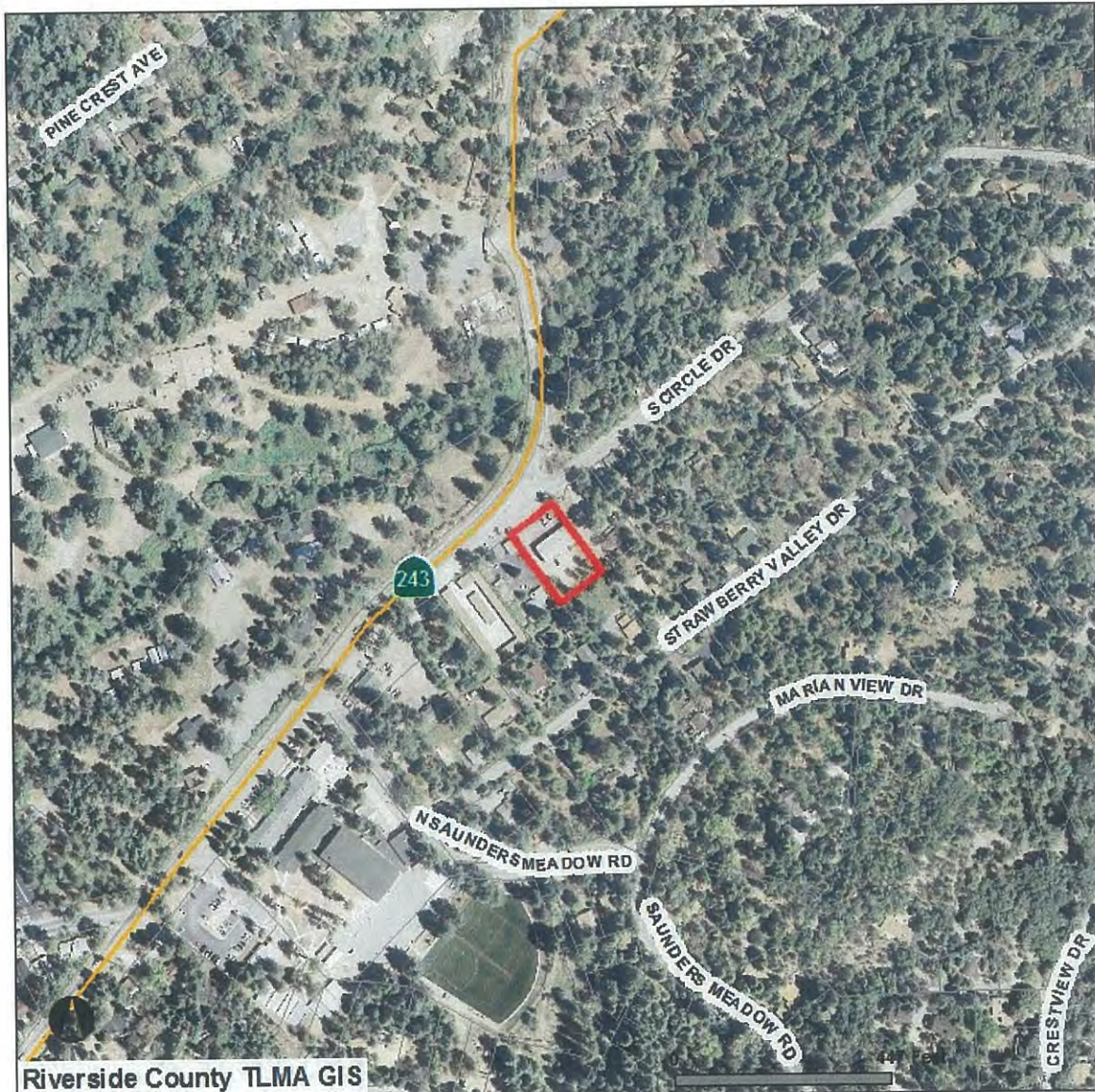
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Date Prepared: 08/23/13

Date Revised: 08/23/13

PP25210



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

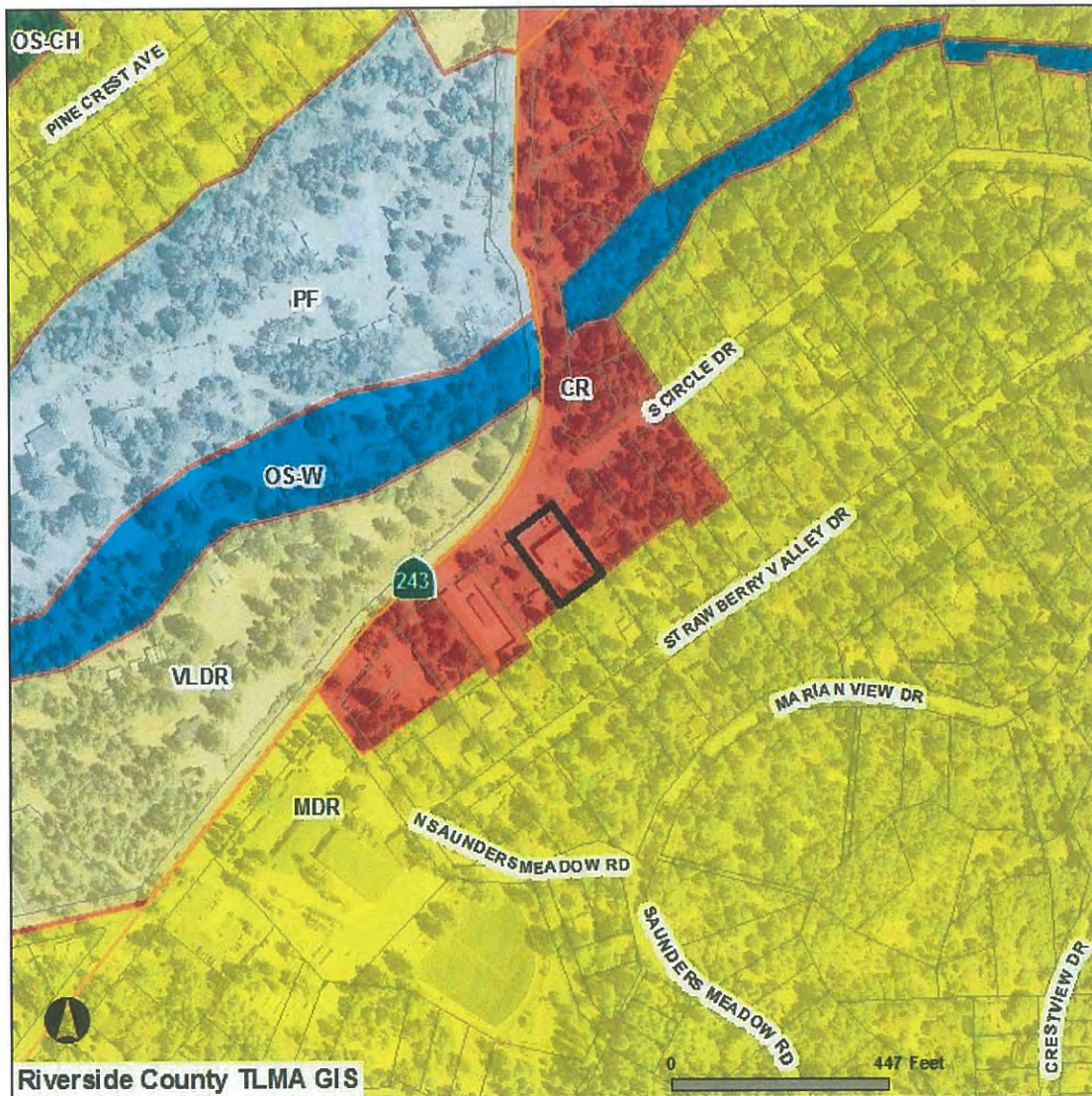
IMPORTANT

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

REPORT PRINTED ON...Mon Aug 26 11:00:44 2013

Version 130624

PP25210



Selected parcel(s):
565-171-006

LAND USE

- | | | | |
|------------------------|-------------------------------------|------------------------------|--------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| CR - COMMERCIAL RETAIL | MDR - MEDIUM DENSITY RESIDENTIAL | OS-CH - CONSERVATION HABITAT | OS-W - WATER |
| PF - PUBLIC FACILITIES | VLDR - VERY LOW DENSITY RESIDENTIAL | | |

