



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

AUGUST 20, 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 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25373** – Applicant: Smartlink, LLC – Fifth/Fourth Supervisorial District – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road. More specifically site address is 17400 Bubbling Wells Road – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on July 14, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 sq. ft. lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 sq. ft. equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 foot wide access easement running from Bubbling Wells Road. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

1.2 **ADOPTION OF THE REVISED 2014 PLANNING COMMISSION CALENDAR**

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

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

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

- 2.1 **GENERAL PLAN AMENDMENT NO. 925** – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 2.2 **CONDITIONAL USE PERMIT NO. 3689** – Intent to Adopt a Negative Declaration – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – REMAP – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive and North Circle Drive – 1.31 Gross Acres – Zoning: Village Tourist Residential (R-3A) - **REQUEST:** The Conditional Use Permit proposes to change use classification from a “Dwelling, Bed and Breakfast” with 5 guest rooms to a “Resort Hotel” by adding 4 additional guest rooms. Continued from July 16, 2014. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

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

- 3.1 **GENERAL PLAN AMENDMENT NO. 1131** – CEQA Exempt - Applicant: David Jeffers Consulting, Inc. – First/First Supervisorial District – Location: Those portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area – N/A Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Circulation Element by removing the Circulation Element designations from the portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area. Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org. (Legislative)
- 3.2 **CHANGE OF ZONE NO. 7801/TENTATIVE PARCEL MAP NO. 36585** – Intent to Adopt a Mitigated Negative Declaration – Applicant: GF Real Estate Services – Second/First Supervisorial District – Location: Northerly of Star Jasmine Way and Summer Day Street – **REQUEST:** The Change of Zone proposes to change the site’s zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule “H” subdivision of 5 acres into two (2) residential parcels of 2.5 acres each. Project Planner: Damaris Abraham. (Legislative)
- 3.3 **SURFACE MINING PERMIT NO. 102, SUSPENSION OF MINING PERMIT,** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles north of Blythe, 10 Miles west of Midland Road, 15 Miles south of State Hwy 62 – 400 Gross Acres - Zoning: Natural Assets (N-A), - **REQUEST:** The Planning Commission is to consider testimony from staff, the mine operator and other interested persons relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance – Related Cases: None. Project Manager: David Jones at (951) 955-6863 or email dlijones@rctlma.org. (Quasi-judicial)

- 3.4 **RECLAMATION PLAN NO. 135**, Notice And Order To Comply – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL00135R1. Project Manager: David Jones at (951) 955-6863 or email djones@rctlma.org. (Quasi-judicial)
- 3.5 **CHANGE OF ZONE NO. 7826** – CEQA Exempt- Applicant: County of Riverside – All Supervisorial Districts- Location: Countywide – Request: The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)
- 3.6 **CHANGE OF ZONE NO. 7832** - No New Environmental Documentation is Required – Applicant: Robert Olson – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (10 acre min.) - Temecula Valley Wine Country Policy Area - Winery District – Location: Located north of Via Adore, south of Monte de Oro, east of Via el Pia Bonia and west of De Portola Road - 10 Gross Acres - Zoning: Citrus/Vineyard (C/V) Zone - **REQUEST:** Change of Zone to Wine Country - Winery Existing Zone (WC-WE). Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org. (Legislative)
- 3.7 **PLOT PLAN NO. 14522 REVISED PERMIT NO.1** – Appellant: World’s Biggest Cabazon Dinosaurs - Applicant: World’s Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth/Fifth Supervisorial District - Location: Northwest corner of Seminole Drive and Deep Creek Road – Zoning: Scenic Highway Commercial - **REQUEST:** An appeal by the applicant concerning the Planning Director’s denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- 3.8 **CHANGE OF ZONE NO. 7810** - No New Environmental Documentation Required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, INC – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR)(5 acres min.) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: Northeast of Los Corralitos Rd., south of Los Caballos Rd., and west of Pauba Rd. - 241.63 gross acres - Zoning: Residential Agricultural - 10 acres min (R-A-10) Zone - **REQUEST:** Change of Zone to Wine Country - Equestrian Zone (WC-E) Zone. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org. (Quasi-Judicial)
- 3.9 **CONDITIONAL USE PERMIT NO. 3620R1** – Applicant: Fayez Sedrak, LLC – Engineer/Representative: Mark Raab – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area

Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Haines Street – 0.9 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to add the sale of off-site alcohol beverage (Type 21) license only at a previously approved (under construction) commercial retail building. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

- 4.1 **DESIGN GUIDELINES: WALL STANDARDS:** An update to the Planning Commission on revising the County of Riverside’s design guidelines related to vinyl fencing.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONERS’ COMMENTS

Agenda Item No.: 1.1
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth/Fourth
Project Planner: Damaris Abraham
Planning Commission: August 20, 2014

PLOT PLAN NO. 25373
Environmental Assessment No. 42597
Applicant: Smartlink, LLC
Engineer/Representative: Faraz Yaqoob

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

The project is located northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road, more specifically 17400 Bubbling Wells Road.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 14, 2014.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42597**, 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,

APPROVED PLOT PLAN NO. 25373, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

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Date Revised: 07/17/14

Agenda Item No.: 2.2
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth/Fourth
Project Planner: Damaris Abraham
Director's Hearing: July 14, 2014

PLOT PLAN NO. 25373
Environmental Assessment No. 42597
Applicant: Smartlink, LLC
Engineer/Representative: Faraz Yaqoob

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

The project is located northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road, more specifically 17400 Bubbling Wells Road.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning: | Controlled Development Areas (W-2) to the north, south, east, and west |
| 5. Existing Land Use: | Church |
| 6. Surrounding Land Use: | Vacant and scattered single family residences to the north, south, east, and, west |
| 7. Project Data: | Total Acreage: 9.66
Lease Area: 1,493 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42597**, 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. 25373**, 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 General Plan Land Use designation for the project site is Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Western Coachella Valley Area Plan which allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses, and governmental uses are also allowed within this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural: Rural Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Controlled Development Areas (W-2).
5. The proposed use, a wireless communication facility disguised as a 70 foot high faux water tank tower, is a permitted use in the W-2 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the W-2 zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 87.5 ft. (125% of facility height) from the nearest habitable dwelling. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west.
8. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)
9. Environmental Assessment No. 42597 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Hydrology/ Water Quality

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: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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 Fault Zone;
 - b. A County Service Area;
 - c. An Airport Influence Area;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. Area of Flooding Sensitivity;
 - b. An area susceptible to subsidence;
 - c. An area with moderate liquefaction potential;
 - d. The City of Desert Hot Springs Sphere of Influence; and,
 - c. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 657-260-019.

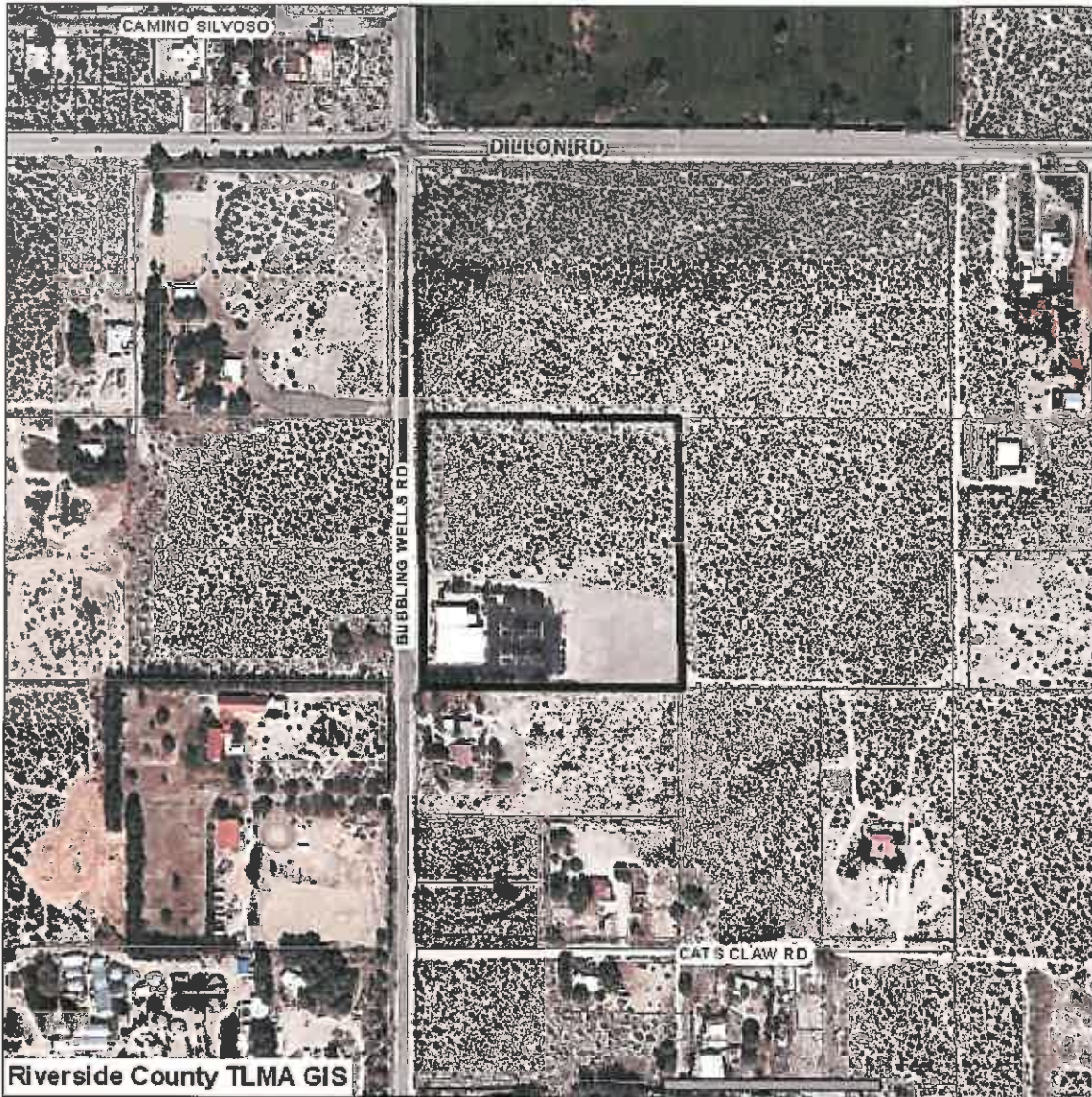
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Date Prepared: 06/12/13

Date Revised: 06/02/14

PP25373



Selected parcel(s):
657-260-019

LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

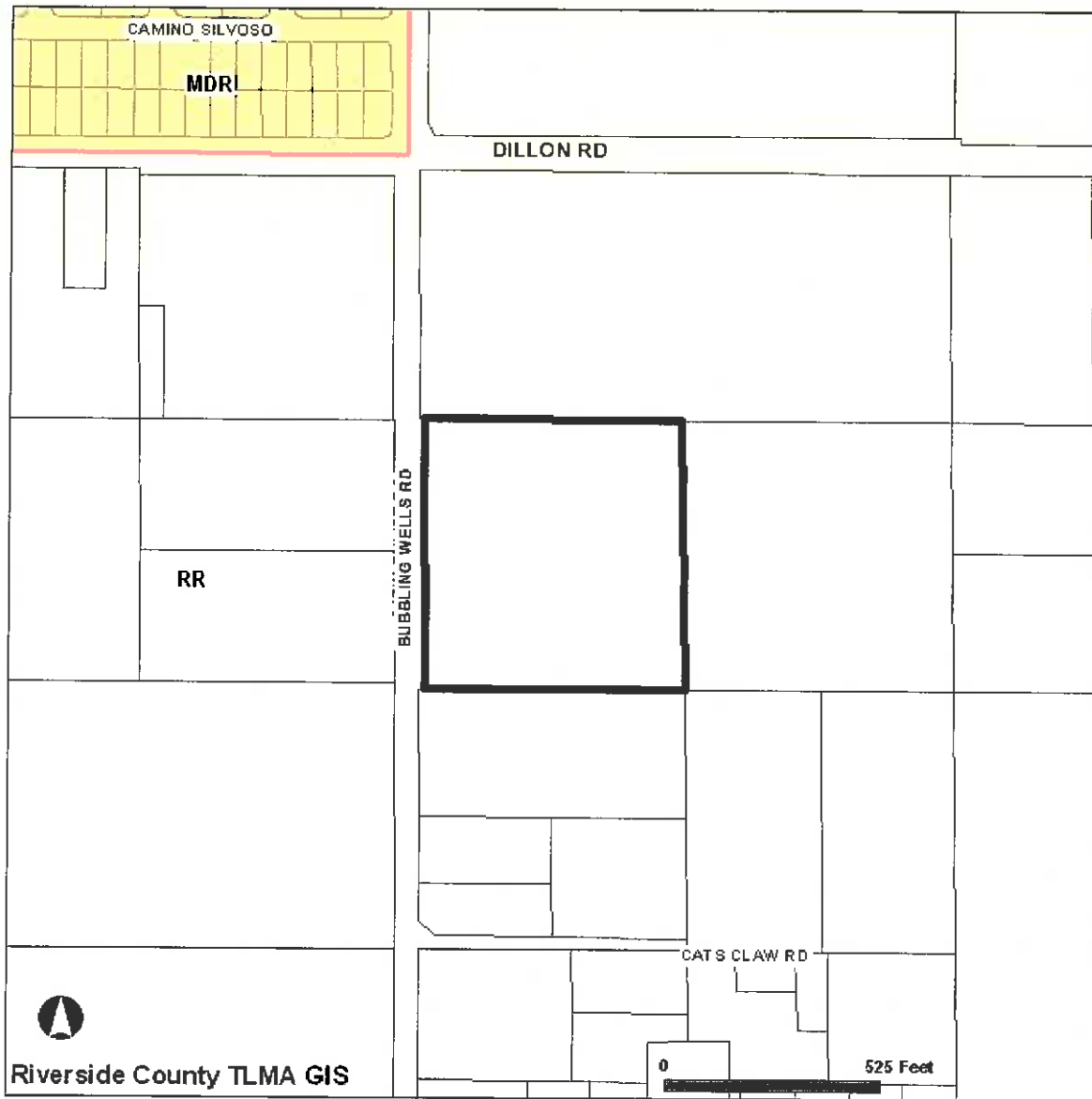
IMPORTANT

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...Thu May 29 16:29:52 2014

Version 131127

PP25373



Selected parcel(s):
657-260-019

LAND USE

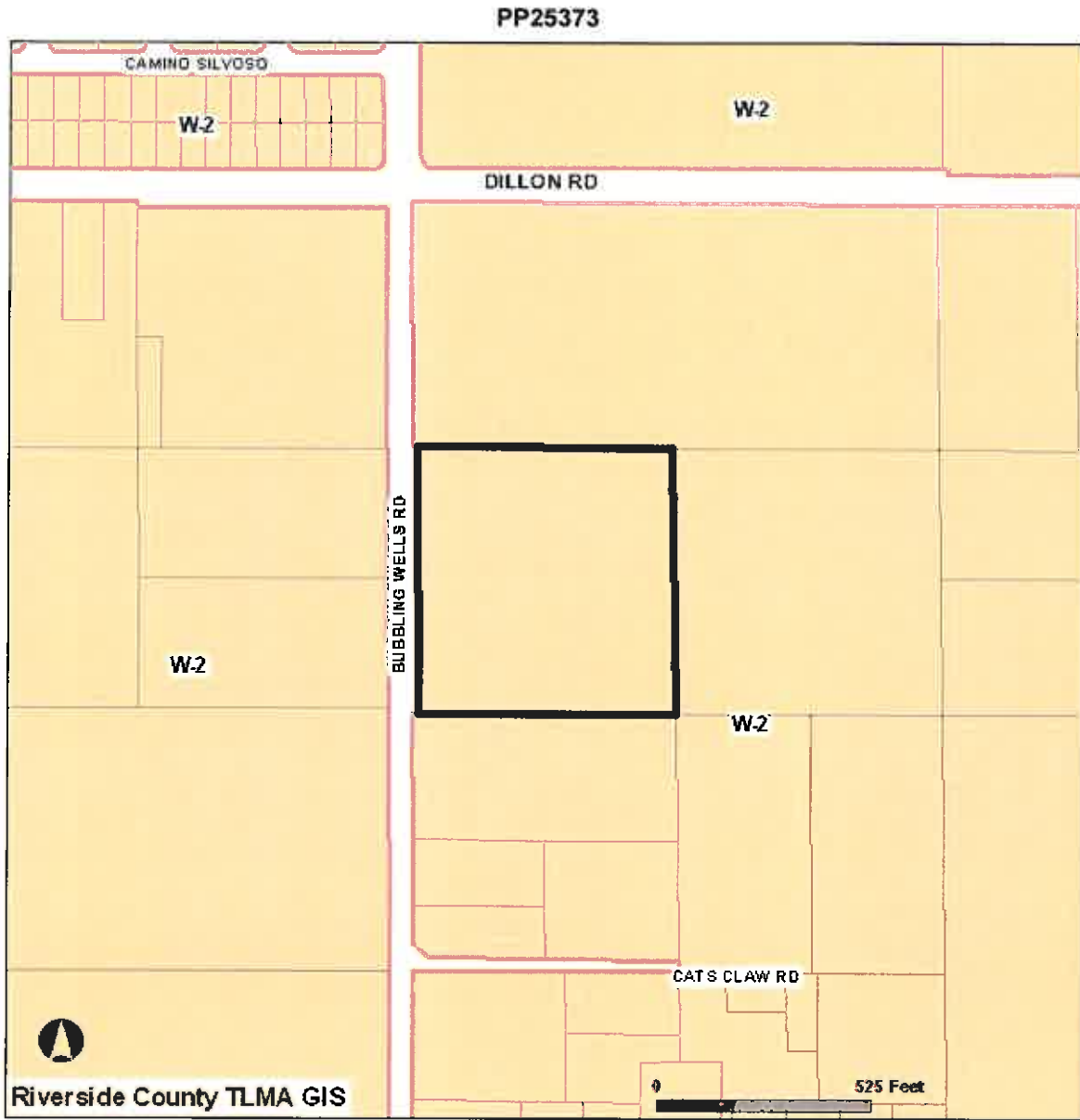
- SELECTED PARCEL
- MDR - MEDIUM DENSITY RESIDENTIAL
- INTERSTATES
- RR - RURAL RESIDENTIAL
- HIGHWAYS
- PARCELS

IMPORTANT

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Version 131127



Selected parcel(s):
657-260-019

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- W-2

IMPORTANT

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

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Version 131127



CLV5034

DESERT HOT SPRINGS CHURCH

17400 BUBBLING WELLS ROAD DESERT HOT SPRINGS CA 92241



VIEW 1



LOOKING SOUTH FROM DILLON ROAD

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



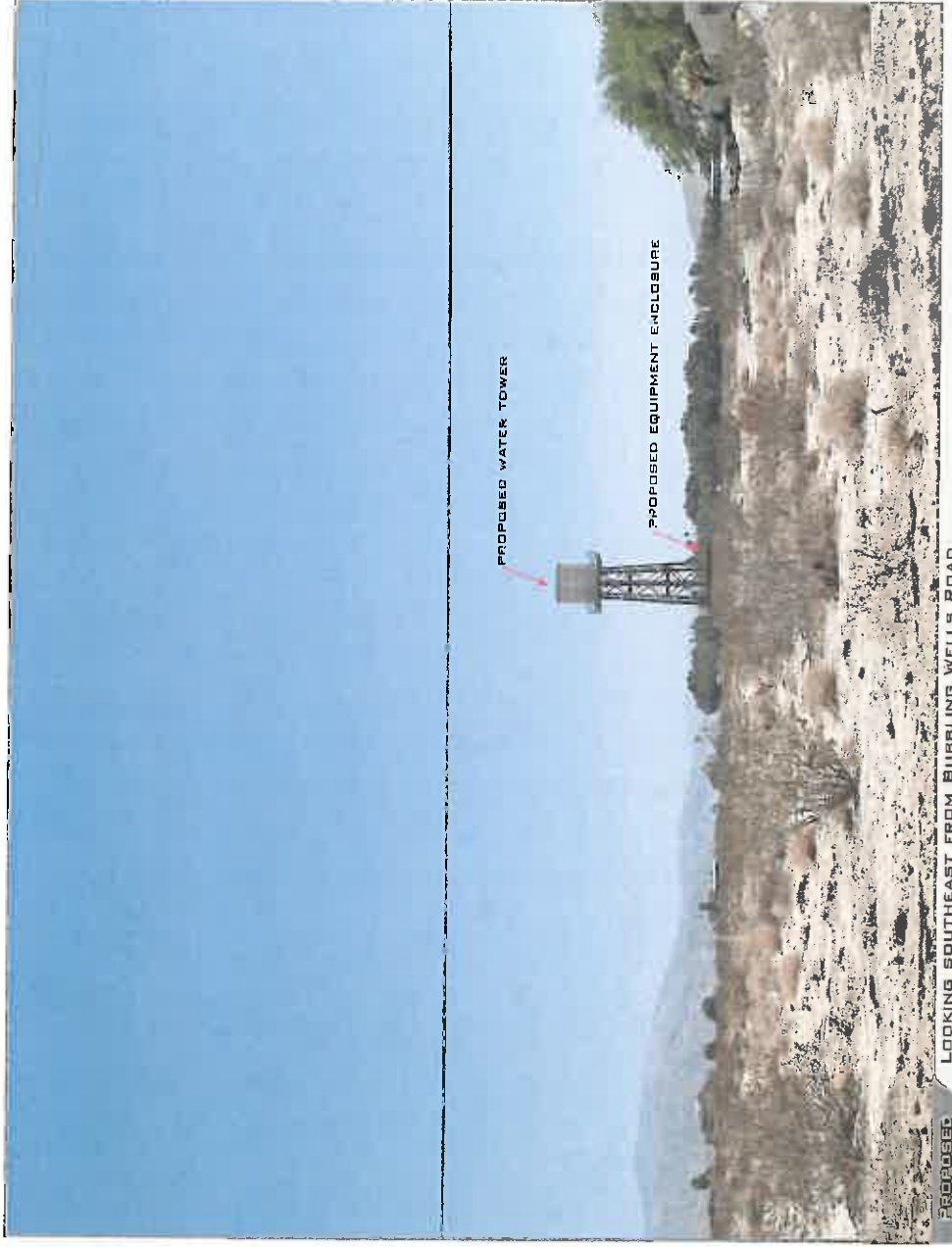
CLV5034

DESERT HOT SPRINGS CHURCH

17400 BUBBLING WELLS ROAD DESERT HOT SPRINGS CA 92241



VIEW 4



LOOKING SOUTHEAST FROM BUBBLING WELLS ROAD

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

at&t
 Your world. Delivered
 12800 PARK PLAZA, 3RD FLOOR
 CERRITOS, CA 94033

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smartlink
 18001 VON KARMAN AVE., SUITE 510
 IRVINE, CA 92612
 TEL: (949) 267-2805 FAX: (949) 357-1276

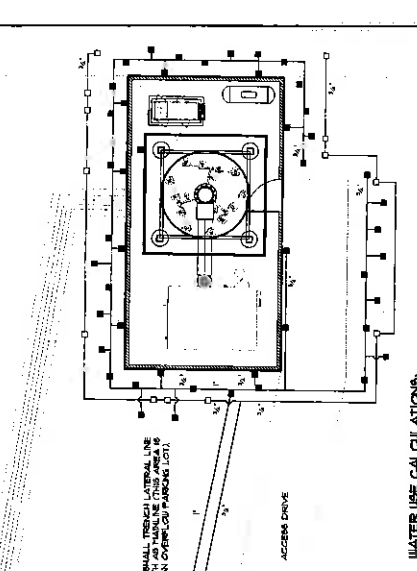
REV.	DATE	REVISION DESCRIPTION

RIJCLA
 KALMANSHAP COZART
 Landscape Architect
 17001 NE 10TH AVE., SUITE 100
 CLATSOP COUNTY, OR 97141
 (503) 662-3299 / (503) 662-3298

PROJECT INFORMATION:
 CLV5034
 17400 BUBBLING WELLS RD.
 DESERT HOT SPRINGS, CA 92241
 RIVERSIDE COUNTY

DATE: APR. 15, 2003
 DRAWN BY: mjm
 CHECKED BY: RJC
 SHEET TITLE: IRRIGATION PLAN

STREET NUMBER: REV:
 L-1



WATER USE CALCULATION:

PROJECT LANDSCAPE AREA: 74900 SQUARE FEET
 MAXIMUM WATER BUDGET:
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 ESTIMATED WATER USE:
 HYDROZONE 1 (IRRIGATORS) • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 ESTIMATED WATER USE:
 HYDROZONE 2 (TREES) • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 TOTAL ESTIMATED WATER USE: • 46500 GPD

IRRIGATION LEGEND

SYMBOL	PIRG	MODEL NO./DESCRIPTION
□	RAISING	100-1681 POP-UP RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
△	HANDY	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
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○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH

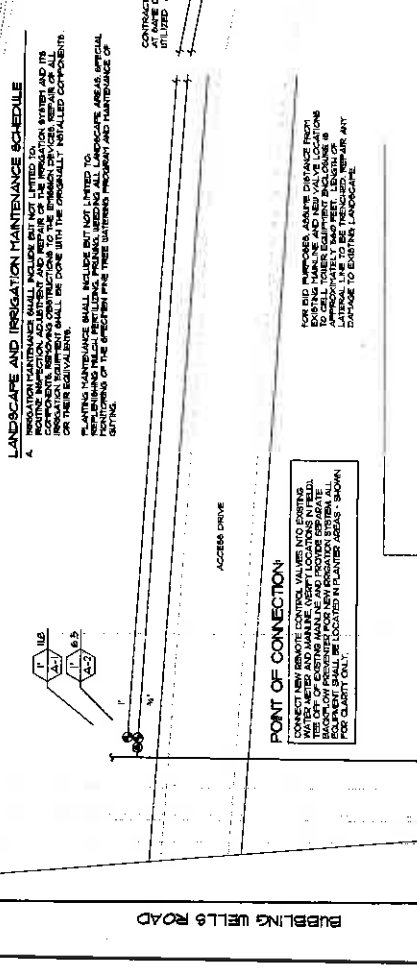
NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DESERT HOT SPRINGS IRRIGATION ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS.
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WATER DISTRICT

THE WATER DISTRICT HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DESERT HOT SPRINGS IRRIGATION ORDINANCES. THE WATER DISTRICT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS.

DATE: APR. 15, 2003
 DRAWN BY: mjm
 CHECKED BY: RJC
 SHEET TITLE: IRRIGATION PLAN

STREET NUMBER: REV:
 L-1



WATER USE CALCULATION:

PROJECT LANDSCAPE AREA: 74900 SQUARE FEET
 MAXIMUM WATER BUDGET:
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
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 HYDROZONE 1 (IRRIGATORS) • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 ESTIMATED WATER USE:
 HYDROZONE 2 (TREES) • (150) (2.0) (1.8) (2.0) (1.8) (2.0)
 TOTAL ESTIMATED WATER USE: • 46500 GPD

IRRIGATION LEGEND

SYMBOL	PIRG	MODEL NO./DESCRIPTION
□	RAISING	100-1681 POP-UP RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
△	HANDY	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH

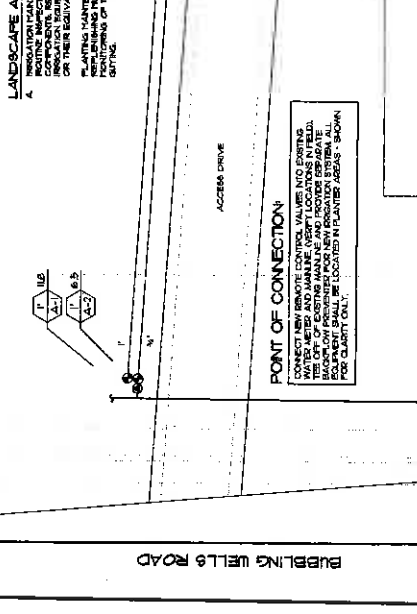
NOTES:
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DATE: APR. 15, 2003
 DRAWN BY: mjm
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 SHEET TITLE: IRRIGATION PLAN

STREET NUMBER: REV:
 L-1



WATER USE CALCULATION:

PROJECT LANDSCAPE AREA: 74900 SQUARE FEET
 MAXIMUM WATER BUDGET:
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IRRIGATION LEGEND

SYMBOL	PIRG	MODEL NO./DESCRIPTION
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○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
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○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH
○	RAISING	100-1681 ROOT MATING RISER, 600 GPM EACH

NOTES:
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DATE: APR. 15, 2003
 DRAWN BY: mjm
 CHECKED BY: RJC
 SHEET TITLE: IRRIGATION PLAN

STREET NUMBER: REV:
 L-1

IRRIGATION PLAN

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DESERT HOT SPRINGS IRRIGATION ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DESERT HOT SPRINGS.

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CERRITOS, CA 90710
TEL: (949) 351-1225 FAX: (949) 351-1275

RJCLA
A DIVISION OF
ALUMINUM COMPANY
OF AMERICA
17000 W. 10TH AVE., SUITE 100
DENVER, CO 80242



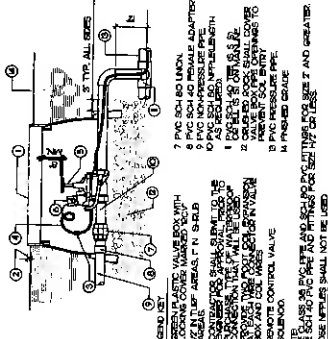
PRODUCT INFORMATION

CL V5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

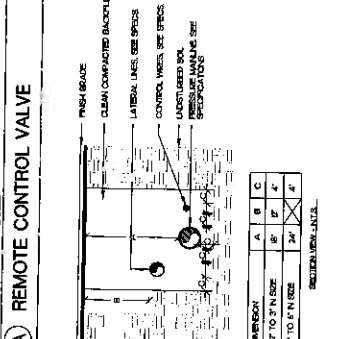
P.P. 25073
APR. 85-298-019

OWNER: RJC
DESIGNED BY: RJC
SHEET TITLE: IRRIGATION DETAILS AND SPECIFICATIONS

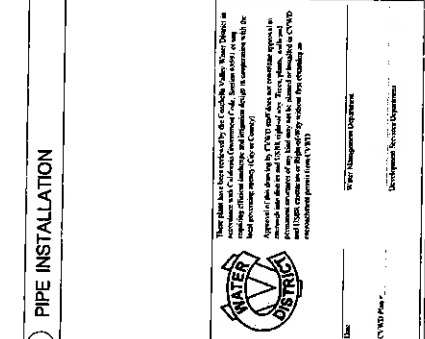
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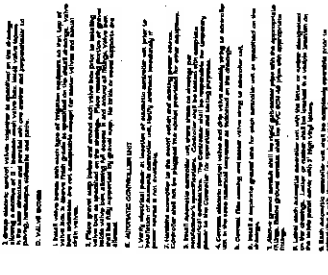
- LEGEND**
1. REMOTE CONTROL VALVE
 2. 1/2" NPT BRASS T & G
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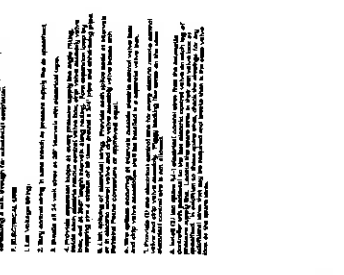
- REMOTE CONTROL VALVE**
1. CLEAN COMPACTED BACKFILL
 2. CONTROL WELLS SEE SPECS
 3. IDENTIFIED SOIL
 4. PREVENTION



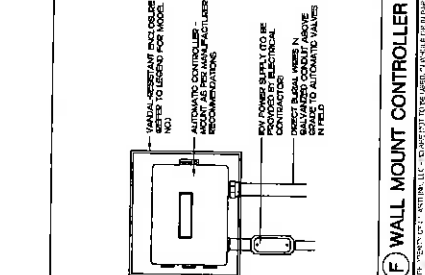
- PIPE INSTALLATION**
- NOTE: SEE SPECIFICATIONS FOR ALL SWING JOINTS. USE TIGHT TAPES ON ALL SWING JOINTS. ALTERNATING JOINTS AND FITS WITH SCHEDULE 40 STREET P.I.S.