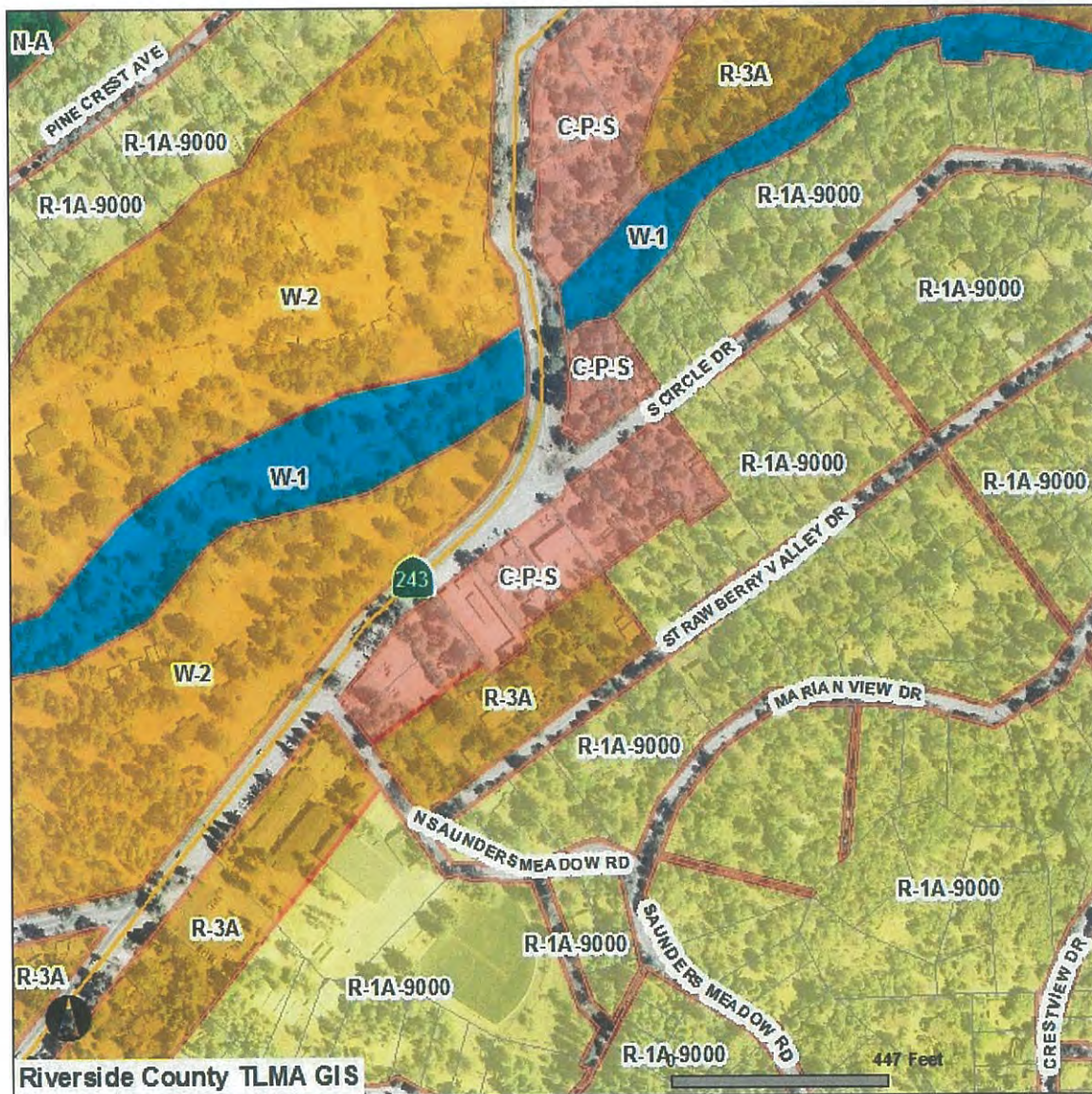
IMPORTANT

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

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Version 130624

PP25210



Riverside County TLMA GIS

ZONING



IMPORTANT

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






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Version 130624






ITEM #6 AERIAL PHOTOGRAPH





GENERAL NOTES

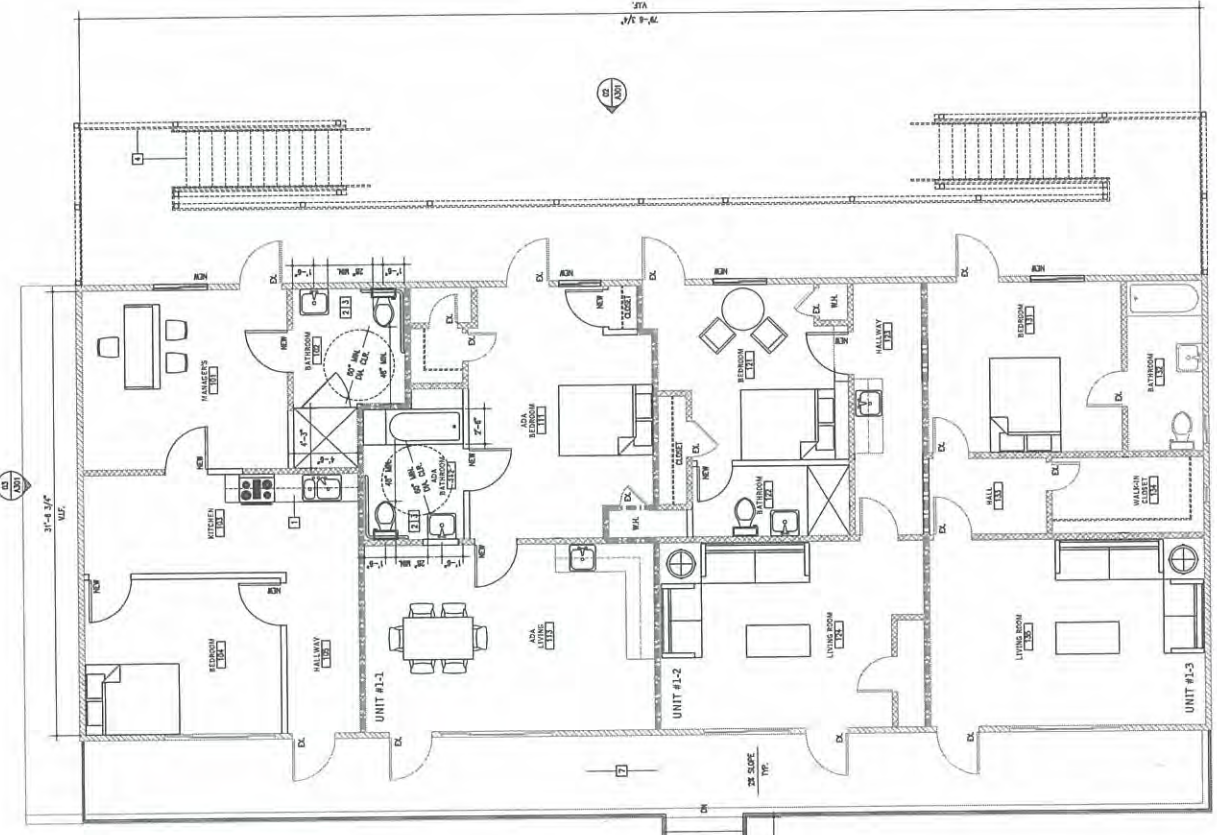
1. ALL INTERIORS ARE TO FACE OF FINISH WALL.
2. ALL DOORS TO BE 2'-0" WIDE 6'-0" HIGH, ALUM.
3. ALL CEILING TO BE 1/2" TYPE X 5'x8' GYP W/IN.
4. ALL DOOR LANDINGS FOR WALKING SURFACE THICKNESS SOME FLAGGING ETC. SHALL BE VENTED AND PROPERLY COVERED.
5. TYPICAL DOOR LEAD TO BE 1/4" IN 2" W/AL. BY APPOINTMENT TYPICAL REQUIREMENTS.
6. ADJUST DOOR FRAME SPACING AS NECESSARY TO ACHIEVE UNIFORMITY IN THE EXISTING STRUCTURE, SLOP AND VARIING THICKNESS OF THE FLOOR FINISHES.
7. ALL DOOR FINISHES SHALL BE COLOR TYPE U/L/AL.
8. FINISHED DOORS AND FINISHES SHALL MATCH COLOR OF ADJACENT WALL, CEILING-GLASS AND EXTERIOR WOODS.
9. MAXIMUM OFFSET TO EXISTING DOORS SHALL NOT EXCEED 5' PROVIDED FOR BOTH INTERIOR AND EXTERIOR WOODS.
10. NEW DOORS TO BE ADDED PER  
11. NEW CEILING TO BE ADDED TO ALL ROOMS PER   

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- FRAME GLASS WALL INTERIOR WINDOW
- INTERIOR PARTITION PER   MINIMUM 5/8" INSUL. 50
- SEE EXIST. NOTES WILL REMOVE EXISTING DRINKWALL AND REPLACE WITH 1/2" x 5/8" INSUL PER 

KEYNOTES

- 1 NEW COUNTERTOP AND TUB COMPOSITE
- 2 FOR RESTROOM WORKING HEIGHTS, SEE 
- 3 FOR GRAB BARS, SEE 
- 4 NEW FLOOR AND CEILING, SEE 
- 5 NOT USED
- 6 NEW CEILING, SEE 
- 7 NEW COMPOSITE WOOD CEILING WITH ALUMINUM TOP OF DECK TO BE 4" BELOW FINISH FLOOR



01 FIRST FLOOR PLAN - UNIT 1-1, & 1-2
SCALE: 1/8" = 1'-0"

A001

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG



DATE	NOV 13 2013
PROJECT	Idyllwild Resort Hotel Conversion
CLIENT	Living Heart Creek
ARCHITECT	JS ARCHITECT
SCALE	1/8" = 1'-0"

DATE	NOV 13 2013
PROJECT	Idyllwild Resort Hotel Conversion
CLIENT	Living Heart Creek
ARCHITECT	JS ARCHITECT
SCALE	1/8" = 1'-0"

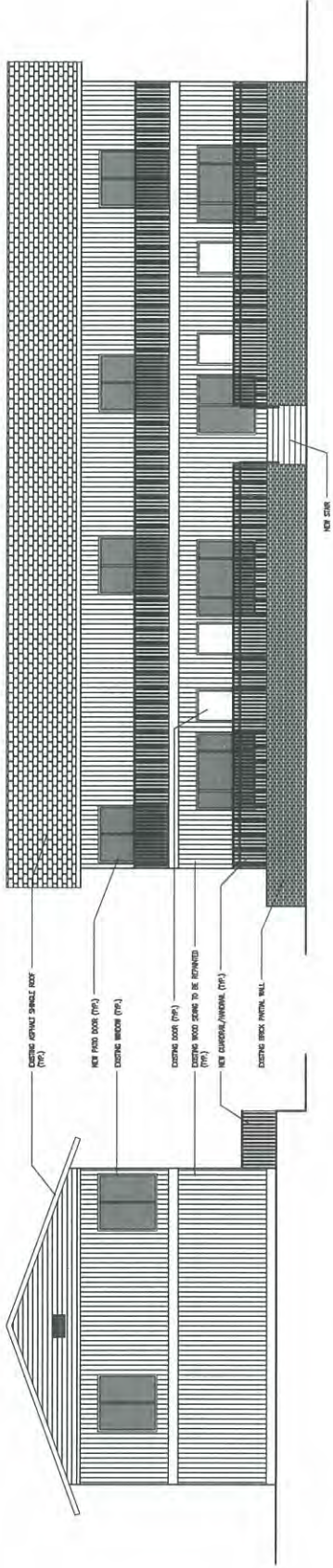
FIRST FLOOR PLANS



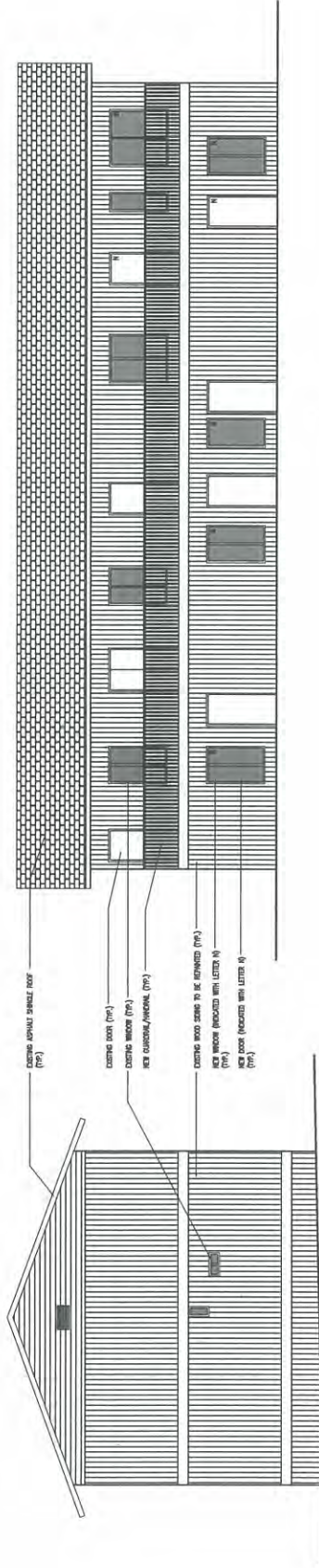
DATE	2011.12.21
PROJECT NUMBER	2011.12.21
PROJECT NAME	IGILYWILD RESORT HOTELS CONVERSION
PROJECT ADDRESS	26500 IGILYWILD RD., IGILYWILD, CA 92549
PROJECT OWNER	LING HSING CHAI
PROJECT ARCHITECT	JS ARCHITECT
PROJECT ENGINEER	
PROJECT LANDSCAPE ARCHITECT	
PROJECT CIVIL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT STRUCTURAL ENGINEER	
PROJECT ENVIRONMENTAL ENGINEER	
PROJECT HISTORIC ARCHITECTURE CONSULTANT	
PROJECT INTERIOR ARCHITECT	
PROJECT SIGNAGE ARCHITECT	
PROJECT SPECIALTY CONTRACTOR	
PROJECT GENERAL CONTRACTOR	
PROJECT CONSTRUCTION MANAGER	
PROJECT PHOTOGRAPHER	
PROJECT VIDEOGRAPHER	
PROJECT MODELMAKER	
PROJECT RENDERER	
PROJECT PLOTTING	
PROJECT PRINTING	
PROJECT DISTRIBUTION	
PROJECT ARCHIVE	
PROJECT FILE	

DATE	2011.12.21
PROJECT NUMBER	2011.12.21
PROJECT NAME	IGILYWILD RESORT HOTELS CONVERSION
PROJECT ADDRESS	26500 IGILYWILD RD., IGILYWILD, CA 92549
PROJECT OWNER	LING HSING CHAI
PROJECT ARCHITECT	JS ARCHITECT
PROJECT ENGINEER	
PROJECT LANDSCAPE ARCHITECT	
PROJECT CIVIL ENGINEER	
PROJECT MECHANICAL ENGINEER	
PROJECT ELECTRICAL ENGINEER	
PROJECT PLUMBING ENGINEER	
PROJECT STRUCTURAL ENGINEER	
PROJECT ENVIRONMENTAL ENGINEER	
PROJECT HISTORIC ARCHITECTURE CONSULTANT	
PROJECT INTERIOR ARCHITECT	
PROJECT SIGNAGE ARCHITECT	
PROJECT SPECIALTY CONTRACTOR	
PROJECT GENERAL CONTRACTOR	
PROJECT CONSTRUCTION MANAGER	
PROJECT PHOTOGRAPHER	
PROJECT VIDEOGRAPHER	
PROJECT MODELMAKER	
PROJECT RENDERER	
PROJECT PLOTTING	
PROJECT PRINTING	
PROJECT DISTRIBUTION	
PROJECT ARCHIVE	
PROJECT FILE	