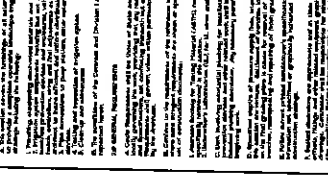
- POP-UP BUBBLER**
- NOTE: INSTALL BUBBLER LEADS PLUMB. ADJUST BRASS OR NOZZLE STRIKER TO MAINTAIN BUBBLER AREA WITHOUT OVERSPRAYING ONTO TRAVEL, FENCES, OR WALLS OF BUILDING.
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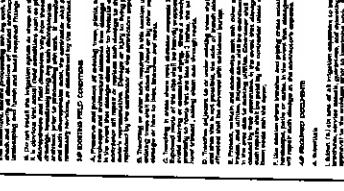
- SUBGRADE BUBBLER**
- NOTE: USE TIGHT TAPES ON ALL SWING JOINTS. ALTERNATING JOINTS AND FITS WITH SCHEDULE 40 STREET P.I.S.
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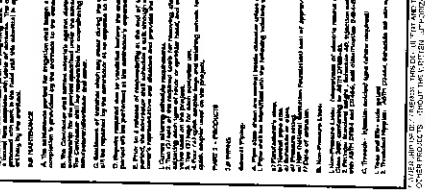
- BACKFLOW PREVENTER**
- NOTE: ALL EXPOSED THREADS WITH AN APPROVED GLEET BRASS. THE BACKFLOW PREVENTER DEVICE AND INSTALLATION SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND THE LOCAL DEPARTMENT OF PUBLIC WORKS.
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- WALL MOUNT CONTROLLER**
- NOTE: VALVES EXISTENCE INCLUDES WATER TO LEADERS FOR MOORE. AUTOMATIC CONTROLLER - REGIONAL DISTRIBUTION. 24V POWER SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR. DIRECT BRASS LEAD N. GALVANIZED CONDUIT ABOVE IN FIELD TO AUTOMATIC VALVES.
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- REMOTE CONTROL VALVE**
1. CLEAN COMPACTED BACKFILL
 2. CONTROL WELLS SEE SPECS
 3. IDENTIFIED SOIL
 4. PREVENTION



- PIPE INSTALLATION**
- NOTE: SEE SPECIFICATIONS FOR ALL SWING JOINTS. USE TIGHT TAPES ON ALL SWING JOINTS. ALTERNATING JOINTS AND FITS WITH SCHEDULE 40 STREET P.I.S.

SECTION 02050 - IRRIGATION

1. SUMMARY

A. Section Includes

1. Remote Control Valves
2. Pop-Up Bubblers
3. Subgrade Bubblers
4. Backflow Preventers
5. Wall Mount Controllers
6. Pipe Installation

B. Related Sections

1. 02050 - IRRIGATION
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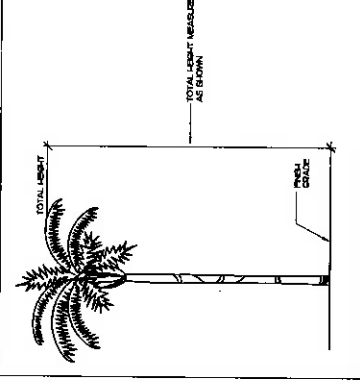
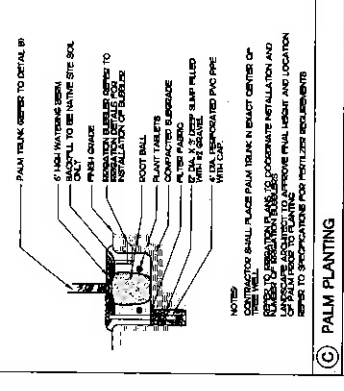
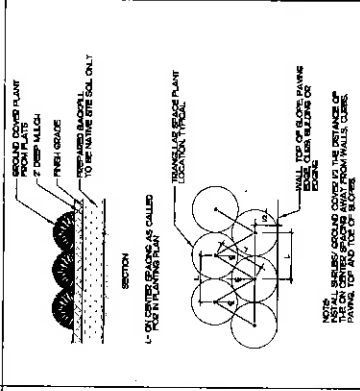
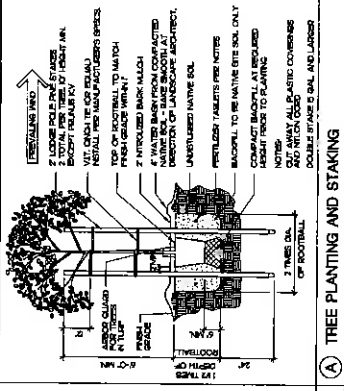
smartlink
1800 VON KARMAN AVE, SUITE 810
IRVINE, CA 92612
TEL: (949) 251-7225 FAX: (949) 251-7276

THE MANUFACTURER'S WARRANTIES AND CONDITIONS OF SALE ARE LIMITED TO THE PRODUCT AS SHOWN. ANY USE OR DISCREPANCY OTHER THAN THAT RELATED TO THIS WARRANTY IS EXPRESSLY PROHIBITED.

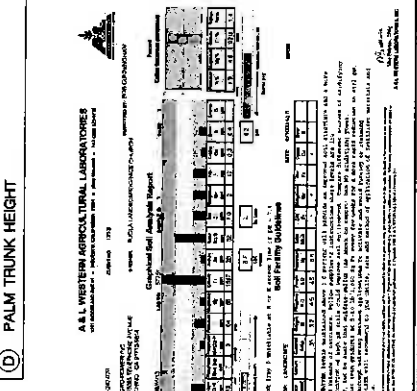
RJCLA
LANDSCAPE ARCHITECTS
21500 CALIFORNIA ST., SUITE 100
IRVINE, CA 92614
TEL: (949) 251-7225 FAX: (949) 251-7276

PROJECT INFORMATION:
CLV5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

DRAWN BY: P.P. 28379
APRIL 25, 2004
CHECKED BY: RUC
SHEET TITLES: PLANTING DETAILS
AND SOILS REPORT
SHEET NUMBER: L-4



NOTE: THESE DETAILS ARE BASED ON THE ASSUMPTION THAT THE SOIL IS NATIVE SOIL. IF THE SOIL IS NOT NATIVE SOIL, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND THE LANDSCAPE ARCHITECT TO DETERMINE THE APPROPRIATE SOIL AND PLANTING METHODS.



HOW TO USE THESE RECOMMENDATIONS:
1. Read the entire specification carefully before starting work.
2. Contact the manufacturer for more information on the products.
3. Follow the manufacturer's instructions for installation and maintenance.

RECOMMENDATIONS:
1. Use the recommended products for the specified applications.
2. Follow the manufacturer's instructions for installation and maintenance.

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1. Use the recommended products for the specified applications.
2. Follow the manufacturer's instructions for installation and maintenance.

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1. Use the recommended products for the specified applications.
2. Follow the manufacturer's instructions for installation and maintenance.

INTERPRETATION OF ANALYSIS

NAME: [REDACTED] DATE: [REDACTED]

NO.	DESCRIPTION	TEST	RESULT	REMARKS
1
2
3

NO.	DESCRIPTION	TEST	RESULT	REMARKS
4
5
6

NO.	DESCRIPTION	TEST	RESULT	REMARKS
7
8
9

NO.	DESCRIPTION	TEST	RESULT	REMARKS
10
11
12



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IRVINE, CA 92612
TEL: (949) 361-1235 FAX: (949) 361-1276

REV.	DATE	REVISION DESCRIPTION

RJCLA
ALUMINUM COMPANY
2700 CENTRAL EXPWAY
IRVINE, CALIF. 92617
(949) 261-1235



PROJECT INFORMATION:

CL V5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

P.P. 25379
APR. 25, 1984-019

DRAWN BY: *[Signature]* CHECKED BY: RJC

SHEET TITLE:
IRRIGATION CALCULATIONS

DRAWING NUMBER

L-5

Revised: 11/24/89

APPENDIX B
GRAVITY FEED IRRIGATION SYSTEMS
The information on this sheet is for the project systems and it is required for the design of the system.

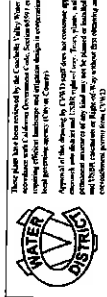
PROJECT INFORMATION
PROJECT NAME: *[Handwritten: 17400 BUBBLING WELLS RD.]*
CLIENT: *[Handwritten: RIVERSIDE COUNTY]*
DESIGNER: *[Handwritten: RJCLA]*
DATE: *[Handwritten: 11/24/89]*

SECTION A. HYDRATION INFORMATION TABLE
This section provides the hydraulic data for each irrigation point of connection. Use an empty table as necessary to provide the required data in this section for each point.

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

Flow Unit: *[Handwritten: GPM]*
Pressure Unit: *[Handwritten: PSI]*
Area Unit: *[Handwritten: SQ. FT.]*

Legend:
A = Area
P = Pressure
F = Flow
D = Diameter
O = Other



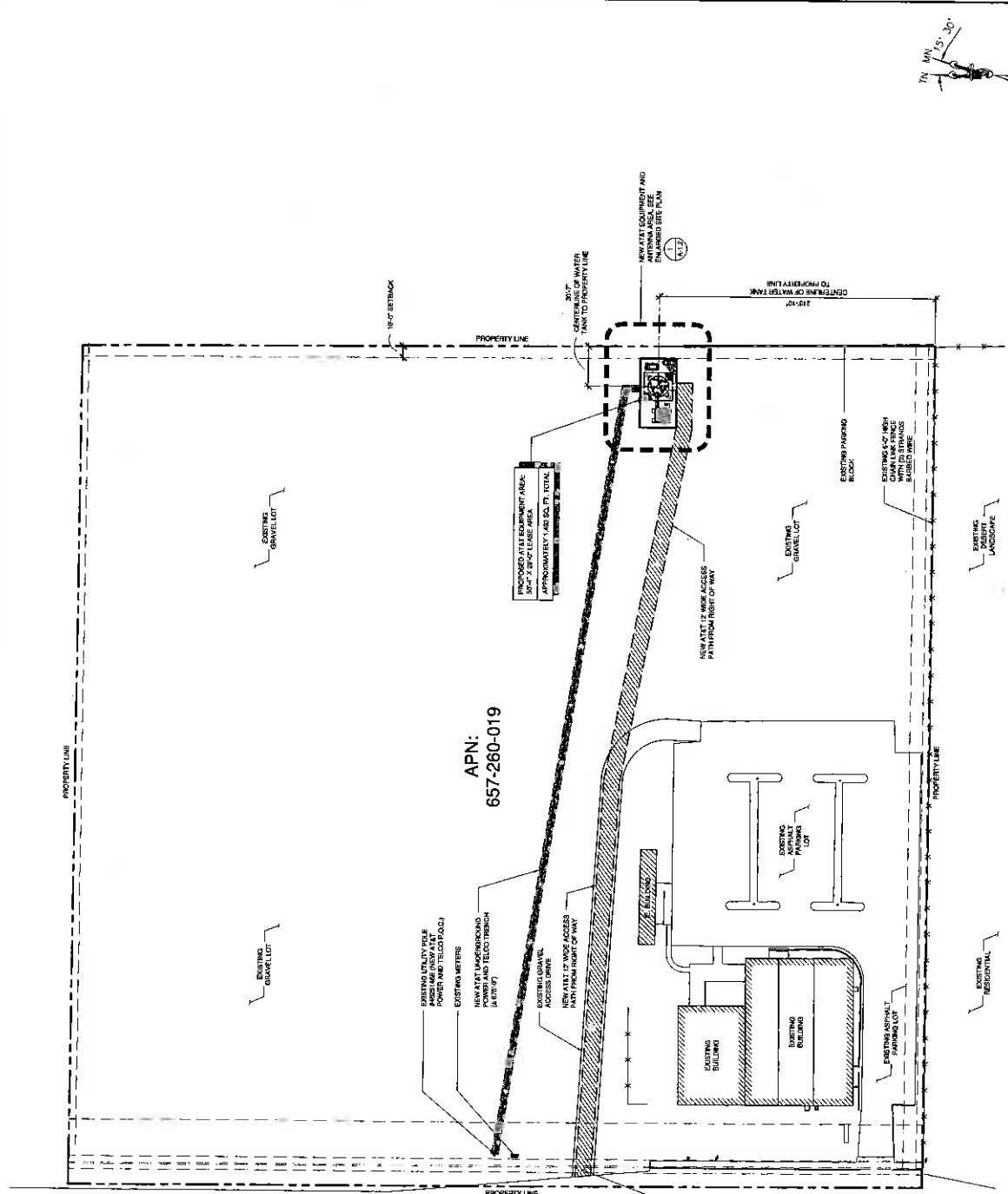
This plan was prepared by RJCLA, Inc. under the supervision of Robert J. Clark, P.E., License No. 45678, State of California. The information on this plan is for the project systems and it is required for the design of the system.

Approved: *[Signature]*
Date: *[Handwritten: 11/24/89]*

Civil Engineer: *[Signature]*
Professional Seal: *[Blank]*

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NOTE: ALL DIMENSIONS AND NOTES REQUIREMENTS.



BUBBLING WELLS ROAD

APN: 657-260-019

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REV.	DATE	REVISION DESCRIPTION
0	04-25-13	90% ZONING DRAWINGS
1	05-14-13	100% ZONING DRAWINGS
2	06-13-13	SUBSTITUTION COMMENTS
3	10-19-13	LANDSCAPING LOBBY
4	06-19-14	MICROWAVE ANTENNA ADDED

PROJECT INFORMATION:
 CLV5034
 17400 BUBBLING WELLS RD.
 DESERT HOT SPRINGS, CA 92241
 RIVERSIDE COUNTY

DESIGNED BY:	XRC/PL	CHECKED BY:	VD
SHEET TITLE: OVERALL SITE PLAN			
SHEET NUMBER: A-1			
REV.: 4			

Scale: 1" = 40'
 1/4" = 10'
 1/8" = 5'
 1/16" = 2.5'

OVERALL SITE PLAN

DESIGNED BY: XRC/PL
 CHECKED BY: VD
 SHEET TITLE: OVERALL SITE PLAN
 SHEET NUMBER: A-1
 REV.: 4

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REV.	DATE	DESCRIPTION
0	04-25-13	REV. ZONING DRAWINGS
1	05-14-13	100% ZONING DRAWINGS
2	08-19-13	JURISDICTIONAL COMMENTS
3	12-09-13	LANDSCAPING ADDED
4	02-13-14	MICROWAVE ANTENNA ADDED

PROJECT INFORMATION:

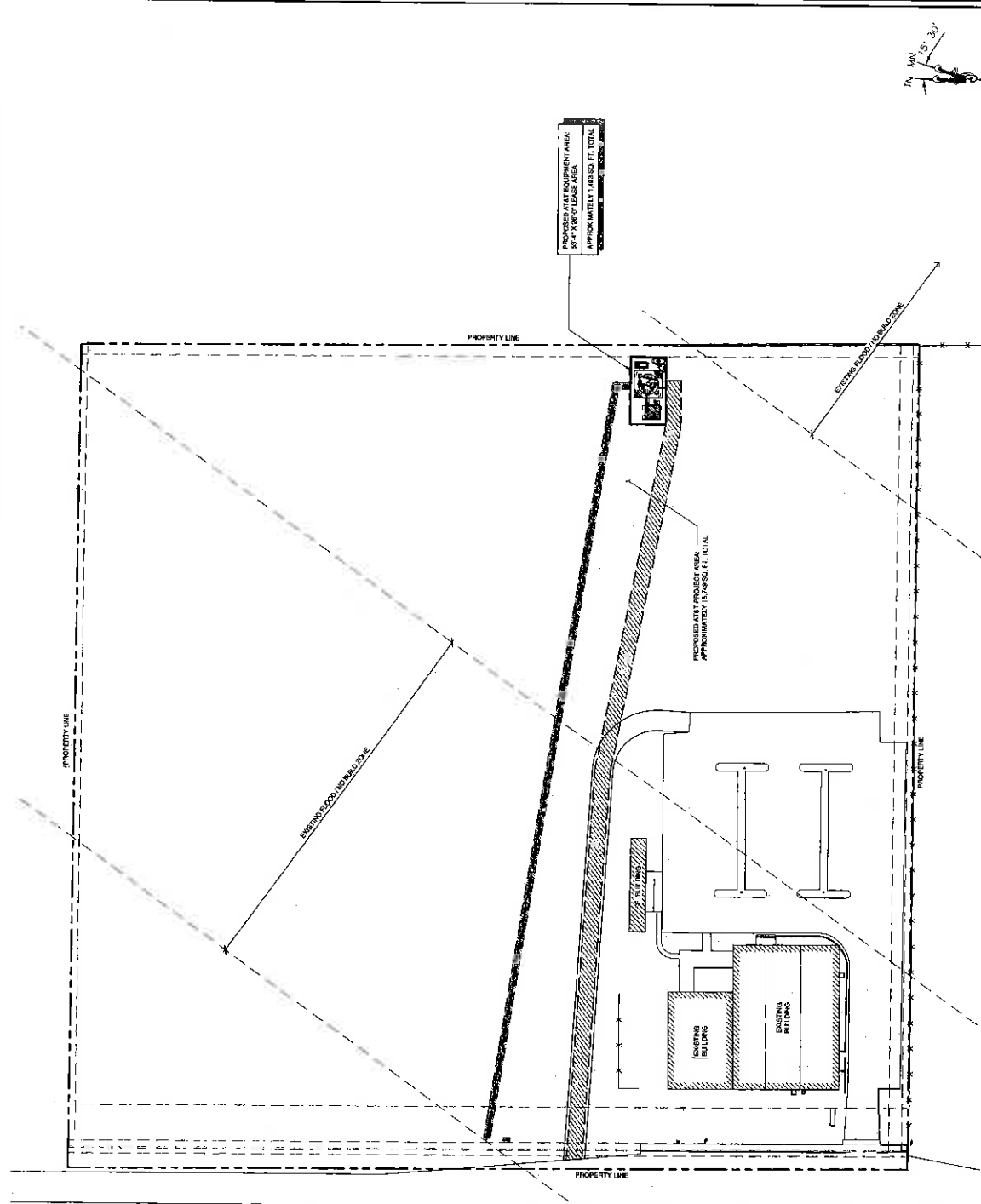
CLV5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

DRAWN BY: XRC/PL
CHECKED BY: VD

SHEET TITLE:
AMENDED
EXHIBIT MAP

SHEET NUMBER:
A-1.1

REV.:
4



BUBBLING WELLS ROAD

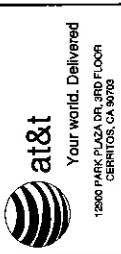
NOTES:
1. FOR ALL SURROUNDING
ELEVATIONS OF THE EXISTING
BUILDING, SEE SHEET CLV-
5034-01.

AMENDED EXHIBIT MAP

27'-0" SCALE: 1" = 40'-0"
15'-0" SCALE: 1" = 20'-0"

1

CLV5034-01
DESIGNING PROFESSIONAL SERVICES INC. TRAVELER DEVELOPMENT GROUP
10000 WILSON AVENUE, SUITE 100, WESTLAKE, CALIFORNIA 91361
TEL: (818) 351-1000 FAX: (818) 351-1001
WWW.DESIGNINGPROFESSIONALSERVICES.COM

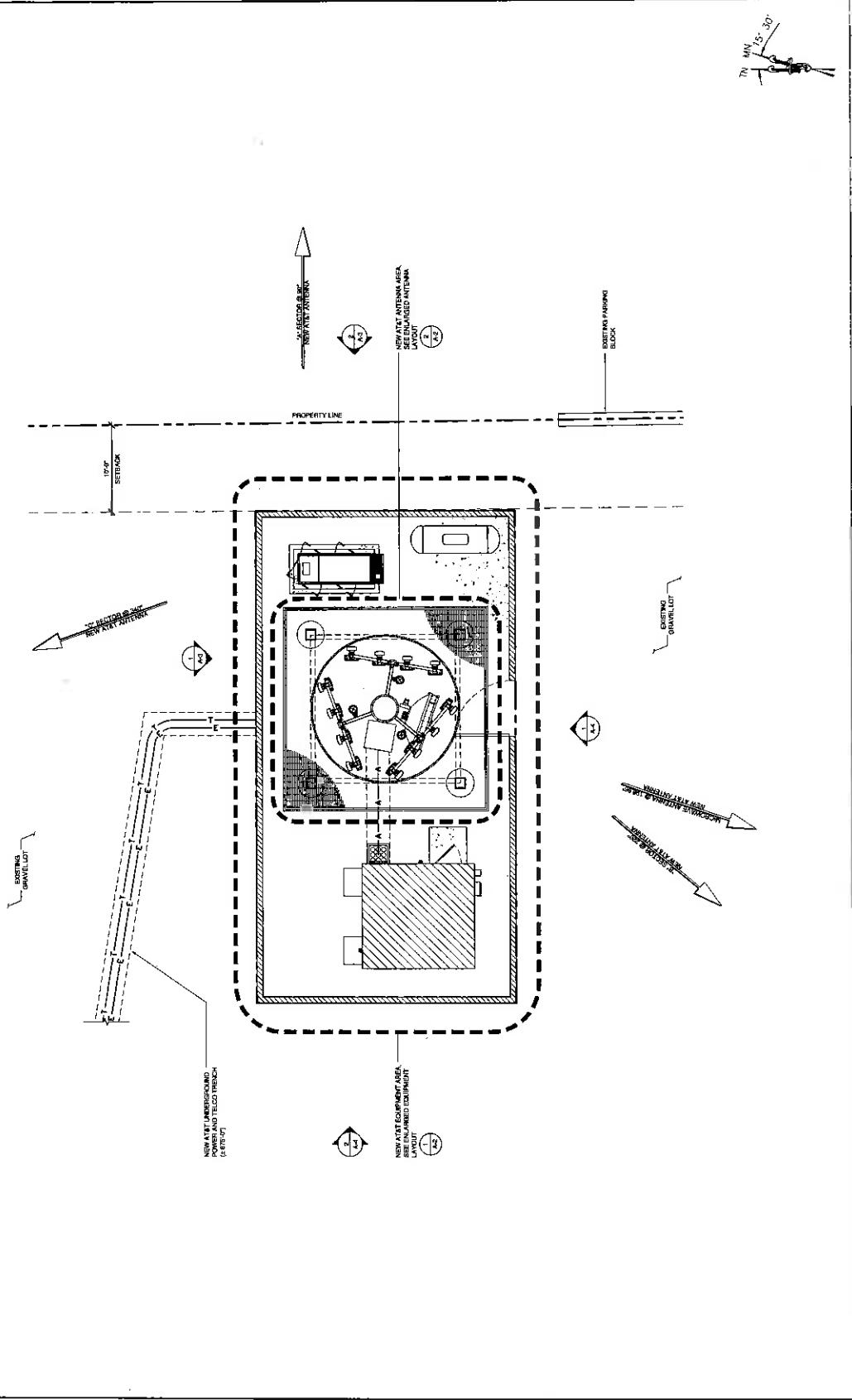


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REV.	DATE	REVISION DESCRIPTION
4	08-13-14	MICROWAVE ANTENNA ADDED
3	10-19-13	LANDSCAPING ADDED
2	08-13-13	ADDITIONAL COMMENTS
1	05-14-13	100% ZONING DRAWINGS
0	04-28-13	90% ZONING DRAWINGS

PROJECT INFORMATION
CLV5034 17400 BUBBLING WELLS RD. DESERT HOT SPRINGS, CA 92241 RIVERSIDE COUNTY
DRAWN BY: XRC/PL
CHECKED BY: VD
SHEET TITLE: ENLARGED SITE PLAN
SHEET NUMBER: A-1.2
TOTAL SHEETS: 4



ENLARGED SITE PLAN

27" x 36" SCALE: SEE PLAN
10" x 14" SCALE: SEE PLAN

1

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REV.	DATE	REVISION DESCRIPTION
1	06-14-13	100% ZONING DRAWINGS
2	06-15-13	100% ZONING COMMENTS
3	10-04-13	LANDSCAPING ADDED
4	05-13-14	MICROWAVE ANTENNA ADDED

PROJECT INFORMATION:
 CLV5034
 17400 RUBEN L. WELLS RD.
 DESERT HOT SPRINGS, CA 92241
 RIVERSIDE COUNTY

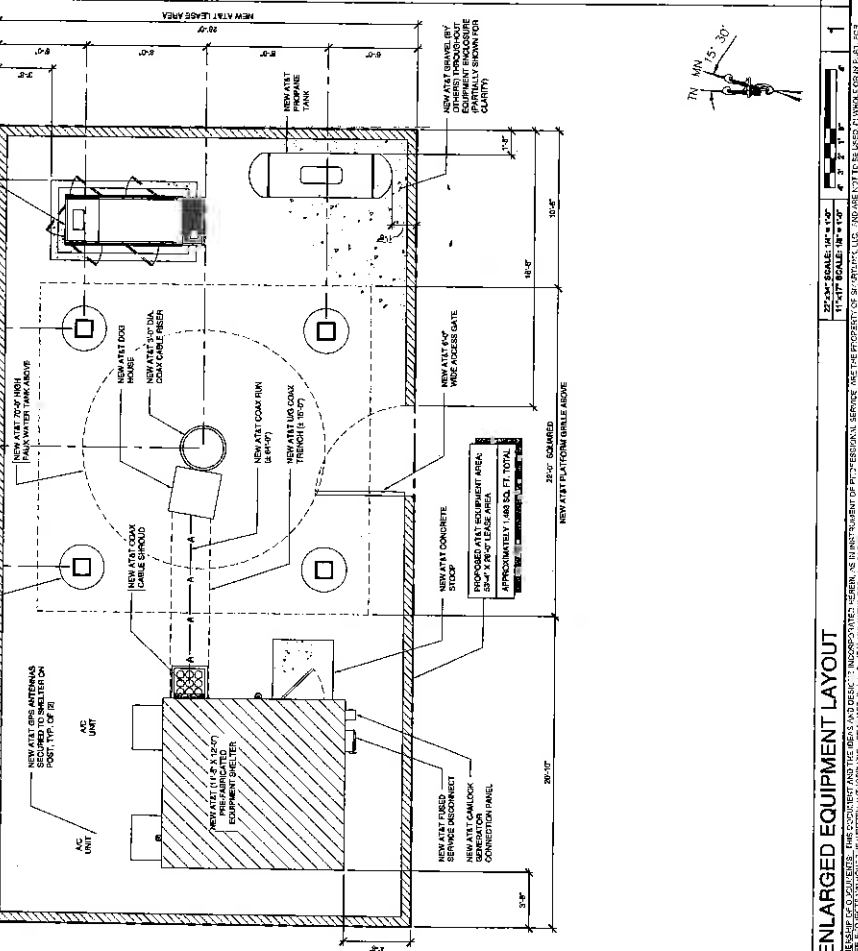
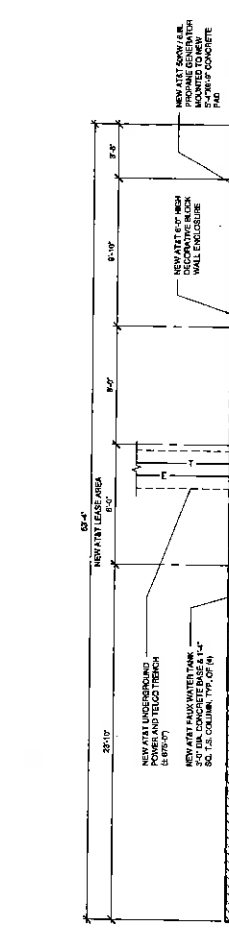
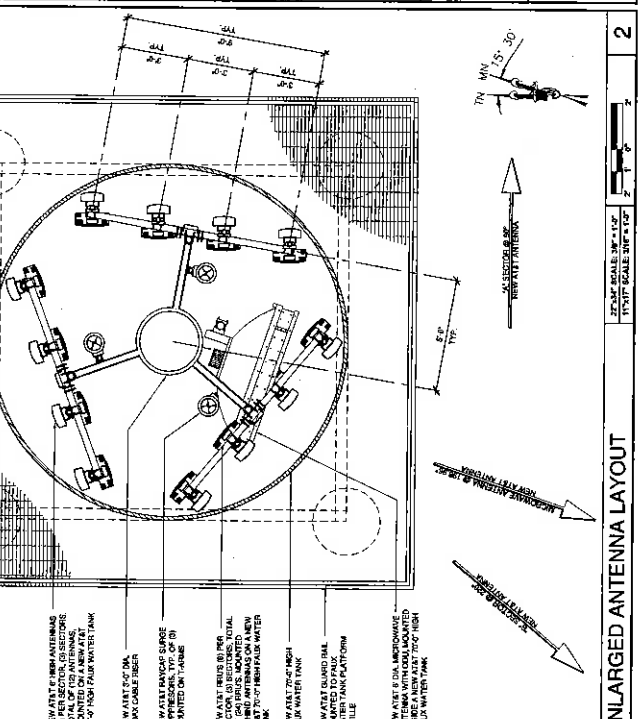
DRAWN BY:	XRC/PL	CHECKED BY:	VD
SHEET TITLE:	ENLARGED EQUIPMENT AND ANTENNA LAYOUTS		
SHEET NUMBER:	A-2	TOTAL SHEETS:	4

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTION	POS. TECHNOLOGY	ANTENNA	ANTENNA SIZE (E.F.F. IN)	ADMITTANCE	MAX CENTER TO CENTER	TRANSMISSIONS ELEMENT TYPE	MAX. CABLE LENGTH
ALPHA	A1	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	A2	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	A3	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
BETA	B1	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	B2	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	B3	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
GAMMA	G1	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	G2	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)
	G3	LTE	8'0"	50'	8'0"	UPA (107)	5'8'-0" (WARD RR)

REMOTE RADIO UNITS (RRUs)

SECTION	POS.	RRU COUNT	RRU LOCATION DISTANCE FROM ANTENNA	MIN. CLEARANCE ABOVE	MIN. CLEARANCE BELOW
ALPHA	A1	2	3'-10"	18'	0'
	A2	2	3'-10"	18'	0'
	A3	2	3'-10"	18'	0'
BETA	B1	2	3'-10"	18'	0'
	B2	2	3'-10"	18'	0'
	B3	2	3'-10"	18'	0'
GAMMA	G1	2	3'-10"	18'	0'
	G2	2	3'-10"	18'	0'
	G3	2	3'-10"	18'	0'





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4	03-13-14	MICROWAVE ANTENNA ADDED
5	10-03-13	LANDSCAPE PLAN ADDED
6	08-13-13	SUBSTRUCTURAL COMMENTS
7	06-14-13	100% ZONING DRAWINGS
8	04-23-13	90% ZONING DRAWINGS
REV.	DATE	REVISION DESCRIPTION

PROJECT INFORMATION:

CLV5034
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

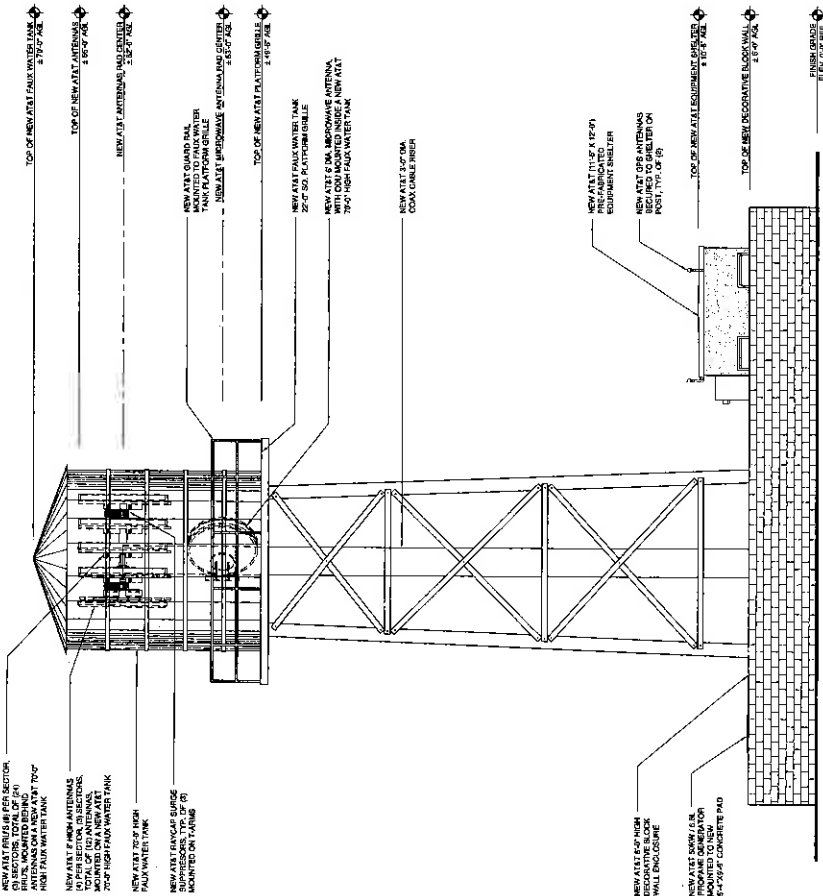
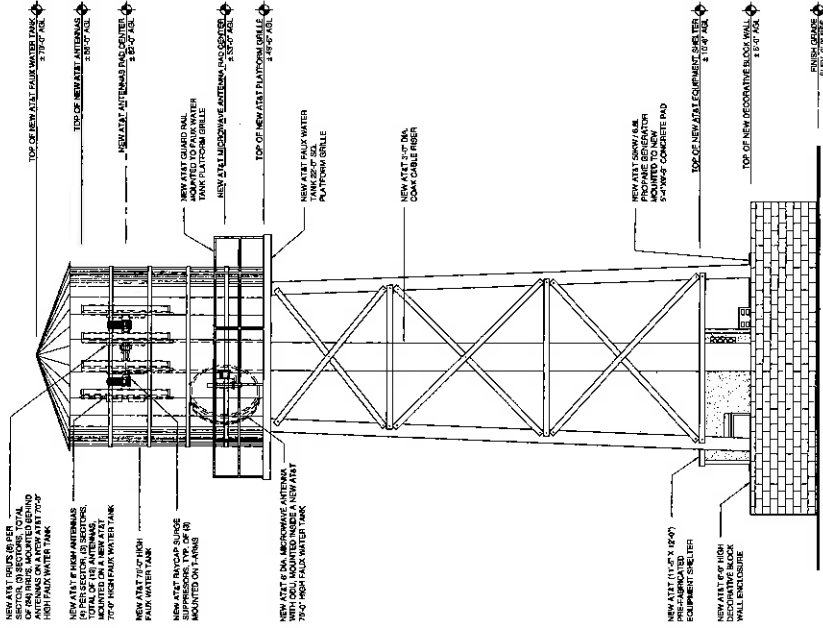
DRAWN BY: XRC/PL

CHECKED BY: VD

SHEET TITLE: NORTH & EAST ELEVATIONS

SHEET NUMBER: A-3

REV: 4



EAST ELEVATION

NORTH ELEVATION

25'-0\"/>

25'-0\"/>

2

1

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REV.	DATE	REVISION DESCRIPTION
4	05-13-14	MICROWAVE ANTENNA ADDED
3	10-19-13	UNRECORDED CHANGES
2	06-12-13	ARCHITECTURAL COMMENTS
1	05-14-13	ISSUE FOR PERMITS
0	04-29-13	ISSUE FOR PERMITS

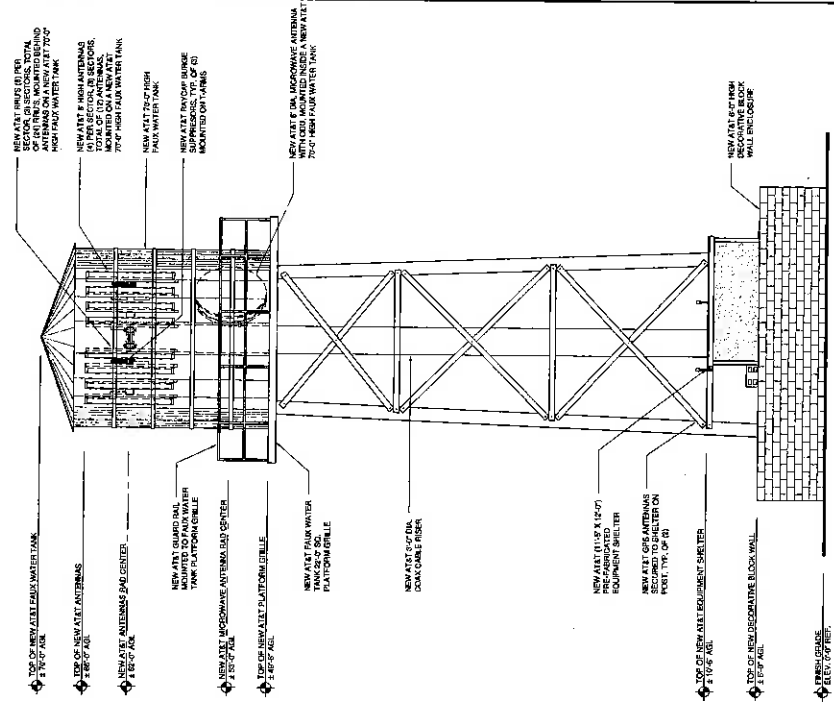
PROJECT INFORMATION:

CL V5094
17400 BUBBLING WELLS RD.
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

CONTRACT NO. XRC/FPL
SHEET TITLE: SOUTH & WEST ELEVATIONS

SHEET NUMBER: A-4

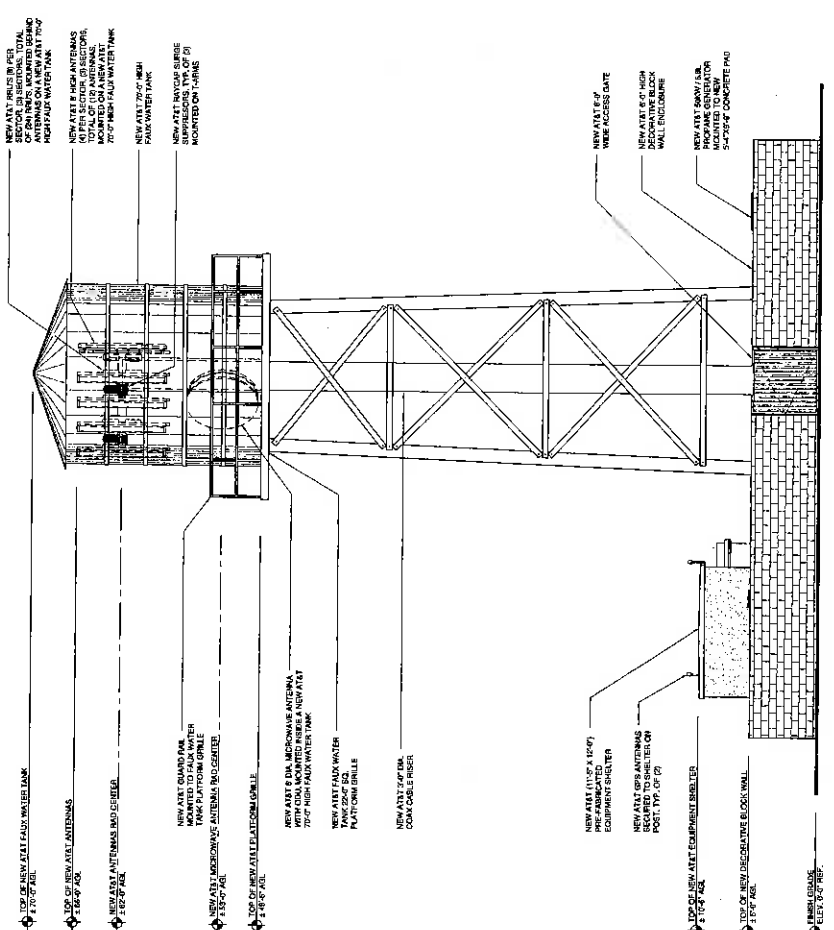
4



WEST ELEVATION

1

2



SOUTH ELEVATION

1

2

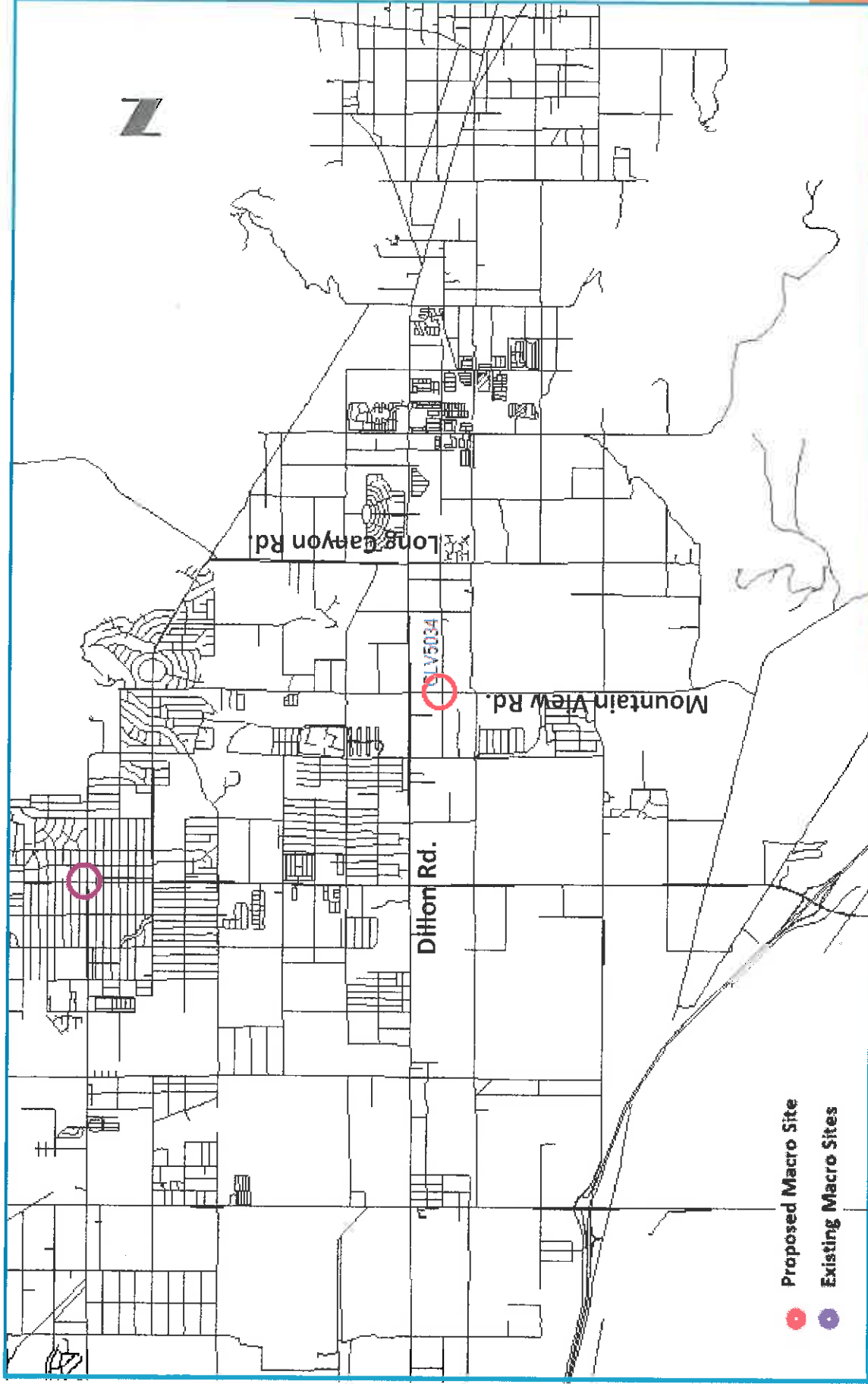
SCALE: 1/8" = 1'-0" (VERTICAL)
1/4" = 1'-0" (HORIZONTAL)

DATE: 05/14/13

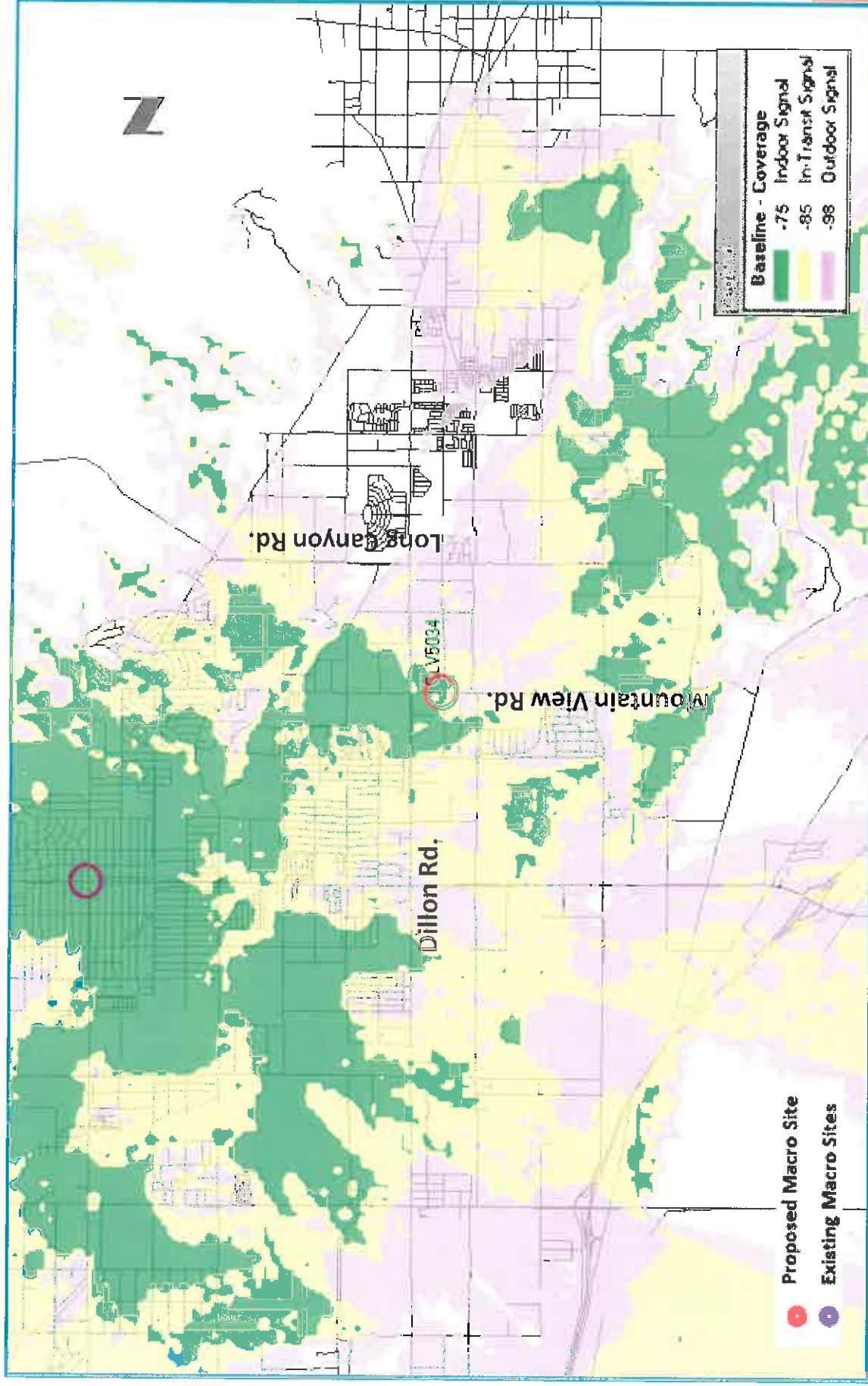
BY: [Signature]