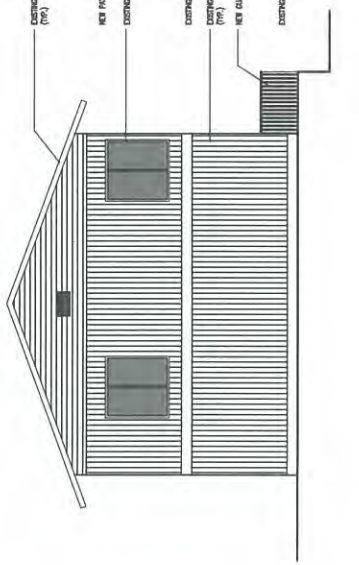
ELEVATIONS
A301



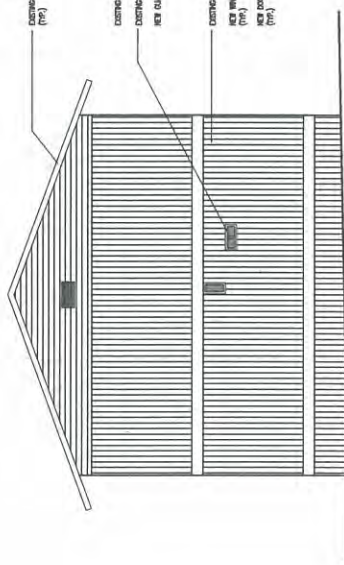
01 WEST ELEVATION
SCALE: 3/16" = 1'-0"
REF.



02 EAST ELEVATION
SCALE: 3/16" = 1'-0"
REF.



03 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
REF.



04 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
REF.

CASE: PP25210
EXHIBIT: A
DATE: 06/27/13
PLANNER: H. P. KANG



02 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



04 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



01 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



J.S. ARCHITECT
1300 MARIAN AVE. SUITE 102
HERZOGES, CA 92549

Idyllwild Resort Hotels Conversion
26500 Idyllwild Rd., Idyllwild,
CA 92549

Prepared for: Jung Hwan Choi

Project Number	201112.01
Sheet Number	ELEVATIONS
Scale	
Author	
Checker	
Date	
Project Name	
Project Location	
Project Description	
Project Status	
Project Manager	
Project Engineer	
Project Architect	
Project Designer	
Project Drafter	
Project Printer	
Project Plotter	
Project Color	
Project Font	
Project Paper	
Project Plot	
Project Print	
Project Save	
Project Close	
Project Exit	



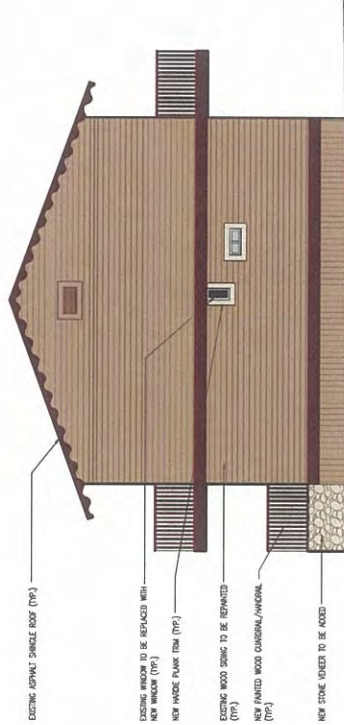
01 EXISTING NORTH ELEVATION
REF.
SCALE: 1/8"



03 EXISTING SOUTH EAST ELEVATION
REF.
SCALE: 1/8"



02 PROPOSED NORTH ELEVATION
REF.
SCALE: 3/32" = 1'-0"



04 PROPOSED SOUTH ELEVATION
REF.
SCALE: 3/32" = 1'-0"

Idyllwild Resort Hotels Conversion
26500 Idyllwild Rd., Idyllwild,
CA 92549

Prepared for: Jung Hwan Choi



JS ARCHITECT
13334 HAWTHORNE PARK CA 92022
TEL: 951.272.7400 FAX: 951.272.7401

Project Name	Idyllwild Resort Hotels Conversion
Project Number	201112.01
Client Name	Jung Hwan Choi
Client Address	26500 Idyllwild Rd., Idyllwild, CA 92549
Architect Name	Jung Jin Seo
Architect License No.	C31053
Architect License State	California
Architect Title	Licensed Architect
Architect Signature	
Architect Date	

Date	2011.12.01
Drawn By	
Checked By	
Scale	

ELEVATIONS



River Rock



~~Alternate Option for Siding
SBC 16 in. Safari Beige Eastern White Cedar Shingle Siding~~



Vinyl Log Cabin Siding - Cypress (Beige Color)

Sheet No.	Sheet To
Project Number	Checked by
201112.01	
Form No.	

MATERIAL BOARD

Client Name	Address
Idyllwild Resort Hotels Conversion	26500 Idyllwild Rd., Idyllwild, CA 92549
Project Name	Prepared for
Idyllwild Resort Hotels Conversion	Jung Hwan Choi

Client Name	Address
Idyllwild Resort Hotels Conversion	26500 Idyllwild Rd., Idyllwild, CA 92549
Project Name	Prepared for
Idyllwild Resort Hotels Conversion	Jung Hwan Choi

Idyllwild Resort Hotels Conversion
26500 Idyllwild Rd., Idyllwild, CA 92549

Prepared for: Jung Hwan Choi



JS ARCHITECT
11504 Alhambra Ave, CA 91701
(916) 272-1101

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42544
Project Case Type (s) and Number(s): Plot Plan No. 25210
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Jung Hwan Choi
Applicant's Address: 26500 Idyllwild Road, Idyllwild, CA 92549
Engineer's Name: Hyung Jin Seo
Engineer's Address: 1130 Quail Meadow, Irvine, CA 92603

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

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

C. Total Project Area: 0.41 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 565-171-006

E. Street References: At the southeast corner of S. Circle Drive and Highway 243 in the community of Homeland within the County of Riverside.

F. Section, Township & Range Description or reference/attach a Legal Description:
Recorded Book/Page: MB 10/81 Subdivision Name: Idyllwild Mt Park Co Sub 6 Lot/Parcel: 84

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the community of Idyllwild, located along State Highway 243 and east of the City of Hemet. This area has historically included smaller mountainous lot rural community uses. The site currently contains one 2,600 square foot structure with front parking. The site is surrounded by residential development to the northeast and southeast, commercial development to the southwest, and vacant to northeast.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The proposed project meets the General Plan and all applicable land use policies.
 2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets with all applicable Housing element policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Remap Area Plan
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Village Tourist Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the south, north, and west, Community Development: Medium Density Residential (CD:MDR) to the south.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Scenic Highway Commercial (C-P-S)

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by mixture of Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) along Highway 74 but not contiguous. The general vicinity of the project site is zoned Rural Residential (R-R) as it moves away from Highway 74.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

H. P. Kang

Printed Name

August 13, 2013

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located on the east side of SH-243 which is designated by the General Plan as a State Designated Scenic Highway. Through this area of the corridor, the scenic resources would include the view of the mountains and forest. The proposed Resort/Hotel building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic highway corridor. The project is setback approximately 55 feet from the new right-of-way and provides new landscaping strip in between the parking stalls and the building that will minimize the impact to the scenic highway corridor. Additionally, the existing maximum height of the building is at 27 vertical feet to the roof pitch.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County				

Ordinance No. 655?

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located approximately 28 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.30) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed resort/hotel use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition, and exceptions. With incorporation of the standard conditions of approval for project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.6 and 10.PLANNING.30) and is therefore not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in mountain area is not mapped as "Farmland". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project is not located within the boundaries of a forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook and Greenhouse Gas Review Study dated April 15, 2013

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Remap Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element since they are not adding any new square footage. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 2,606 square foot resort/hotel building is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Mitigation

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is a previously built parcel in a mountain village area. The area is currently being used as a multifamily residential structure. The proposal will disturb portions of approximately 0.4 acres for the construction of one handicap parking stall. Based on minor disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb a portion of approximately 0.4 acres for the construction of one handicap parking stall. Based on minor disturbance, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

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

a-b) The proposed site built with 2,606 square foot 2 story building. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from previous construction of 2,606 square foot 2-story building and associated parking areas. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleonto-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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logical resource, or site, or unique geologic feature?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within an area of no potential for liquefaction. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that might exist on the site. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas".

Findings of Fact:

a) According to GIS database, the project site is not located in an area with potential subsidence, Adherence to the California Building Code (CBC) will mitigate any possible subsidence potential that might exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is generally flat land with no slope present on the site. The proposed resort/hotel facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site will not result in the loss of topsoil from grading activities and not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

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

c) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The existing project is being served with public water and sewer system. Therefore, there is no impact anticipated with this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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modify the channel of a river or stream or the bed of a lake? b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.
- b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials, Air Study Dated April 15, 2013.

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

a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Based on existing structures and no new addition of any square footage, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve light duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the resort/hotel will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. The closest airport is Hemet-Ryan Airport which is located approximately 10 miles west of the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Findings of Fact

a) The project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Insurance Rate Map or other flood hazard delineation map?</u>				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a)-b) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. Through this process, the site will not alter the drainage from its current natural flow to Highway 243.

Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is no impact anticipated.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone and no new housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map No. 06065C2155G or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone within Zone X. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2155G, Panel 2155 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan and GIS database

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the REMAP Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.
- b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will be consistent with the site's zoning for the proposed resort/hotel development. The project site is surrounded by properties which are zoned One-Family Dwellings Mountain Resort (R-1A), Village Tourist Residential (R-3A), and Scenic Highway Commercial (C-P-S) zonings along Highway 243 and south east and west of the project site. The General Plan designation for all properties along Highway 243 is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Highway 243 to be developed as commercial retail developments. Therefore, the project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed commercial development will be consistent with existing commercial developments along Highway 243 including but not limited to vacation resort, barber shop, mini storage, auto parts store, and a café. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

a) The project site is within unstudied area for Mineral Resources Area. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 10 miles west from the project site. Therefore, there is no impact anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

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

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to a highway. The closest highway is Highway 243 which fronts the project site. The next closest freeway is 10 Freeways is approximately 12.5 miles north from the project site.

The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-243. The proposal is for the 5 unit resort/hotel from a 5 unit apartment complex. Therefore, the residential use to commercial resort/hotel use is like and similar use and would not add any additional noise levels. In addition, the noise generated by Highway 243 is predicted to be within acceptable limits for commercial uses within the proposed commercial hotel use. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will not increase after project completion, the impacts are not considered significant within the commercial zoning areas.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, and setbacks. The operation of the resort/hotel will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the hotel guests. Therefore, the project will have a less than significant impact. These are standard conditions of approval, and therefore is not considered mitigation pursuant to CEQA.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property. The project will be converting exiting apartments to resort/hotel and will not displace substantial number of existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have less than significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a Redevelopment Area and the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed project will have an incremental impact on the demand for fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District, GIS database

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

Mitigation: No mitigation measures are required.