Coverage Site: CLV5034

17400 Bubbling Wells Rd, Desert Hot Springs, CA 92241



UMTS Coverage -- Prior to NSB Site CLV5034 Pilot Coverage -- RSCP (dBm)

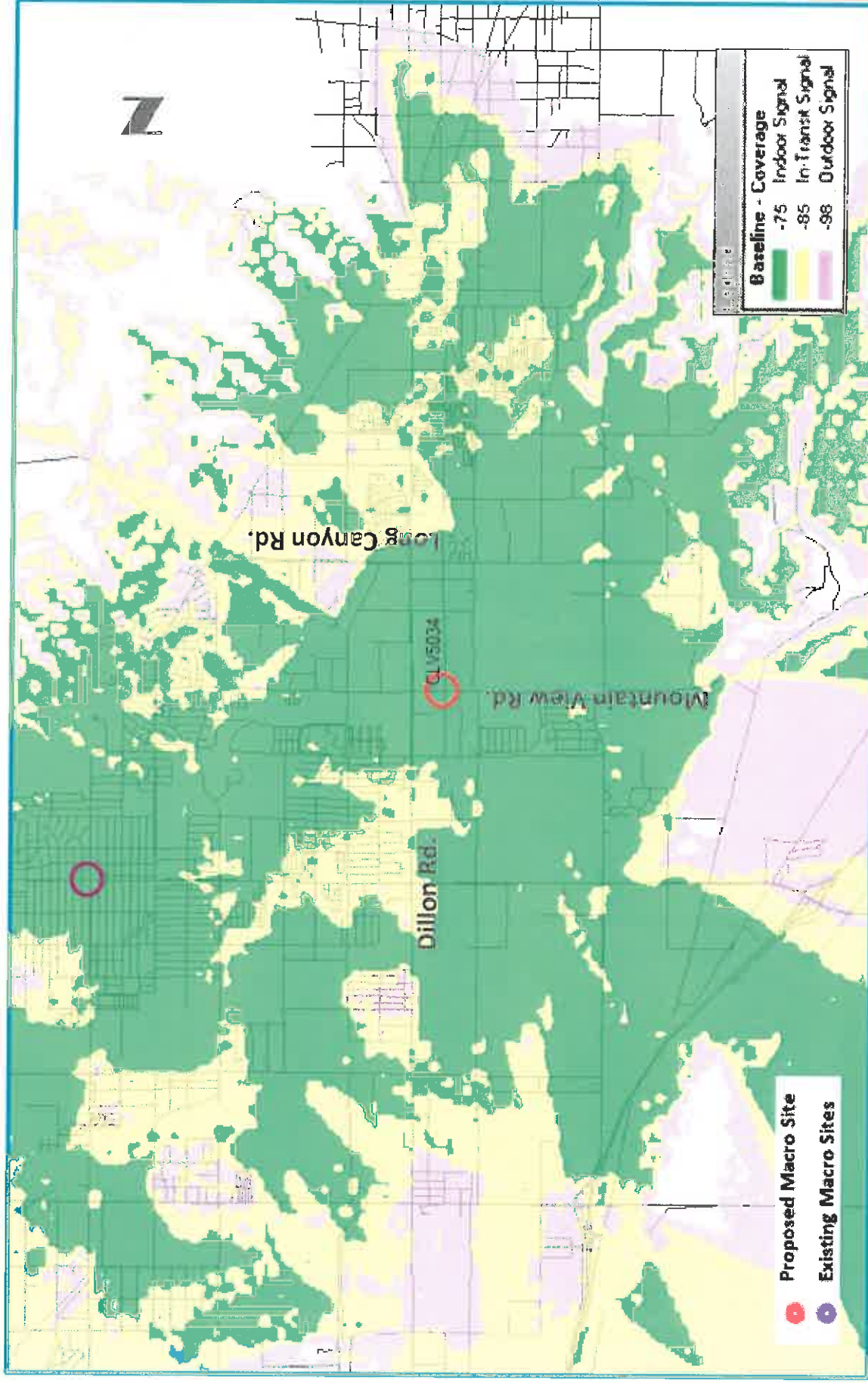


November 12, 2013



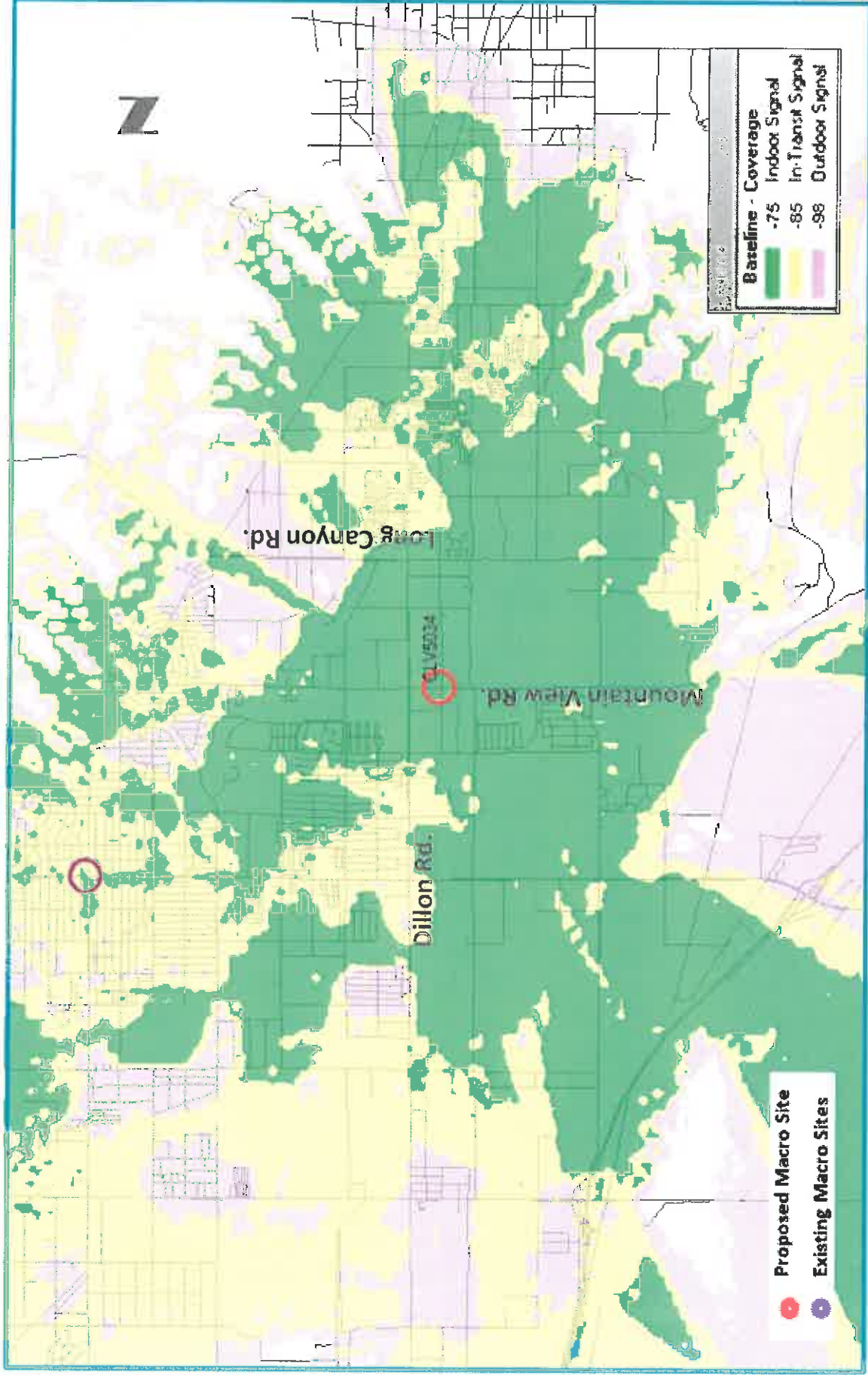
UMTS Coverage – with CLV5034 and Neighboring Sites

Pilot Coverage – RSCP (dBm)



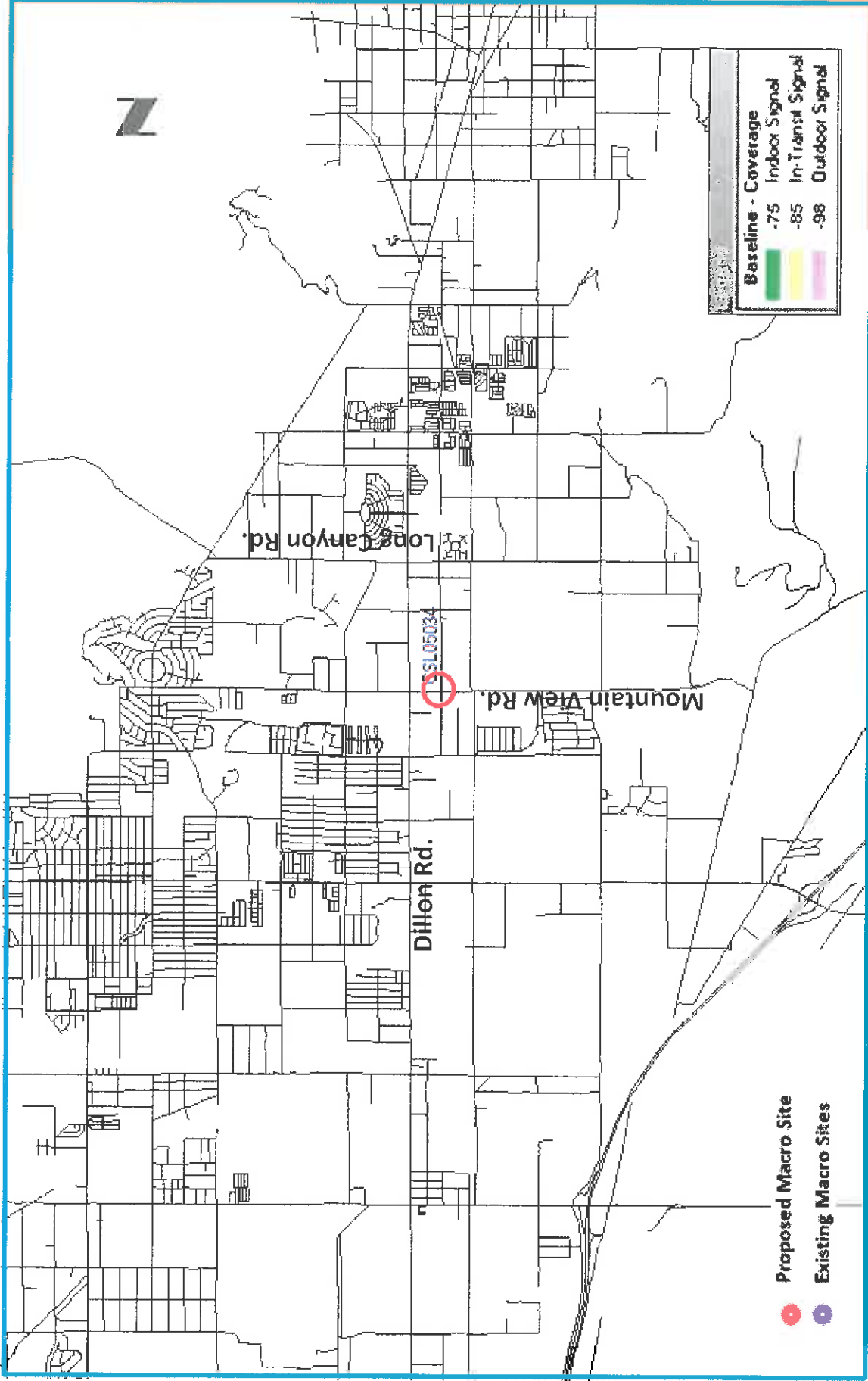
UMTS Coverage – with Site CLV5034 STANDALONE

Pilot Coverage – RSCP (dBm)



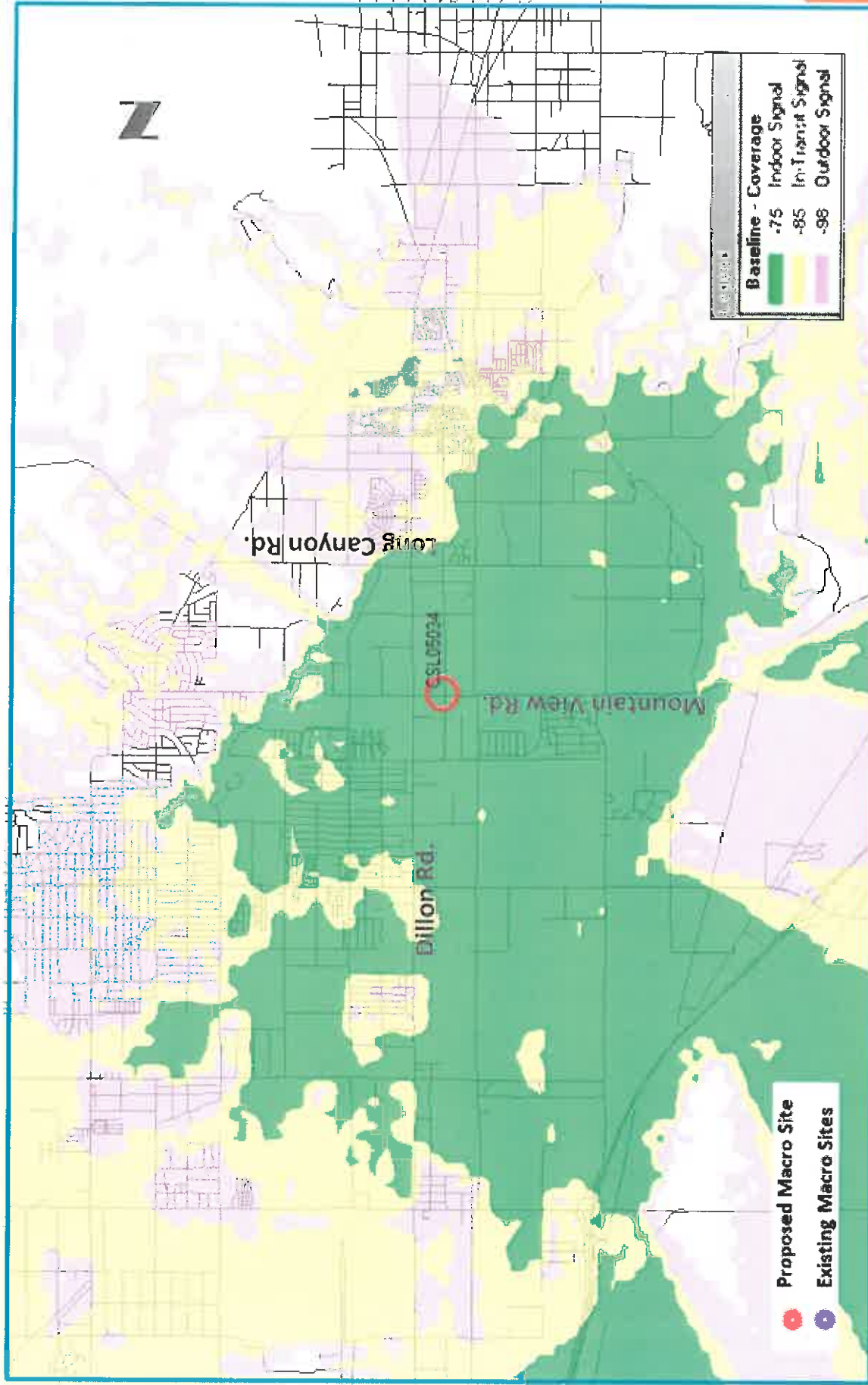
LTE Coverage -- Prior to NSB Site CLV5034

Pilot Coverage -- RSRP (dBm)



LTE Coverage – with Site CLV5034 STANDALONE

Pilot Coverage – RSRP (dBm)



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42597
Project Case Type (s) and Number(s): Plot Plan No. 25373
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Smartlink, LLC
Applicant's Address: 18301 Von Karman Ave, Suite 910, Irvine, CA 92612
Engineer's Name: Faraz Yaqoob
Engineer's Address: 1265 N. Van Buren Street, Anaheim, CA 92807

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

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

C. Total Project Area: 1,493 square feet on a 9.66 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: 1,493 square foot lease area			

D. Assessor's Parcel No(s): 657-260-019

E. Street References: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 5 East, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is currently being utilized as a church and it is surrounded by vacant land and scattered single family residences to the north, south, east, and, west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a flood zone. The proposed project is not located within any other special hazard zone (including a fault zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (R:RR) (5 Acre Minimum)

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

F. Policy Area(s), if any: Not Applicable

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 Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.