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

39. Libraries

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

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The proposed project proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres with no new square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property at the south side of Highway 243 and S. Circle Drive in the community of Idyllwild within the County of Riverside. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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

c) The project is located within a County Service Area No. 36 (Street Lighting District and Park & Recreation District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project (a request to convert existing building to resort/hotel) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: The project does not incorporate any bicycle racks based on the use. The proposed resort/hotel use is generally not accessible with a bicycle from the lower valley and the resident manager lives on site, eliminating the need for employee trips. Therefore, the project will not have any impact to the bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Idyllwild Water District (IWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform to the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA.PP25248
Revised: 8/23/2013 10:58 AM

PLOT PLAN: TRANSMITTED Case #: PP25210

Parcel: 565-171-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for conversion of existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approxiamtely 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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. 25210 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25210, Exhibit A, Amended No. 1, dated 06/27/13.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

dated June 27, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP 25210 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 15, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

10.E HEALTH. 2 IDYLLWILD WATER DISTRICT RECOMMND

The subject property (26500 Idyllwild Road, Idyllwild) for Plot Plan 25210 is currently receiving water and sewer service from the Idyllwild Water District (IWD). It is the responsibility of the facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with IWD as well as all other applicable agencies. Please note that the sewer purveyor, IWD, shall have the responsibility of determining all grease interceptor requirements if needed.

10.E HEALTH. 3 CONTACT DISTRICT ENV SERVICES RECOMMND

If this facility proposes a public food facility, public pool facility, and/or public spa facility, the applicant shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding plan check and permitting requirements.

County of Riverside, Department of Environmental Health
District Environmental Services
800 South Sanderson Avenue,
Hemet, CA 92545
(951) 766-2824

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/12/12 RECOMMND

Plot Plan No. 25182 is a proposal to convert an existin two-story building to be a resort/hotel. The project includes approximately 3,600 square foot (sf.) of concrete paving. The 0.42 acre site is located in Idyllwild, north

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/12/12 (cont.) RECOMMND

of Strawberry Valley Drive, east of Saunders Meadow, and west of Bickneil Lane.

The site is located on a ridge and as such, does not receive offsite storm runoff. The project is located on relatively high ground with a negligible tributary area. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site proposes the addition or creation of approximately 3,600 sf. of impervious area, below the 5,000 sf. threshold for significant redevelopment and therefore a Water Quality Management Plan (WQMP) is not required.

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. This development fits this category and therefore, the entire site shall be mitigated for water quality. A preliminary site specific WQMP shall be provided and approved by the District prior to issuance of conditions of approval. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/npdes.

10.FLOOD RI. 7 USE SBMT FINAL WQMP IF >5000SF RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surfaces of an existing developed site, the WQMP would be required for the entire site. A preliminary site specific WQMP shall be provided

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE SBMT FINAL WQMP IF >5000SF (cont.) RECOMMND

and approved by the District prior to issuance of conditions of approval, as appropriate. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/npdes.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

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

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

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

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

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

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

6.If fossil remains are encountered by earthmoving

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10. GENERAL CONDITIONS

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

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

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

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 5 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

All signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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

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10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

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

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

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

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on South Circle Drive since adequate right-of-way exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along South Circle Drive due to existing improvements.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

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

Approval for the current proposed allowance of the existing building (No bldg permit found) to apartment(s) is granted per the following requirements:

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

Due to public safety concerns, time frames have been reduced. Within 30 days of the current planning case approval, building plans and supporting documents shall be submitted to the building department as part of the building & safety plan check/ permit process.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received.

Included within the building plan submittal, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Included within the building plan submittal, please provide a revised site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

1. Connection to the public R.O.W.
2. Connection to all buildings.
3. Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
4. Connection to accessible designed trash enclosures.

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20. PRIOR TO A CERTAIN DATE

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

- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.
THE DETAILS SHALL INCLUDE:
 - 1.Accessible path construction type (Concrete or asphalt)
 - 2.Path width.
 - 3.Path slope%, cross slope%.
 - 4.Ramp and curb cut-out locations.
 - 5.Level landing areas at all entrance and egress points.

Please note the accessible path of travel included within the planning case was incomplete and is subject to review during the building plan review process.

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

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses

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20. PRIOR TO A CERTAIN DATE

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

are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

requirements of Ordinance 457.

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 11 USE-APPROVED WQMP-IF REQ'D

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 and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25210, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF

RECOMMND

If it is determined at final engineering that the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, a copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- LANDSCAPE PLOT PLAN REQ

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- LANDSCAPE PLOT PLAN REQ (cont.) RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 4 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B with Vinyl Log Cabin Siding - Cypress (Beige Color) and River Rock veneer along the bottom section. The alternative siding option shall not be used (SBC 16 in. Safari Beige Eastern White Cedar Shingle Siding) or like material as approved by the Planning Department.
(Modified on 12/02/13 at DH)

80.PLANNING. 5 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 17 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 10, 2012, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 20 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25210, 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE-WQMP BMP INSP-IF REQ'D RECOMMND

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

90.BS GRADE. 2 USE-WQMP CERT-IF 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE-WQMP CERT-IF REQ'D (cont.) RECOMMND

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-GPS COORDINATES-IF REQ'D 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-BUSINESS REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

- a. Inspection of Final Paving-If any paving is proposed.
- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- c. Inspection of the WQMP treatment control BMPs-If WQMP is required.

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SBMT FINAL WQMP IF >5000SF RECOMMND

If the development consists of an addition or replacement of 5,000 or more square feet of impervious surface on an existing developed site, it is subject to WQMP Significant Redevelopment requirements. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the Applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of nine (9) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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. 25210 is calculated to be 0.41 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25210 has been calculated to be 0.41 net acres.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ELEVATIONS

RECOMMND

Prior to building permit final inspection approval, the elevations of all buildings and structures for the project shall be substantially conform to the elevations shown on APPROVED EXHIBIT B with Vinyl Log Cabin Siding - Cypress (Beige Color) and River Rock veneer along the bottom section. (Added by DH on 12/02/13)

TRANS DEPARTMENT

90.TRANS. 1 USE-SIGNING & STRIPING

RECOMMND

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

NOTE: No on-site parking shall be allowed adjacent to the travel way of South Circle Drive. Appropriate signage shall be provided on-site to comply with this condition.

90.TRANS. 2 USE - WRCOG TUMF

RECOMMND

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

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

FILE COPY

DATE: November 19, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Flood Control District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 36

Idyllwild Fire District
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Caltrans District #8
Regional Water Quality Board- Colorado River
Eastern Information Center- UCR

PLOT PLAN NO. 25210 – EA42544 – Applicant: Jung Hwan Choi – Engineer/Representative: Hyung Jin Seo – Third/Third Supervisorial District – Idyllwild Zoning District - Remap Area Plan: Community Development: Commercial Retail (CR) – Location: Northerly of Strawberry Valley Drive, easterly of Saunders Meadow, and westerly of Bickneil Lane – .42 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** Existing 2 Story Building to be converted to a Resort/Hotel – APN: 565-171-006

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 20, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **H.P Kang**, Project Planner, at (951) 955-1888 or email at hpkang@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

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

December 10, 2012

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

RE: Plot Plan (PP) No. 25210 – Convert an Existing 2 Story Building into a Resort/Hotel (APN: 565-171-006)

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located easterly of Saunders Meadow, northerly of Strawberry Valley Drive, and westerly of Bickneil Lane in the Remap Area Plan. The RCWMD recommends the following conditions for approval of PP 25210:

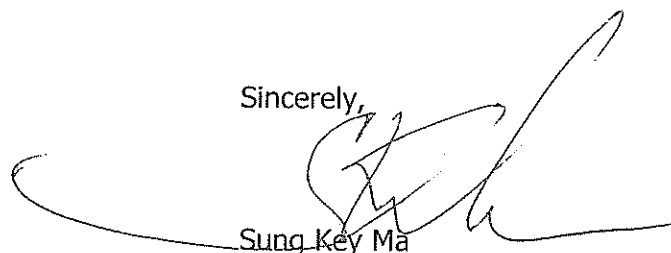
1. a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
2. **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.

3. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan(s), as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection
4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234
5. 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.
6. 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

PD #130153



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: July 15, 2013

To: HP Kang
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven Hinde, REHS, CIH *SH*
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Report written by: Steven Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: Plot Plan No. 25210

Reference Number: SR# 28715

Applicant: Jung Chio
26500 Idyllwild Road
Idyllwild, CA 92549

Noise Consultant: Roma Environmental
Temecula, CA

Review Stage: First Review

Information
Provided:

"Noise Impact Analysis for the Idyllwild Motel PP 25210, Idyllwild, California 92549" dated June 27, 2013

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 16,700 assumed for Hwy 243 (the County General Plan classifies Hwy 243. as a "Mountain Arterial" highway quoted from the "Remap Area Plan Circulation, Vol. 2 Figure 6, dated Aug. 03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Mountain Arterial Highway

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. The distance from the center of Hwy 243 to the nearest building face is estimated to be 113 feet
5. Modeling for Hwy 243 done using a "hard site" assumption for exterior.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5

foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.

8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce interior roadway noise levels to below 45 Ldn.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. 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 p.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. County of Riverside Ordinance No. 847, Section 2
2. During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing of sensitive receptors, when and where feasible.
3. All construction equipment should be properly maintained with operation mufflers and air intake silencers as effective as those installed by the original manufacture.
4. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

To be incorporated into the project design:

5. In-window, through-wall, or through-floor air-conditioning, ventilating, or heating units shall not be used.
6. Through-the -wall/ door mailboxes or mail slots shall not be used.
7. Windows on the first floor should have an Sound Transmission Class (STC) rating a minimum of 32.

8. Sliding glass doors on the second floor should have an STC rating a minimum of 28.
9. Provide "windows closed" condition requiring mechanical ventilation.
10. All window, door and sliding glass door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped and have positive seal.
11. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR APPEAL

DATE SUBMITTED: December 12, 2013

Appeal of application case No(s): PP25210
List all concurrent applications

Name of Advisory Agency: Planning Department

Date of the decision or action: December 2, 2013

Appellant's Name: Juan C. Perez, Interim Planning Director E-Mail: jcperez@rctlma.org

Mailing Address: 4080 Lemon Street, 12th Floor
Street
Riverside, CA 92501
City State ZIP

Daytime Phone No: (951) 955-6097 Fax No: (951) 955-1811

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

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

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

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

The project as proposed may not be consistent nor compatible with the surrounding area and therefore is being requested to be heard before the Planning Commission.

Use additional sheets if necessary

Juan C. Perez, Interim Planning Director, on behalf of Supervisor Stone

PRINTED NAME OF APPELLANT

SIGNATURE OF APPELLANT

12/12/13
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

JUNG HWAN CHOI

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Choi Jung H

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **565-171-006-3**

Section: **18**

Township: **5S**

Range: **3E**

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 17.819 SQFT / 0.62 ACRES

General location (nearby or cross streets): North of STRAWBERRY YAWES DR., South of SR 247, East of SAUNDERS MEADOW DR., West of DICKNEIL LN.

Thomas Brothers map, edition year, page number, and coordinates: 2005 EDITION PG 814-2-7

Project Description: (describe the proposed project in detail)

EXISTING 2 STORY BUILDING TO BE CONVERTED TO RESORT/HOTEL.
RENOVATION OF SITE LAYOUT, EXTERIOR STAIRS, DECKS AND INTERIOR WALLS.

Related cases filed in conjunction with this application:

PAR01310

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: 167 CU.YD.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 22 CU.YD.

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

Import _____ Export 121 CU.YD. Neither _____

What is the anticipated source/destination of the import/export?
MINOR BACKYARD GRADING OF 4" x 6" W.T.

What is the anticipated route of travel for transport of the soil material?
SR 249 TO I-10 OR SR 249 TO SR 74

How many anticipated truckloads? 8 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) EXIST. 2600 sq. ft.

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

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

PP25210

APN 565-171-006

I, Mickey Zolezio, certify that on
(Print Name)

8/27/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

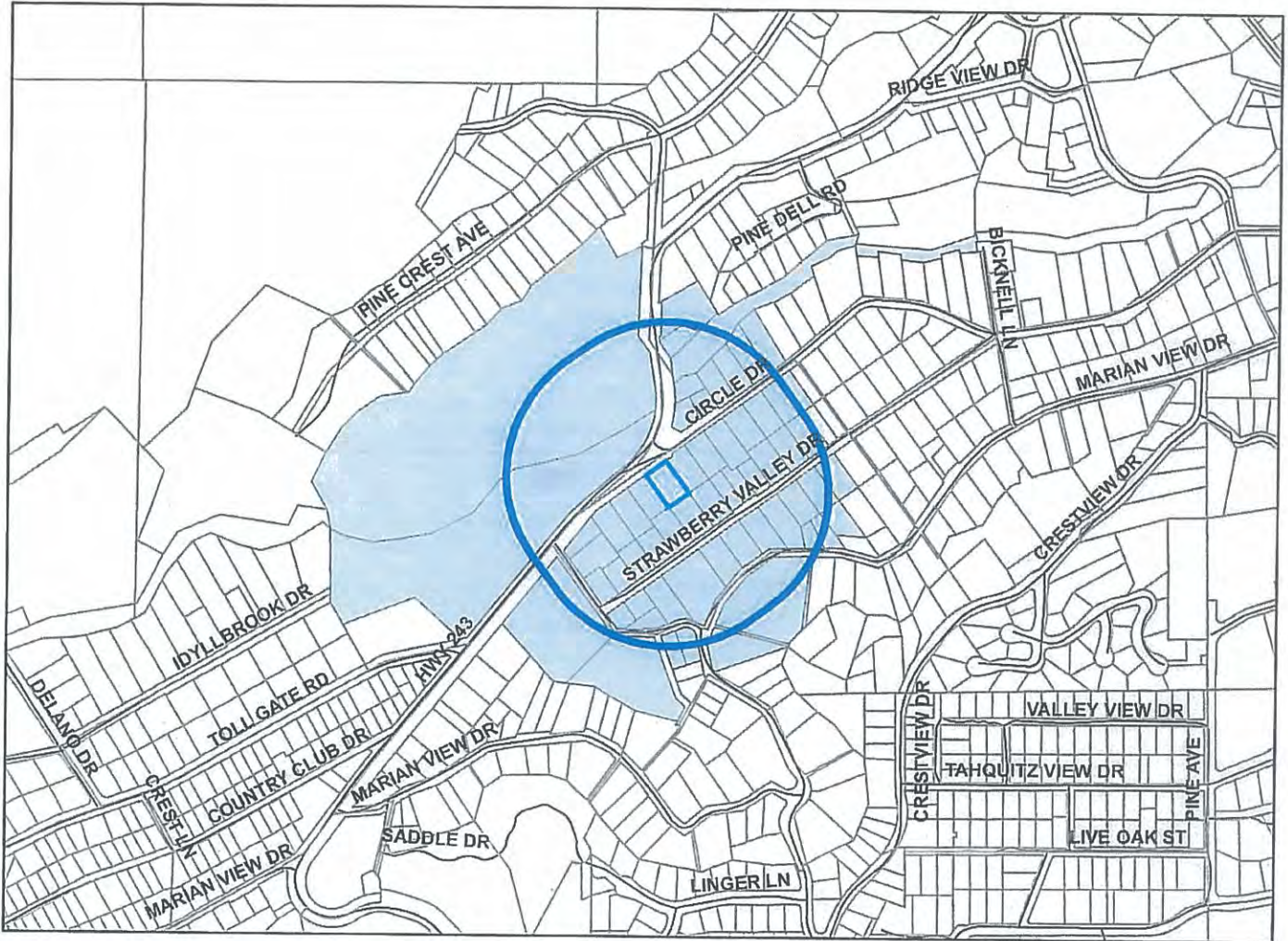
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

PP25210



Selected Parcels

565-171-030	565-091-005	565-172-012	565-172-009	565-171-035	565-172-001	565-171-037	565-171-033	565-091-003	565-171-013
565-180-001	565-091-002	565-091-004	565-172-013	565-171-010	565-171-011	565-171-018	565-171-019	565-171-012	561-143-002
565-180-023	565-080-049	561-020-025	561-020-027	565-091-026	565-091-027	565-172-007	565-171-032	565-171-005	565-180-006
565-180-007	565-171-006	565-171-027	565-172-003	565-091-020	565-171-020	565-171-023	565-171-024	565-172-019	565-171-008
565-171-009	565-171-029	565-171-001	565-171-036	565-172-020	565-172-021	565-171-039	565-172-010	565-172-011	565-180-002
565-080-028	565-080-053	565-171-017	565-172-002	565-171-007	565-172-008	565-171-022	565-172-024	565-172-025	



525 262.5 0 525 Feet

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

ASMT: 561020027, APN: 561020027
CONFERENCE CENTER, ETAL
P O BOX 425
IDYLLWILD CA 92549

ASMT: 565091005, APN: 565091005
LUCY DOREMUS, ETAL
53 TOSCANA WAY E
RANCHO MIRAGE CA 92270

ASMT: 561143002, APN: 561143002
HEMET SCHOOL DIST
HEMET SCHOOL DIST
5550 LBJ FREEWAY STE 700
DALLAS TX 75240

ASMT: 565091020, APN: 565091020
LINDA CARR
P O BOX 1425
IDYLLWILD CA 92549

ASMT: 565080049, APN: 565080049
IDYLLWILD ALL YEAR RESORT
BOX 147
IDYLLWILD CA 92549

ASMT: 565091027, APN: 565091027
NORMA BURGESS, ETAL
2956 E DEL MAR BLVD 227
PASADENA CA 91107

ASMT: 565080053, APN: 565080053
CURT SCOTT, ETAL
C/O STRAWBERRY CREEK INN
P O BOX 1818
IDYLLWILD CA 92549

ASMT: 565171001, APN: 565171001
NAM KIM
PO BOX 3143
IDYLLWILD CA 92549

ASMT: 565091002, APN: 565091002
TONY GUENTHER, ETAL
328 PIAZZA LIDO
NEWPORT BEACH CA 92663

ASMT: 565171005, APN: 565171005
JIM HUNTOON
41104 MAYBERRY AVE
HEMET CA 92544

ASMT: 565091003, APN: 565091003
TRUDY JOHNSTON, ETAL
23 AMBASSADOR CIR
RANCHO MIRAGE CA 92270

ASMT: 565171006, APN: 565171006
JUNG CHOI
P O BOX 1393
IDYLLWILD CA 92549

ASMT: 565091004, APN: 565091004
KAREN SHEETS, ETAL
4230 THERESA AVE
LONG BEACH CA 90814

ASMT: 565171007, APN: 565171007
SQUARE PEG ROUND HOLE
P O BOX 243
IDYLLWILD CA 92549

ASMT: 565171009, APN: 565171009
CASSANDRA LAWTON, ETAL
1840 HERMOSA AVE
HERMOSA BEACH CA 90254

ASMT: 565171024, APN: 565171024
MERCEDES MORENO
2003 S EL CAMINO REAL 109
OCEANSIDE CA 92054

ASMT: 565171013, APN: 565171013
JAMES POMEROY, ETAL
P O BOX 3837
HEMET CA 92546

ASMT: 565171027, APN: 565171027
KENNA DAHLEEN
P O BOX 3094
IDYLLWILD CA 92549

ASMT: 565171017, APN: 565171017
REBECCA JOHNSON, ETAL
1874 FANWOOD
LONG BEACH CA 90815

ASMT: 565171029, APN: 565171029
JENNIFER MCCAGHREN MORTON, ETAL
P O BOX 492
IDYLLWILD CA 92549

ASMT: 565171019, APN: 565171019
DWIGHT SIGWORTH, ETAL
C/O EDWINA BARATS
606 STILLWELL DR
EAGLE ID 83616

ASMT: 565171030, APN: 565171030
ANNE COX
6718 CATALINA DR
RIVERSIDE CA 92504

ASMT: 565171020, APN: 565171020
JAMES MABERY, ETAL
P O BOX 390218
ANZA CA 92539

ASMT: 565171032, APN: 565171032
JEFFREY CRIDER
P O BOX 16678
SAN DIEGO CA 92176

ASMT: 565171022, APN: 565171022
GERALDINE JOHN, ETAL
P O BOX 83
IDYLLWILD CA 92549

ASMT: 565171033, APN: 565171033
BAILEY MITCHELL, ETAL
P O BOX 1483
IDYLLWILD CA 92549

ASMT: 565171023, APN: 565171023
MARY COLVIN
20018 CEDAR ACRES DR
RIDGEFIELD WA 98642

ASMT: 565171035, APN: 565171035
CALFAMVEST
PMB 192
43430 HIGHWAY 74 STE F
HEMET CA 92544

ASMT: 565171036, APN: 565171036
NAM PARK
C/O YAK Y PARK
P O BOX 3143
IDYLLWILD CA 92549

ASMT: 565172008, APN: 565172008
HILDE WEAVER, ETAL
2381 QUINCY WAY
PALM SPRINGS CA 92262

ASMT: 565171037, APN: 565171037
CATHERINE DEARING
P O BOX 344
IDYLLWILD CA 92549

ASMT: 565172009, APN: 565172009
BUERKLE FAMILY TRUST
C/O PETER J BUERKE
15811 WICKLOW LN
HUNTINGTON BEACH CA 92647

ASMT: 565171039, APN: 565171039
ANGELO GEORGIN, ETAL
25996 MONTE CARLO WAY
MISSION VIEJO CA 92692

ASMT: 565172010, APN: 565172010
VOLA CORBIN, ETAL
C/O OWEN CORBIN
P O BOX 44
DAGGETT CA 92327

ASMT: 565172001, APN: 565172001
MILDRED SEERIGHT, ETAL
P O BOX 1009
IDYLLWILD CA 92549

ASMT: 565172011, APN: 565172011
PAUL BAILEY
7119 SEAWIND DR
LONG BEACH CA 90803

ASMT: 565172002, APN: 565172002
DAVID ARNAIZ, ETAL
802 STEVENS AVE
SOLANA BEACH CA 92075

ASMT: 565172012, APN: 565172012
BONNIE WOLF
P O BOX V
IDYLLWILD CA 92549

ASMT: 565172003, APN: 565172003
CHERIE BERRYMAN BEYER, ETAL
P O BOX 251
IDYLLWILD CA 92549

ASMT: 565172013, APN: 565172013
ANTJE BANKS, ETAL
P O BOX 875
IDYLLWILD CA 92549

ASMT: 565172007, APN: 565172007
JAMES TATUM
P O BOX 1696
IDYLLWILD CA 92549

ASMT: 565172019, APN: 565172019
REBECCA ANDELSON, ETAL
75545 MARY LN
INDIAN WELLS CA 92210

ASMT: 565172021, APN: 565172021
NEIL SCHROEDER
C/O WESTERN DENTAL
P O BOX 3470
CAMARILLO CA 93011

ASMT: 565172025, APN: 565172025
MELODY BLASCHKO, ETAL
P O BOX 3029
IDYLLWILD CA 92549

ASMT: 565180001, APN: 565180001
ELANIE MOORE
P O BOX 1462
IDYLLWILD CA 92549

ASMT: 565180002, APN: 565180002
CAROL GAFFNEY, ETAL
4964 PINE ST
LA MESA CA 91941

ASMT: 565180007, APN: 565180007
LINDA LAWRENCE, ETAL
2034 N PECK RD
EL MONTE CA 91733

ASMT: 565180023, APN: 565180023
HEMET VALLEY UNION SCHOOL DIST
HEMET VALLEY UNION SCHOOL DIST
UNKNOWN

Terilee Hammett
40450 Chaparral Drive
Temecula, CA 92592

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: Mark Knorringa
Building Industry Assoc.
3891 11th St.
Riverside, CA 92501-2973

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

California State
Dept. of Forestry & Fire Protection
210 W. San Jacinto Ave.
Perris, CA 92570-1915