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: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west.

II. 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 type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" 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 | |

III. 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

June 2, 2014

Date

Damaris Abraham

Printed Name

For Juan C. Perez, TLMA Director/Interim
Planning Director

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

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a faux water tank tower. In addition, the equipment cabinets will be screened by the proposed landscaping to minimize the visual impact of the wireless communication facility. Project Impacts to scenic resources have been determined to be less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high water tank tower design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 44.70 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 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.18) This is a standard condition of approval and 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Cause development of non-agricultural uses within

<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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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

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, and C/V). Therefore, 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

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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"/>

Source: SCAQMD CEQA Air Quality Handbook

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) Governing Board 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Western Coachella Valley 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. 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, impacts to air quality are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility 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.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) 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 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 not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not conflict with the provisions of the CVMSHCP.

b-c) Since the project supports suitable nesting bird habitat, a nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4816 (PDA04816) – “Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California”, dated September 21, 2013, prepared by Michael Brandman Associates

Findings of Fact:

a-b) According to PDA04816, there is one eligible historic resource located within one mile of the project area, however, it is located over one half mile away and is not visible from the project location.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PDA04816 concluded that it is unlikely that cultural resources, including historic properties will be affected by the proposed project and no additional mitigation measures are recommended prior to project implementation. (COA 10.PLANNING.20) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.21) 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.

9. Archaeological Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4816 (PDA04816) – “Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California”, dated September 21, 2013, prepared by Michael Brandman Associates

Findings of Fact:

a-b) According to PDA04816, it is unlikely that cultural resources, including historic properties will be affected by the proposed project and no additional mitigation measures are recommended prior to project implementation. (COA 10.PLANNING.20) 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. (COA 10.PLANNING.21) 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. (COA 10.PLANNING.22) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

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

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the 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. (COA 10.PLANNING.23) 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02339)

Findings of Fact:

a-b) According to GEO02339, no evidence of active faulting is present in the site area. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02339)

Findings of Fact:

a) According to GEO02339, the potential for seismically induced liquefaction at the site is very low. The project will have less than significant impact

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Geologist review (GEO02339)

Findings of Fact:

According to GEO02339, the site can reasonably be anticipated to experience strong ground shaking during the design life of the structure. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. GEO02339 also recommended that the facility to be founded on caisson that is embedded in the ground for a minimum of 18 feet deep. (COA 10.PLANNING.19) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02339)

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

a) According to GEO02339, there is no landslide, rockfall, or other slope stability related risks at the site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02339)

a) According to GEO02339, the potential for tsunami or seiche damage is nil. The project will have less than significant impact.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
than 10 feet?				
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that 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 project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). 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 a 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	<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
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 70 foot high faux water tank tower within a 1,493 square foot lease area. The installation of the faux water tank tower will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower 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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

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 project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

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.

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.

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.

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:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

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, there is no significant impact.

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 is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The lease area for the proposed wireless communication facility is proposed to be located outside the flow through area. Therefore, the project would not impede or redirect flood flows. The impact is considered less than significant.

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 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) 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. 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. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the entire site is located within the 100-year Zone AO floodplain limits as delineated on Panel No. 06065C 0915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The proposed exhibit delineates the flow through area and the proposed lease area is outside the flow through area. To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry flood proofed to a height of 18 inches. (COA 10.FLOOD RI.1) With the incorporation of this mitigation measure, the project will have a 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. The project will have less than significant impact.

Mitigation: To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry flood proofed to a height of 18 inches. (COA 10.FLOOD RI.1)

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

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

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acre Minimum) in the Western Coachella Valley 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 located within the City of Desert Hot Springs sphere of influence. The project has been transmitted to the City of Desert Hot Springs. The City provided comments on 6/25/13 and the comments were incorporated into the design of the project. Therefore, the proposed project would not affect land uses within Desert Hot Springs.

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 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 proposed project is consistent with the site's existing zoning of Controlled Development Areas (W-2). The project is surrounded by properties which are zoned Controlled Development Areas (W-2) to the north, south, east, and west. 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 wireless communication facility will be designed as a 70 foot high faux water tank tower. 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"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project 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.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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 Bubbling Wells Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. 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 other noise sources are anticipated to impact the project site. 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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 increase slightly after project completion, the impacts are not considered significant.

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. The project will have a less than significant impact.

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 monitoring 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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 70 foot high faux water tank tower with an equipment shelter in a 1,493 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. 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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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 numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within 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 better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no 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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs 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. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 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"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project is a 70 foot high faux water tank tower with an equipment shelter in a 1,493 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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

c) The project is not located within a County Service Area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is for an unmanned wireless communications facility and 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?

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 otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will 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 significant 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 significant 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 significant 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 significant impact.
- 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected 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 proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

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

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 project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

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

Findings of Fact:

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: 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?

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

V. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review: Not Applicable

VI. 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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PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25373 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25373, Exhibit A, (Sheets 1-15), Amended No. 1, dated March 17, 2014.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 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

PLOT PLAN: TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

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

RECOMMND

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 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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

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

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

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

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND
Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks. For propane backup generators, please contact HazMat at (951) 358-5055 for requirements.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.E HEALTH. 2 UNMANNED FACILITY RECOMMND

Plot Plan 25373 is proposing to construct an unmanned wireless communications facility without any plumbing. Please note that if plumbing is proposed, further requirements shall apply. For further information, please contact the Department of Environmental Health (DEH) Indio Office at (760) 863-7570.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: EBI Consulting
20 B Street
Burlington, MA 01803

Noise Study: "Environmental Noise Assessment Report, site No. CLV5034, Grace Church, 17400 Bubbling Wells Rd., Desert Hot Springs, CA 92241 dated December 2, 2013, EBI Project No. 24130052

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25373 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 31, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

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

FIRE DEPARTMENT

10.FIRE. 2 USE-#88A-AUTO/MAN GATES RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25373 is a proposal to construct a wireless communications facility disguised as 70-foot high pine tree on a 1000 sq. ft. lease area in Western Coachella Valley area. The site is located easterly along Bubbling Wells Road, and approximately 1300 ft. south of Dillon Road.

The entire site is located within the 100-year Zone AO floodplain limits as delineated on Panel No. 06065C 0915G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The site located on an active alluvial cone which has a 100-year flow rate of approximately 13,350 cubic feet per second (cfs) and is subject to severe flood hazard. Due to the nature of the topography, the high flow rate and the potential for debris production, the direction and concentration of flood flows are unpredictable.

The flow through area and the buildable area as shown on the exhibit was previously delineated by CUP 2670, which is adjacent to this site. The proposed exhibit delineates the flow through area and the proposed lease area is outside the flow through area. To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR

RECOMMND

To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The proposed faux water tank tower to be located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

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

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

The balance of the subject property, APN: 657-260-019 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

The faux water tank tower structure shall have a wood like appearance.

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

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License

PLOT PLAN: TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10. PLANNING. 13 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10. PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10. PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10. PLANNING. 18 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of
Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In
accordance with Section 5 (General Requirements) of this
Ordinance, Low Pressure Sodium lamps and other lamps below
4050 lumens are allowed, and other lamps above 4050 lumens
are prohibited.

Note that all outdoor lighting must be fully shielded if
feasible or partially shielded in all other cases, and must
be focused to minimize spill light into the night sky and
onto adjacent properties. All outdoor lighting must remain
in compliance with the requirements of Ord. No. 655 for the
life of this permit.

10. PLANNING. 19 USE - GEO02339 RECOMMND

County Geologic Report (GEO) No. 2339, submitted for this
project (PP25373) was prepared by Toro International and is
entitled: "Geotechnical Investigation for AT&T Wireless
Monopine and Equipment Shelter, Grace Church - CLV5034,
17400 Bubbling Wells Road, Desert Hot Springs, California",
dated August 16, 2013. In addition Toro prepared "Geologic

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02339 (cont.)

RECOMMND

Hazard Evaluation for AT&T Wireless Monopine and Equipment Shelter, Grace Church - CLV5034, 17400 Bubbling Wells Road, Desert Hot Springs, California", dated August 17, 2013. This document is herein incorporated as a part of GEO02339.

GEO02339 concluded:

- 1.No evidence of active faulting is present in the site area.
- 2.The potential for surface fault rupture at the site is nil.
- 3.The potential for seismically induced liquefaction at the site is very low.
- 4.There is no landslide, rockfall, or other slope stability related risks at the site.
- 5.The potential for tsunami or seiche damage is nil.
- 6.The site can reasonably by anticipated to experience strong ground shaking during the design life of the structure.

GEO02339 recommended:

- 1.The proposed structures should be designed in accordance with applicable code requirements.
- 2.Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
- 3.The proposed monopine may be founded on a caisson that embedded in the ground for a minimum of 18 feet deep. The final caisson depth should be confirmed by a geotechnical engineer during the drilling/excavation of the hole.

GEO No. 2339 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2339 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02339 (cont.) (cont.) RECOMMND

and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 20 USE - PDA04816 RECOMMND

County Archaeological Report (PDA) No. 04816 submitted for this project (PP25373) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment, AT&T Mobility, LLC Facility Candidate CLV5034 (Grace Church), Desert Hot Springs, Riverside County, California", dated September 21, 2013.

PDA04816 concluded:

1.Negative findings of the pedestrian survey.

2.Although there is one NR eligible historic resource located within one mile of the project area, it is over one half mile away and is not visible from the project location.

3.It is unlikely that cultural resources, including Historic Properties will be affected by the proposed project.

PDA04816 recommended:

1.A finding of no adverse effect.

2.No additional mitigative efforts prior to project implementation.

PDA04816 is hereby accepted for Planning purposes for PP25373. Conditions detailing the requirement should inadvertant discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 21 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 23 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.

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

8.The property owner and/or applicant on whose land the

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 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. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential 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. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE LANDSCAPE RQMTS (LS) RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

10. GENERAL CONDITIONS

10.TRANS. 11 USE LANDSCAPE RQMTS (LS) (cont.)

RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

EPD DEPARTMENT

60.EPD. 1 - MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code,

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated March 17, 2014.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building 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. 673.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

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

80.TRANS. 16 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

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

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

1) Landscape and irrigation working drawings "stamped" by a

PLOT PLAN: TRANSMITTED Case #: PP25373

Parcel: 657-260-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

California Licensed/Registered landscape architect;

- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant 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,

The Transportation Department shall clear this condition.

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

80.TRANS. 17 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

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

80.TRANS. 18 USE-LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Coachella Valley Water District plan approval.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT (cont.) RECOMMND
additional requirements.

FIRE DEPARTMENT

90.FIRE. 5 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. 7 USE-FIRE ACCESS/PLACARD RECOMMND
Fire Department needs access to Cell Tower and placard on outside of wall

90.FIRE. 8 USE-#14-DISPLAY ADDRESS RECOMMND
Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height. All addressing must be legible, of a contrasting color, and adequately visible from street at all hours. (all lettering shall be to Architectual Standards)

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25373 has been calculated to be 0.36 net acres.

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

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

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

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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. 25373 is calculated to be 0.36 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

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

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

90.TRANS. 9 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE-LNDSCP INSPECTION DEPOSIT (cont.) RECOMMND

determined by the Transportation Department, Landscape Section.

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

90.TRANS. 10 USE-LANDSCAPE INSPECTION RQMT RECOMMND

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

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's

80.TRANS.17 condition entitled "USE-LANDSCAPE SECURITY" and the

90.TRANS.9 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

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

90.TRANS. 11 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests;

06/02/14
15:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25373

Parcel: 657-260-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE-COMPLY WITH LNDSCP/IRRGTN (cont.)

RECOMMND

and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: December 26, 2013

TO:

Riv. Co. Transportation Dept. – Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept. – Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

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

PLOT PLAN NO. 25373, AMENDED NO. 1 – EA42597 – Applicant: Smartlink, LLC – Engineer/Representative: Faraz Yaqoob – Fifth/Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road – 9.66 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower. The project includes the installation of twelve (12) panel antennas located at 66 feet high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas inside the water tank tower, a 184 square foot equipment shelter, a 50kw propane generator, and two (2) GPS antennas within a 1,493 square foot lease area surrounded by a 6 foot high decorative block wall enclosure. - APN: 657-260-019 - **NOTE: Plot Plan No. 25373 was initially proposing a 70 foot monopine. The proposal has now changed to a 70 foot high faux water tank tower. Please review and update conditions accordingly.****

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda deadline on January 23, 2014** 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 **Damaris Abraham, (951) 955-5719**, Project Planner, or e-mail at **dabraham@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: June 10, 2013

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department- Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Information Technology
Riv. Co. Waste Management Dept.

4th District Supervisor
5th District Supervisor
4th District Planning Commissioner
5th District Planning Commissioner
Desert Hot Springs Planning Dept.
Palm Springs Unified School Dist.
Coachella Valley Water District

PLOT PLAN NO. 25373 – EA42597 – Applicant: Jonathan Restivo – Engineer/Representative: Faraz Yaqoob – Fifth/Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road – 9.66 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T Mobility, disguised as a 70 foot high pine tree with twelve (12) panel antennas and twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas. The 1,000 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 183 square foot equipment shelter, a 50kw propane generator, and two (2) GPS antennas. - APN: 657-260-019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on June 27, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

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.

County of Riverside Plot Plan No. 25373
AT&T Project Number: CLV5034
AT&T Project Name: Grace Church

Alternative Site Analysis

The following alternative site analysis is in support of the proposed wireless telecommunications facility (Wireless Tower) by AT&T Wireless on property owned by Grace Church, 17400 Bubbling Wells Road, Desert Hot Springs, CA 92241 (Grace Church Site).

AT&T considers this site to be a “capacity improvement site,” meaning that AT&T already has a network in place, but is experiencing a significant gap in coverage capability in this geographic area. AT&T customers have lodged complaints with AT&T regarding dropped calls, blocked calls, and slow data uploading/downloading. The installation of this site would allow better service for AT&T customers.

As part of AT&T’s standard practice, the development team searched the surrounding area for potential locations, including any existing communications sites or existing tall structures for potential co-location opportunities. Due to the rural nature of the area, the search ring for finding a suitable new base station facility was rather large in diameter and consists of approximately ___ miles. See Figure 1. One of the main challenges with this particular search ring was to find a site with available electrical power to operate the ancillary equipment. The other main challenge presented by this ring was to find a location removed from residential areas.

AT&T undertook an extensive and in-depth analysis of the area’s existing land use patterns, site availability and zoning requirements. Based on the results of that analysis, AT&T considered several sites prior to the submittal of the planning application for installation of a Wireless Tower on the Grace Church Site.