California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

ATTN: District Services Manager
California State Parks, Colorado Desert
District
200 Palm Canyon Dr.
Borrego Springs, CA 92004

ATTN: Senator Jim Battin
California State Senate, 37th District
73-710 Fred Waring Dr., Suite 112
Palm Desert, CA 92260-2574

Fern Valley Water District
55790 S. Circle Dr.
P.O. Box 3039
Idyllwild, CA 92549

Hill Municipal Advisory Council
P.O. Box 1200
Idyllwild, CA 92549

Idyllwild Chamber of Commerce
54295 Village Center Dr.
P.O. Box 304
Idyllwild, CA 92549

Idyllwild Fire Department
54160 Maranatha Dr.
P.O. Box 656
Idyllwild, CA 92549-0656

Idyllwild Property Owners' Assoc.
P.O. Box 165
Idyllwild, CA 92549

Idyllwild Water District
25945 Hwy. 243
P.O. Box 397
Idyllwild, CA 92549

Mountain Area Planning Council
P.O. Box 394
Idyllwild, CA 92549

Mt. San Jacinto State Park
25905 Hwy. 243
Idyllwild, CA 92549

Natural Resources Conservation Services
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582-2567

Pine Cove County Water District
24917 Marion Ridge Dr.
P.O. Box 2296
Idyllwild, CA 92549

Pine Cove Property Owners' Assoc.
P.O. Box 2023
Idyllwild, CA 92549

ATTN: Ruth Watling
Pinyon Community Council
69030 Pinesmoke #51
Mountain Center, CA 92561

Pinyon Pines County Water District
63500 Pozo Dr.
Mountain Center, CA 92561-3578

Pinyon Pines Homeowners' Assoc.
Pinyon Pines 69
Mountain Center, CA 92561

ATTN: John Petty
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop 1070

ATTN: Bruce Colbert, Executive Dir.
Property Owners of Riverside County
P.O. Box 127
Riverside, CA 92502

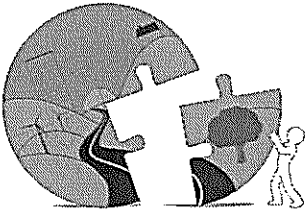
ATTN: Aida Martin
Rural Community United
P.O. Box 760
Aguanga, CA 92536

San Bernardino National Forest,
Forest Service
U.S. Department of Agriculture
1824 Commercenter Cir.
San Bernardino, CA 92408-3430

San Jacinto Ranger Station,
Forest Service
U.S. Department of Agriculture
54270 Pinecrest
P.O. Box 518
Idyllwild, CA 92549

Applicant/Owner:
Jung Hwan Choi
P. O. Box 1393
Idyllwild, CA 92549

Architect/representative:
Hyung Jin Seo
1130 Quail Meadow
Irvine, CA 92603



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25210

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42544).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: October 7, 2013

Applicant/Project Sponsor: Jung Hwan Choi Date Submitted: September 12, 2012

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

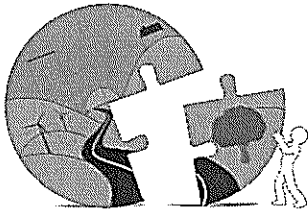
Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25210\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25210.docx

Please charge deposit fee case#: ZEA42544 ZCFG5919 \$2,156.25 +\$50
FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
[X] 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

[] 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42544/Plot Plan No. 25210
Project Title/Case Numbers

H. P. Kang
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jung Hwan Choi
Project Applicant

26500 Idyllwild Road, Idyllwild, CA 92549
Address

The project is located at the Northerly of Strawberry Valley Drive, easterly of Saunders Meadow, and westerly of Bickneil Lane and southerly of Highway 243.

The plot plan proposes to convert an existing 2,606 square foot 2-story apartment building to 5 unit resort/hotel with one manager's unit on approximately 0.41 acres. There is no added square footage to this proposal and all modifications are interior with one additional accessible parking space to the rear of the property.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

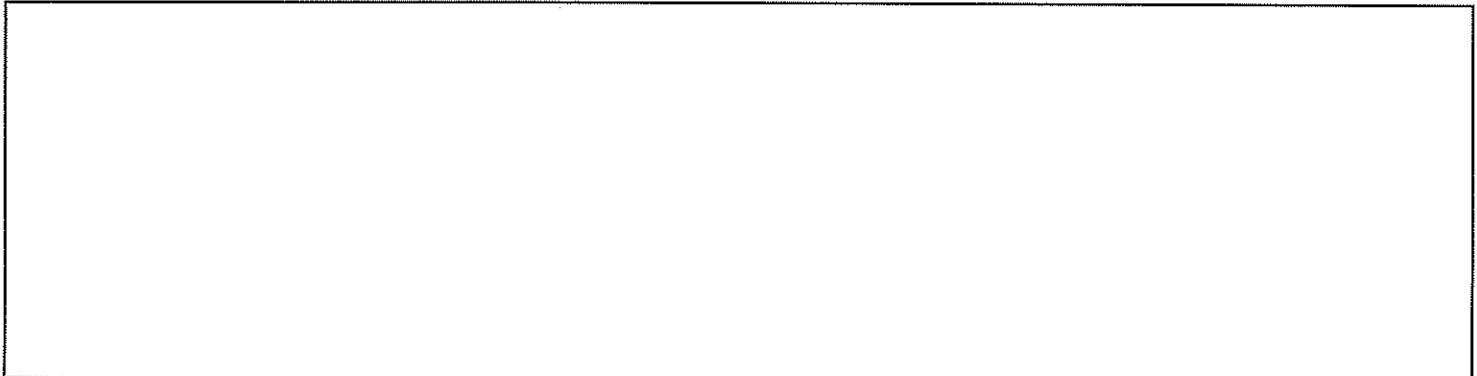
This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Title Date

Date Received for Filing and Posting at OPR: _____

HK/hk
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25248.docx

Please charge deposit fee case#: ZEA42544 ZCFG5919 \$2,156.25
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1208093

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

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

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

Received from: CHOI JUNG HWAN \$64.00
paid by: CK 5044
CFG FOR EA42544
paid towards: CFG05919 CALIF FISH & GAME: DOC FEE
at parcel: 26500 IDYLLWILD RD IDYL
appl type: CFG3

By _____ Sep 12, 2012 11:35
MGARDNER posting date Sep 12, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1308268

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

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

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

Received from: CHOI JUNG HWAN \$2,156.25
paid by: CK 5497
CFG FOR EA42544
paid towards: CFG05919 CALIF FISH & GAME: DOC FEE
at parcel: 26500 IDYLLWILD RD IDYL
appl type: CFG3

By _____ Aug 29, 2013 13:44
BNTHOMAR posting date Aug 29, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Agenda Item No.: 3.4
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: March 19, 2014

AMENDMENT OF FINAL TRACT MAP NO.
30322 (AFM30322)
Applicant: Stone Star Riverside LLC
Engineer/Representative: Webb and
Associates, Bruce Davis

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The **Amendment of Final Tract Map No. 30322** proposes an amendment to the phase 1 final map (FSM30322-1) to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on 100.Planning.1 from 136 to 100.

The project is located Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave.

BACKGROUND:

Pursuant to Ordinance No. 460 Section 9.15 a recorded final map can be modified using an amended final map process. Additionally, it should be brought to the Commission's attention that according to section 9.15 subsection d. the review by the Commission shall be confined to the consideration of, and action on, the proposed modification. Tentative Tract Map No. 30322 was approved by the Board April 13, 2004 to subdivide 64.82 acres into 272 residential lots with a minimum lot size of 6,000 square feet and 10 open space lots. A Unit Phasing Map was approved which allows the single tract map to record in two phases. The first phase is 141 residential lots, the second phase (or phase F for 'final') is 131 residential lots. The first half is north of the Salt Creek Channel, the final phase is south of the channel. Attachment No 1 shows the location of the tract as it relates to the SP, the Salt Creek Channel and the three parks in question (see text below).

This application is only proposing to affect conditions for the first phase of the final map, FSM30322-1¹. These changes will only apply to the first phase of the map.

More specifically the project is proposing to delete the following conditions of approval:

100.Planning.2 SP-PLNG AREA 28b CONSTRUCT

PRIOR TO THE ISSUANCE OF THE 250th building permit within the TRACT the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the specific plan has been met. If the milestone is reached, the park designated as Planning Area 28b shall be constructed and fully operable. Construction of the entire tract prior to the satisfaction of this condition is at the discretion of the director. This condition implements condition 30.PLANNING.32.

100.Planning.3 SP-PLNG AREA 32 CONSTRUCT

PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition

¹ Done using a unit phasing map, case number UPH00436.

30.PLANNING.28 of the specific plan have been met. If this milestone has been met, the park designated as Planning Area 32 shall be constructed and fully operable.

100.Planning.4 SP-PLNG AREA 37 CONSTRUCT

PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 has been met. If this milestone has been met, the park designated as Planning Area 37 shall be constructed and fully operable.

These conditions require the construction of three parks. Two of these parks in are not located near the proposed first phase of the map, the applicant does not own the land where these parks are located, and the there is no development near the park sites at this time. The third park, Planning Area 28b, is adjacent to the first phase of TR30322. Planning Area 28b is proposed in the Specific Plan to be a 32.9 acre park. The park site was a lot on the neighboring map, Tentative Tract Map No. 30808, and construction is required in the conditions for that map as well. Planning staff is willing to support the proposed removal of these park construction requirements because:

- Two of the parks are not near the site
- The two non-adjacent parks have no development constructed anywhere near the parks
- The applicant does not own the land for the park sites
- The park for 28b, while adjacent, is too large to be the responsibility of the 141 lots proposed in TR30322-1
- The conditions added to the map do not reflect the Specific Plan conditions that should have been applied to the map
- There is a park already constructed about 410 yards from the proposed map, Winchester Park currently under Valley Wide Recreation and Parks ownership featuring a gymnasium, several sports fields, a tot lot and picnic areas.

However, as a tradeoff for removing the requirement for any park construction, Planning staff is proposing that Condition of Approval 100.Planning.1 be revised. The condition currently states:

100.Planning.1 SP-PLNG AREA 28b PLANS

PRIOR TO THE ISSUANCE OF THE 136th building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

As written, the condition would require the park plans for all of PA28b to be approved by Valley Wide before the 136th building permit. There are only 141 residential lots on the map. So Staff is proposing to modify the condition to read:

100.Planning.1 SP-PLNG AREA 28b PLANS

PRIOR TO THE ISSUANCE OF THE 436 100th building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed conceptual park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28b of the Specific Plan. The detailed conceptual park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This will assure that the applicant is doing a fair share contribution to the development of the Specific Plan parks. In addition, this modification will not absolve the applicant of any required Quimby fees.

When the Specific Plan was first created, the parks were triggered by building permits generally located near the parks. Several Planning Areas that surround the park sites shared a unit trigger point, for example the construction of the park in Planning area 37 was triggered by 250 building permits within Planning Areas 31, 33, 34, 39a, etc. As the SP continued to be modified the park trigger points changed. The Specific Plan is now on Amendment No. 5. When A5 was processed, each individual park was required to submit plans and for ultimate construction triggered by a specific building permit number within the entire Specific Plan. Amendment No. 5, more specifically, used the following trigger points for the three parks discussed above

- Plans for park in PA 28b 1st half- 2,900th Building Permit
- Construction for PA 28b 1st half- 3,010th Building Permit

- Plans for park in PA 28b 2nd half- 3,910th Building Permit
- Construction for PA 28b 2nd half- 4,000th Building permit

- Plans for park in PA 32- 1,400th Building Permit
- Construction for PA 32- 1,500th Building Permit

- Plans for park in PA 37- 650th Building Permit
- Construction for PA 37- 750th Building Permit

The park triggers added to TR30322 did not reflect the Specific Plan triggers. Because the Specific Plan has experienced uneven development due to the recession, reflecting the triggers in the Specific Plan for this specific tract would not be appropriate. Staff worked with the applicant to find an equitable solution for this specific map phase.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Medium Density Residential (MDR) as reflected on the Land Use Plan for Specific Plan No. 293A5
2. Existing Zoning: Specific Plan (SP)
3. Surrounding Zoning: Specific Plan to the east and west, Rural Residential (RR) to the south and north

- | | |
|----------------------------|--|
| 4. Existing Land Use: | Vacant |
| 5. Surrounding Land Use: | Vacant land to the north, south, east and west |
| 6. Project Data: | Total Acreage (phase 1): 32.14
Total Proposed Lots (phase 1): 141 residential
Proposed Min. Lot Size: 5,000 sq ft
Schedule: A |
| 8. Environmental Concerns: | All environmental review was done with the original map, no further environmental documents are required. |

RECOMMENDATIONS:

APPROVAL of AMENDED FINAL TRACT MAP NO. 30322, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The economic recession has resulted in a disrupted development pattern within the Specific Plan that was unanticipated. This has made three of the conditions of approval no longer appropriate, specifically the need to build three park sites for the 141 residential lots.
2. The fee owner of the property was previously required to construct three park sites, which would have been financially burdensome. The change now requires only that conceptual park plans be required, and approved by the County and Valley Wide Recreation and Parks District. The cost of such plans is far less than the cost of conceptual park plans.
3. The changes to the conditions of approval will not create a need to change the lotting or the map in any way.
4. The proposed project is in conformance with all elements of the Riverside County General Plan.
5. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with approval of Zone Change No. 6715.
6. The proposed project is consistent with Specific Plan No. 293A5.
7. The proposed project is consistent with the Schedule 'A' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
8. The public's health, safety and general welfare are protected through project design.
9. The proposed project is compatible with the present and future logical development of the area.
10. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

CONCLUSIONS:

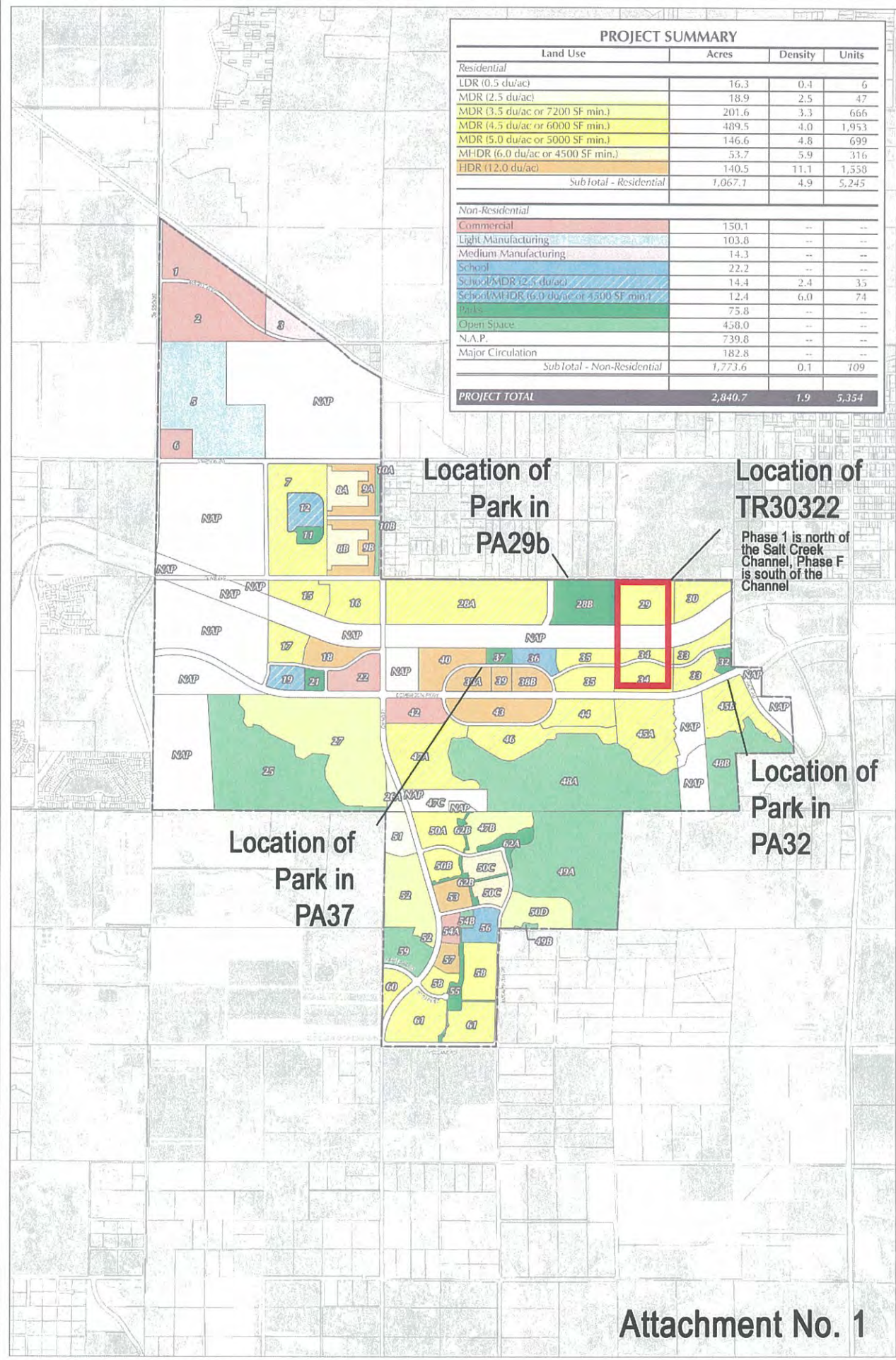
1. There are changes in circumstances which make some of the conditions of approval on the map no longer appropriate.
2. The modifications to the map do not impose any additional burden on the present fee owner of the property.
3. The modifications do not alter any right, title, or interest in the real property reflected on recorded map.
4. The project site is designated Low Density Residential (2-5 du/ac) and Medium Density Residential (5-8 du/ac) within the Harvest Valley/Winchester Area Plan.
5. The project site is surrounded by properties which are designated Open Space, Medium Density and Low Density Residential.
6. The zoning for the subject site is Specific Plan (SP) and Light Agricultural (A-1).
7. The project site is surrounded by properties which are zoned Specific Plan (SP) and Rural Residential (R-R).
8. The proposed phase of the map, creating 141 residential parcels with a minimum lot size of 6,000 s.f. is permitted in the SP designation.
9. All environmental review was done with the original map, no further environmental documents are required.
10. This project is not within an MSHCP cell criteria area.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A dam inundation area.
 - b. A General Plan hazardous fire area.
 - c. An Alquist-Priolo earthquake fault hazard study zone.
 - d. A city sphere of influence.
3. The project site is located within:
 - a. Winchester Hills Specific Plan No. 293
 - b. The boundaries of the Hemet Unified School District #16.
 - c. The Valley Wide Recreation and Park District.
 - d. A Stephen's kangaroo rat fee area.
 - e. A Mt. Palomar lighting regulation zone
 - f. Harvest Valley/Winchester Area Plan.
 - g. West T.U.M.F. Ordinance No. 824 fee area.
 - h. A 100 year flood plain

ms
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Date Prepared: 01/01/01
Date Revised: 02/04/14

PROJECT SUMMARY			
Land Use	Acres	Density	Units
Residential			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac or 7200 SF min.)	201.6	3.3	666
MDR (4.5 du/ac or 6000 SF min.)	489.5	4.0	1,953
MDR (5.0 du/ac or 5000 SF min.)	146.6	4.8	699
MHDR (6.0 du/ac or 4500 SF min.)	53.7	5.9	316
HDR (12.0 du/ac)	140.5	11.1	1,558
<i>Sub Total - Residential</i>	1,067.1	4.9	5,245
Non-Residential			
Commercial	150.1	--	--
Light Manufacturing	103.8	--	--
Medium Manufacturing	14.3	--	--
School	22.2	--	--
School/MDR (2.5 du/ac)	14.4	2.4	35
School/MHDR (6.0 du/ac or 4500 SF min.)	12.4	6.0	74
Parks	75.8	--	--
Open Space	458.0	--	--
N.A.P.	739.8	--	--
Major Circulation	182.8	--	--
<i>Sub Total - Non-Residential</i>	1,773.6	0.1	109
PROJECT TOTAL	2,840.7	1.9	5,354



Attachment No. 1

Vicinity



LEGEND

- CASE
- PARCELS

N STREAMS

N INTERSTATES

N HIGHWAYS

IMPORTANT

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

REPORT PRINTED ON...Tue Feb 04 2014 16:03:32 GMT-0800 (Pacific Standard Time)

Version 131127

Existing Zoning



- | | | | |
|---------|-----------------|-------------|----------|
| CASE | STREAMS | INTERSTATES | HIGHWAYS |
| PARCELS | ZONING BOUNDARY | A-1-10 | A-2-10 |
| R-1 | R-R | SP ZONE | |

IMPORTANT

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

REPORT PRINTED ON...Tue Feb 04 2014 16:00:00 GMT-0800 (Pacific Standard Time)

Version 131127

General Plan Land Use



LAND USE

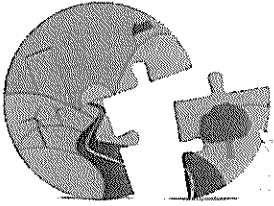
-  STREAMS
-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  MDR - MEDIUM DENSITY RESIDENTIAL
-  MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
-  OS-R - OPEN SPACE RECREATION

IMPORTANT

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

REPORT PRINTED ON...Tue Feb 04 2014 16:05:36 GMT-0800 (Pacific Standard Time)

Version 131127



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--------------------------------------|--|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input checked="" type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: ~~FSM-30322-1~~ AFM 30 322 DATE SUBMITTED: 11/06/13

APPLICATION INFORMATION

Applicant's Name: Stone Star Riverside, LLC E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<i>Street</i>	
San Diego	CA	92130
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

Engineer/Representative's Name: Bruce Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 McCray Street

	<i>Street</i>	
Riverside	CA	92506
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Stone Star Riverside, LLC E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Drive, Suite 150

	<i>Street</i>	
San Diego	CA	92130
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

GWYNETH LANSING
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SANDY SIM BLUMBERG LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-230-001 thru 004, 461-231-001 thru 027, 461-232-001 thru 024, 461-233-001 thru 016, 461-240-001 thru 003, 461-241-001 thru 050, 461-242-001 thru 017

Section: 33 Township: 5 South Range: 2 West

Approximate Gross Acreage: 22.09

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Salt Creek Channel, South of Olive Ave., East of Leon Road, West of Rice Road

Thomas Brothers map, edition year, page number, and coordinates: 2001 Map Book: Pg. 839, Grid D7 & E7 & Pg. 869, Grid D1& E1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Amend final map FSM-30322-01 to modify conditions. See attachment 1 for a detailed description.

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). TM 30322 (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: Subdivision completed, for reports see Specific Plan

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) _____

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

Will the proposal 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: Site graded

Attachment 1

Conditions to be waived:

100.PLANNING. 3 SP - PLNG AREA 32 CONSTRUCT *INEFFECT*

PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 of the specific plan have been met. If this milestone has been met, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 4 SP - PLNG AREA 37 CONSTRUCT *INEFFECT*

PRIOR TO THE ISSUANCE OF THE 100th building permit within the TRACT MAP the planning department shall determine whether the number of building permits allowed by condition 30.PLANNING.28 has been met. If this milestone has been met, the park designated as Planning Area 37 shall be constructed and fully operable.

Condition to be amended:

100.PLANNING. 1 MAP*- PA 28b Plans required *INEFFECT*

PRIOR TO THE ISSUANCE OF THE 136th building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Amended Language:

100.PLANNING. 1 MAP*- PA 28b Plans required *INEFFECT*

PRIOR TO THE ISSUANCE OF THE 142nd building permit within The Tract Map, the planning department shall determine whether the building permits allowed by condition 30.PLANNING.32 of the Specific Plan has been met. If this milestone has been reached, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District for the park site designated as Planning Area 28B of the Specific Plan. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

FSM-30322-1 will contribute its fair and equitable share for park development based on condition 100.PLANNING.1 by providing detailed park plans for PA 28A north of the Salt Creek Channel prior to the 142th building permit. Conditions 100.PLANNING. 3 & 100.PLANNING. 4 create an unfair burden for park development by requiring the developer of FSM-30322-1 to provide park designs for PA 32 & PA 37 for the build out of FSM-30322-1. Due to the bifurcated ownership of Tentative Tract 30322 with FSM-30322-1 being north of the Salt Creek Channel and the remaining tentative lots being south of the Salt Creek Channel and owned by a different entity it is only fair that the original condition 3.13 of SP 293 and shown below be in full effect. This would be fair and equitable to each owner of Tentative Tract 30322 by requiring park designs for PA 28A at the 142nd building permit. Requiring the owner of Tentative Tract 30322 and others south of the Salt Creek Channel to provide the detailed park plans for PA 32 and PA 37 south of the Salt Creek Channel as stated in condition 30.PLANNING.28 and the original condition 3.13 in SP 293. PA 29 was not cited in the original SP 293 conditions as an area that would participate in the development of parks in PA 32 & PA 37.

Condition 3.13 for Specific Plan 293:

30. PLANNING. 28 SP -PLANNING AREA PARK

DEFERRED

Prior to the issuance of any building permits within Planning area 31, 33, 34, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a or 47b detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Park District or other entity as set forth in condition of Approval No. 3.11 for the park sites identified as Planning Areas 32 and 37. The detailed park plans shall provide for active recreational facilities and uses, and shall conform with the design criteria described in the specific plan document for Planning areas 32 and 37 and with the requirements of the Valley-Wide Recreation and Park District or other entity as set forth in Condition of Approval No. 3.11. The detailed park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities. Prior to the issuance of the 250th occupancy permit anywhere within the area defined as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated as Planning Area 37 shall be constructed in accordance with approved park plans and fully operable. Prior to the issuance of the 500th occupancy permit anywhere within the area described as Planning Areas 31, 33, 34, 35, 38a, 38b, 40, 43, 44, 45a, 45b, 46, 47a, and 47b, the park designated a Planning Area 32 shall be constructed in accordance with approved park plans and fully operable. (Amended by the Planning Commission on 10/25/95.)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/29/2014,

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

APN (s) or case numbers AFM30322 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

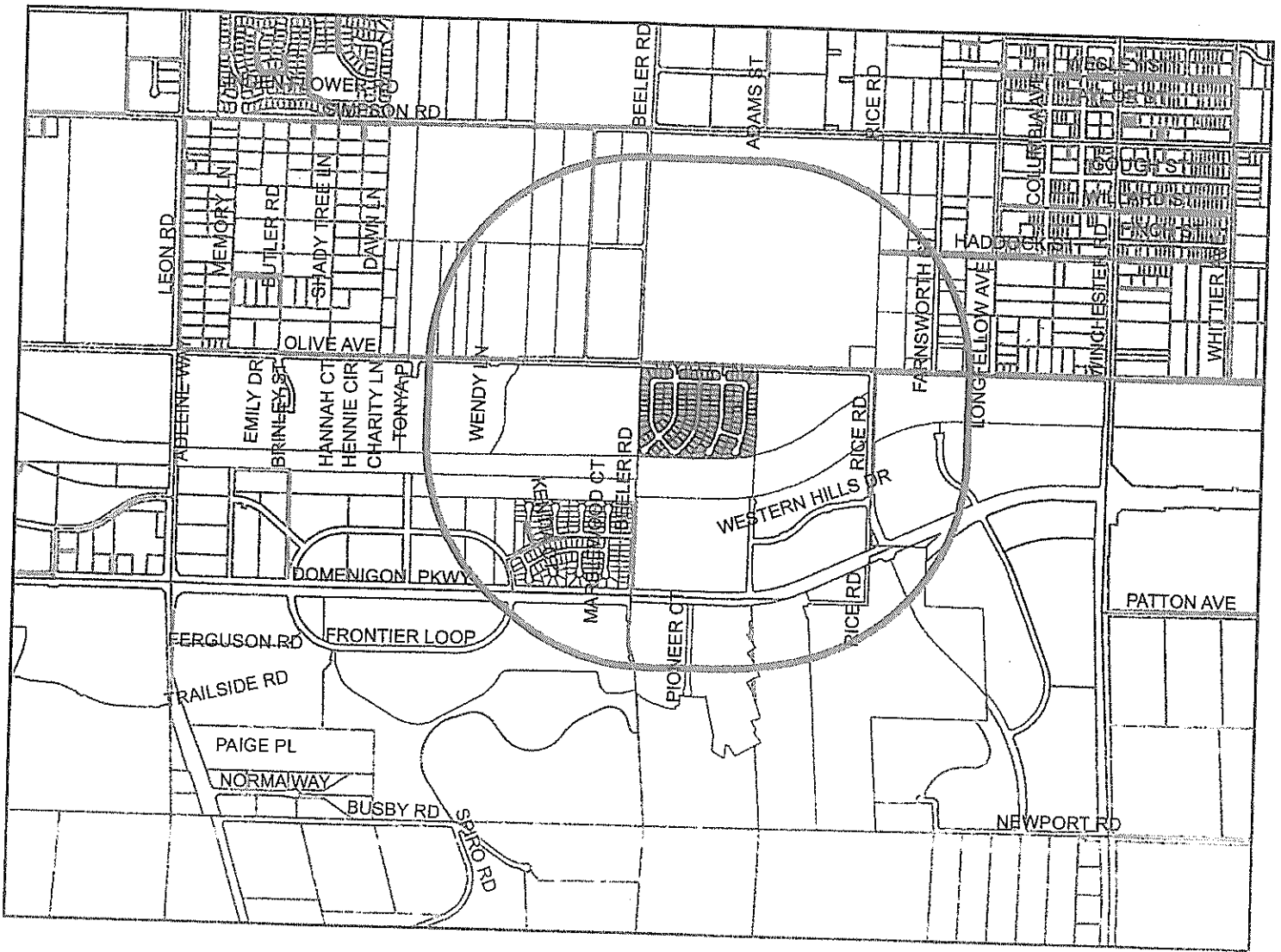
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

AFM30322 (2400 feet buffer)



Selected Parcels

- 461-190-072 462-120-007 462-050-015 462-050-006 461-280-026 462-110-007 462-120-001 462-120-012 462-120-014 462-120-015
- 462-120-004 462-090-001 462-110-005 462-120-005 462-110-004 462-120-002 462-120-003 462-120-016 462-110-006 462-120-006
- 462-060-013 462-060-016 462-060-012 462-060-015 462-060-017 462-060-006 461-280-027 462-050-004 462-050-009 462-050-010
- 461-200-046 461-200-043 461-210-020 462-050-002 461-210-019 461-220-018 461-210-030 461-210-032 461-190-083 461-200-028
- 461-220-011 461-220-016 462-060-005 461-200-034 461-280-017 461-200-038 461-220-009 461-280-016 461-200-044 461-200-045
- 461-200-042 462-090-002 462-120-038 461-230-001 461-230-002 461-231-002 461-231-007 461-231-010 461-231-014 461-231-019
- 461-231-025 461-232-001 461-232-002 461-232-011 461-232-016 461-232-017 461-233-003 461-233-009 461-233-014 461-231-005

First 120 parcels shown



900 950 0 1,900 Feet

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



ASMT: 461190072, APN: 461190072
COPPER SKYE
C/O MARC R PERLMAN
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075

ASMT: 461241052, APN: 461241052
PARK DIST, ETAL
537 E FLORIDA AVE
HEMET CA 92543

ASMT: 461190083, APN: 461190083
RANCON WINCHESTER VALLEY 200
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 461242017, APN: 461242017
STONE STAR RIVERSIDE
12671 HIGH BLUFF DR NO 150
SAN DIEGO CA 92130

ASMT: 461200036, APN: 461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

ASMT: 461260046, APN: 461260046
WOODS VENTURE
C/O DAN STEPHENSON
41391 KALMIA STE 200
MURRIETA CA 92562

ASMT: 461210020, APN: 461210020
PACWEST GROUP
41391 KALMIA NO 100
MURRIETA CA 92562

ASMT: 461280017, APN: 461280017
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 461210033, APN: 461210033
WINCHESTER 68
C/O JOHN P KING JR
450 NEWPORT CENTER 500
NEWPORT BEACH CA 92660

ASMT: 461280026, APN: 461280026
JOAN OOSTDAM, ETAL
1645 N RAMONA BLVD
SAN JACINTO CA 92582

ASMT: 461220016, APN: 461220016
REGENT WINCHESTER
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 461280029, APN: 461280029
WOODS VENTURE
C/O PACWEST GROUP INC
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 461220018, APN: 461220018
RANCON CROSSROADS
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 462050002, APN: 462050002
HEATHER RHEINGANS, ETAL
620 E PALOUSE RIVER DR
MOSCON ID 83843



ASMT: 462050010, APN: 462050010
OLIVE AVENUE INV
7 ARGONAUT
ALISO VIEJO CA 92656

ASMT: 462120013, APN: 462120013
THERESA BECKER
4955 RIO DOSA LN
PASO ROBLES CA 93446

ASMT: 462050015, APN: 462050015
HUSHMAND TAGHDIRI
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 462120016, APN: 462120016
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

ASMT: 462060005, APN: 462060005
SANDRA LILLA, ETAL
17524 SANTA FE TR
HELENDALE CA 92342

ASMT: 462120038, APN: 462120038
PATRICK KELLY, ETAL
C/O F KELLY
P O BOX 728
ROGUE RIVER OR 97537

ASMT: 462060017, APN: 462060017
MIGHTY DEV
3296 E GUASTI RD STE 120
ONTARIO CA 91761

ASMT: 462090002, APN: 462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 462120007, APN: 462120007
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 462120009, APN: 462120009
PARK DIST, ETAL
C/O EASTERN MUNICIPAL WATER DIST
P O BOX 8300
SAN JACINTO CA 92581



Stone Star Riverside LLC
12671 High Bluff Drive Suite 150
San Diego CA 92130

Stone Star Riverside LLC
12671 High Bluff Drive Suite 150
San Diego CA 92130



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

AMENDED FINAL TRACT MAP NO. 30322 (AFM30322)

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Stone Star Riverside LLC

Project Applicant

12671 High Bluff Drive Suite 150 San Diego CA 92130

Address

The project is located Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave.

Project Location

The Amendment of Final Tract Map No. 30322 proposes an amendment to the phase 1 final map (FSM30322-1) to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on 100.Planning.1 from 136 to 100.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 19, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

EA 38476

CORRECTED

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200401209

Lead Agency: COUNTY PLANNING Date: 10/08/2004

County Agency of Filing: Riverside Document No: 200401209

Project Title: EA 38476; CZ 6715; TTM 30322

Project Applicant Name: RANCON WICHESTER VALLEY 63 LLC Phone Number:

Project Applicant Address: 27740 JEFFERSON AVE., STE. 200 TEMECULA CA 92590

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee \$78.00
- Project that is exempt from fees (DeMinimis Exemption)
- Project that is exempt from fees (Notice of Exemption)

Total Received \$928.00

Signature and title of person receiving payment: C. [Signature]

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1401255

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

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

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

Received from: STONE STAR RIVERSIDE LLC \$50.00
paid by: CK 3464
CFG FOR AFM30322
paid towards: CFG06050 CALIF FISH & GAME: DOC FEE
at parcel: 29112 TOPEKA CIR WINC
appl type: CFG3

By _____ Feb 10, 2014 12:37
MGARDNER posting date Feb 10, 2014

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

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