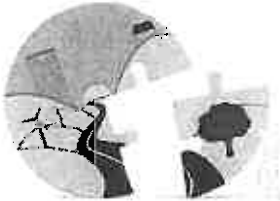


County of Riverside Plot Plan No. 25373
AT&T Project Number: CLV5034
AT&T Project Name: Grace Church

Alternative Locations Considered

In addition to the current proposal for the Grace Church Site, 17400 Bubbling Wells Road, the following alternative sites were considered:

1. **Desert Hot Springs VFW at 19119 Clubhouse Drive.** AT&T considered a new facility at the Desert Hot Springs VFW at 19119 Clubhouse Drive. However, it was determined that it would be difficult, if even possible, to construct and design a new facility that would comply with the County's requirement for a 125% setback distance from a residence.
2. **St. Anthony of the Desert Episcopal Church at 19990 Mountain View Rd.** AT&T also considered a new facility at the St. Anthony of the Desert Episcopal Church at 19990 Mountain View Rd. It was determined the Grace Church Site would better accomplish maintaining an appropriate separation distance away from residential areas. Also, radio frequency engineers determined that a facility at the Grace Church Site will better fill the coverage gap.
3. **Mountain View Colo, 67664 18th Ave., Riverside, Desert Hot Springs, CA** It was determined that the available antenna height on this monopine was too low and that the monopine is located too far from the center of the gap in coverage to provide sufficient coverage for this project.
4. **Collocation Efforts.** Collocation is always examined as a possibility. Unfortunately, there are not any towers within the vicinity where we could feasibly collocate and be able to fill our gap in coverage.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless communications facility - Disguised

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.404

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

CASE NUMBER: PP25373 DATE SUBMITTED: 5/30/13

APPLICATION INFORMATION

Applicant's Name: Jonathan Restivo E-Mail: jonathan.restivo@smartlinkllc.com

Mailing Address: 18301 Van Karman Ave, Ste. 910
Irvine CA 92612
City Street State ZIP

Daytime Phone No: (860) 334-9509 Fax No: (949) 419-3471

Engineer/Representative's Name: Faraz Yagoub E-Mail: my2150@att.com

Mailing Address: 1265 N. Van Buren Street
Anaheim CA 92807
City Street State ZIP

Daytime Phone No: (636) 253-1190 Fax No: () _____

Property Owner's Name: Grace Church E-Mail: grace@gracedhs.org

Mailing Address: 17400 Bubbling Wells Rd.
Desert Hot Springs CA 92241
City Street State ZIP

Daytime Phone No: (760) 251-2416 Fax No: () _____

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

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

APPLICATION FOR LAND USE PROJECT


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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jonathan Restivo 
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.

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): 657-260-019
Section: 8 Township: 3S Range: 5E

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 17400 Bubbling Wells Rd, Desert Hot Springs, CA 92241

Assessor's Parcel Number: 657-260-019

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility**, whose address is 12900 Park Plaza Drive, 3rd Floor, Cerritos, California 90703, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

OWNER(S):

John P. Youtz
Print Name

Board of Advisors member
Title

[Signature]
Signature

Date: 4/11/13

Burdette L Johnson
Print Name

Treasurer
Title

[Signature]
Signature

Date: 4/11/13

State of California)
County of Riverside) SS.

On this, the 11 day of April, 2012, before me, Alexis Hadley,

Notary Public, personally appeared Burdette Lowell Johnson & John P. Youtz

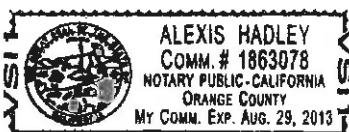
personally known to me proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

[Signature]
Notary Public

My commission expires: 8-29-13



APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 9.66

General location (nearby or cross streets): North of Cat Claw Rd, South of Dillon Rd, East of Bubbling Wells Rd, West of Mountain View Rd

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

AT+T is proposing an unmanned wireless telecommunications facility, consisting of a new 70' monopine tree with 12 antennas and other equipment, and an outdoor equipment shelter. The facility will be disguised.

Related cases filed in conjunction with this application:

n/a

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/23/2014,

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

APN (s) or case numbers PP25373 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

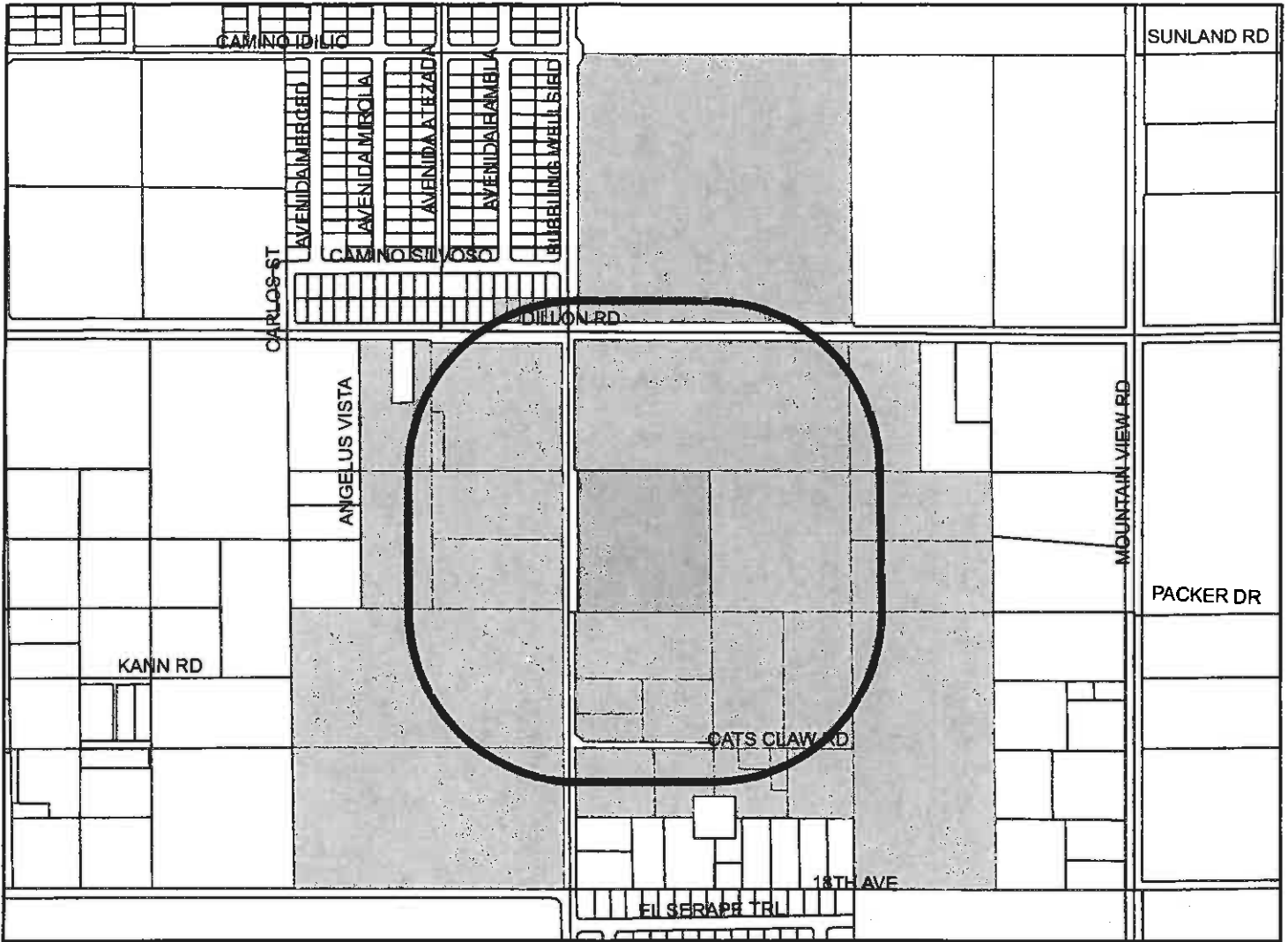
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓
Expres
11/23/14

PP25373 (800 feet buffer)



Selected Parcels

- 657-270-005 657-190-019 657-213-012 657-250-012 657-213-013 657-213-014 657-260-006 657-270-014 657-250-014 657-270-001
 657-270-038 657-270-039 657-250-003 657-250-013 657-270-041 657-260-019 657-260-004 657-250-002 657-270-004 657-213-010
 657-213-011 657-270-016 657-250-005 657-270-013 657-270-015 657-270-007 657-270-036 657-250-011 657-270-040 657-260-007
 657-250-006 657-270-023 657-260-001 657-260-003



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: 657190019, APN: 657190019
APH SANDS PARTNERSHIP
C/O ZION ENTERPRISES
1044 CALLE RECODO NO A
SAN CLEMENTE CA 92673

ASMT: 657250005, APN: 657250005
MARC GALLOP
67355 DILLON RD
DESERT HOT SPRINGS CA 92240

ASMT: 657213011, APN: 657213011
TIBURSA DELGADO, ETAL
P O BOX 276
THOUSAND PLMS CA 92276

ASMT: 657250006, APN: 657250006
DELIA PADILLA, ETAL
17400 ANGELUS VISTA
DSRT HOT SPG, CA. 92241

ASMT: 657213012, APN: 657213012
BARBARA WINKLER
P O BOX 1397
SUN VALLEY ID 83353

ASMT: 657250011, APN: 657250011
CATHERINE DECOSTER, ETAL
17555 BUBBLING WELLS
DESERT HOT SPRINGS CA 92241

ASMT: 657213013, APN: 657213013
RENEE GALLEGOS, ETAL
5560 COLODNY DR
AGOURA HILLS CA 91301

ASMT: 657250012, APN: 657250012
BLUEBEYOND FISHERIES
P O BOX 399
DSRT HOT SPGS CA 92240

ASMT: 657213014, APN: 657213014
CARMEN KVISLER
560 E VILLA ST
PASADENA CA 91101

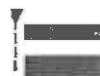
ASMT: 657250013, APN: 657250013
DIANNE CASTON
473 W LAS TUNAS
ARCADIA CA 91106

ASMT: 657250002, APN: 657250002
RENEE VIALA, ETAL
35 DAVAVGOVR CIR
DUVER LAVAL CANADA H7G 1S4

ASMT: 657250014, APN: 657250014
VALIA DEVITIS, ETAL
67455 DILLION RD
DSRT HOT SPGS CA 92241

ASMT: 657250003, APN: 657250003
DAVID RAYBOULD
8552 AQUEDUCT AVE
NORTH HILLS CA 91343

ASMT: 657260003, APN: 657260003
YOUNG RYU, ETAL
C/O YOUNG CHUL RYU
10020 PINEWOOD AVE
TUJUNGA CA 91042



ASMT: 657260004, APN: 657260004
PILAR FLORES, ETAL
13320 CACTUS RD
DSRT HOT SPG CA 92240

ASMT: 657270014, APN: 657270014
CESAR HACHE
22315 FAWN RIDGE DR
PALM SPRINGS CA 92262

ASMT: 657260006, APN: 657260006
CAROLE MARSH
P O BOX 1711
PALM SPRINGS CA 92263

ASMT: 657270015, APN: 657270015
NELLIE HACHE
C/O C HACHE
17750 BUBBLING WELLS
DSRT HOT SPGS CA 92240

ASMT: 657260007, APN: 657260007
SOUTHEASTERN CALIF CONFERENCE OF SD/
P O BOX 79990
RIVERSIDE CA 92513

ASMT: 657270016, APN: 657270016
KATHLEEN FELTON
P O BOX 796
NEEDLES CA 92363

ASMT: 657260019, APN: 657260019
GRACE CHURCH
17400 BUBBLING WELLS RD
DSRT HOT SPG, CA. 92241

ASMT: 657270023, APN: 657270023
USA DEPT OF TREASURY
C/O LARRY K WALLACE
10687 GASKINS WAY
MANASSAS VA 20110

ASMT: 657270004, APN: 657270004
LINDA SOBIECKI, ETAL
5558 AMYTHEST
ALTA LOMA CA 91737

ASMT: 657270036, APN: 657270036
MARTHA CHAVEZ, ETAL
68125 PERLITA RD
CATHEDRAL CITY CA 92234

ASMT: 657270005, APN: 657270005
OLGA SANDOVAL, ETAL
P O BOX 121
DSRT HOT SPGS CA 92240

ASMT: 657270038, APN: 657270038
JOANNE REVOCABLE TRUST, ETAL
C/O JOSEPH PETER COSTANTINI
131 31ST AVE E
SEATTLE WA 98112

ASMT: 657270007, APN: 657270007
O CORTAIN
17830 BUBBLING WELLS RD
DSRT HOT SPG, CA. 92241

ASMT: 657270039, APN: 657270039
JOANNE REVOCABLE TRUST, ETAL
C/O JOSEPH PETER COSTANTINI
131 31ST AVE EAST
SEATTLE WA 98112



ASMT: 657270040, APN: 657270040
SHIRLEY DEAN
6704 M MUSCATEL AVE
SAN GABRIEL CA 91775

ASMT: 657270041, APN: 657270041
SHIRLEY DEAN, ETAL
6704 N MUSCATEL
SAN GABRIEL CA 91775

Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

Palm Springs Unified School District
980 E. Tahquitz Canyon Way, Suite 204
Palm Springs, CA 92262-6786

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

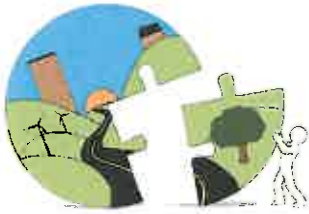
Eng:
Faraz Yaqoob
1265 N. Van Buren Street
Anaheim, CA 92807

Owner:
Grace Church
17400 Bubbling Wells Road
Desert Hot Springs, CA 92241

Applicant:
Smartlink, LLC
18301 Von Karman Avenue, Suite 910
Irvine, CA 92612

Eng:
Faraz Yaqoob
1265 N. Van Buren Street
Anaheim, CA 92807

Owner:
Grace Church
17400 Bubbling Wells Road
Desert Hot Springs, CA 92241



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42597/Plot Plan No. 25373

Project Title/Case Numbers

Damaris Abraham

County Contact Person

(951) 955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink, LLC

Project Applicant

18301 Von Karman Ave. Suite 910, Irvine, CA 92612

Address

The project is located northerly of Cats Claw Road, southerly of Dillon Road, easterly of Bubbling Wells Road, and westerly of Mountain View Road, more specifically 17400 Bubbling Wells Road.

Project Location

The plot plan proposes a wireless communications facility, for AT&T Mobility, disguised as a 70 foot high faux water tank tower in a 1,493 square foot lease area. The project includes the installation of twelve (12) panel antennas located at 66 foot high inside the water tank tower, twenty four (24) RRUs and three (3) surge suppressors located behind the panel antennas, one (1) microwave antenna, a 50kw standby propane generator with a new AT&T propane tank, and a 183 square foot equipment shelter surrounded by a 6 foot high decorative block wall enclosure. The project site currently contains a church and the facility is proposed to be located on the easterly portion of the property and access to the facility will be provided via an approximately 12 ft. wide access easement running from Bubbling Wells Road.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 14, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/16/2014

Y:\Planning Case Files-Riverside office\PP25373\DH-PC-BOS Hearings\DH-PC\PP25373.NOD Form.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 . \$2,231.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25373

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: June 2, 2014

Applicant/Project Sponsor: Smartlink, LLC Date Submitted: May 30, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: July 14, 2014

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25373\DH-PC-BOS Hearings\DH-PC\PP25373.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42597 ZCFG05973 \$2,231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1304912

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: SMARTLINK, LLC \$50.00
paid by: CK 1084
EA42597 FOR PP25373
paid towards: CFG05973 CALIF FISH & GAME: DOC FEE
at parcel: 17400 BUBBLING WELLS RD DHSP
appl type: CFG3

By _____ May 30, 2013 17:06
BNTHOMAR posting date May 30, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1402686

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: SMARTLINK, LLC \$2,181.25
paid by: CK 1789
EA42597 FOR PP25373
paid towards: CFG05973 CALIF FISH & GAME: DOC FEE
at parcel: 17400 BUBBLING WELLS RD DHSP
appl type: CFG3


By _____ Mar 18, 2014 12:44
MGARDNER posting date Mar 18, 2014



Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25


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


2014 PLANNING COMMISSION CALENDAR


DRAFT 08-11-14



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


FEBRUARY	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	City of La Quinta City Council Chambers 


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


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

MAY	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK


JUNE	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	City of La Quinta City Council Chambers 


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

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

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

OCTOBER	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	Riverside CAC 1st Floor Board Room 

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**AUGUST 20, 2014
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 2.1

GENERAL PLAN AMENDMENT NO. 925 – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Continued from June 18, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

STAFF REPORT PENDING

Agenda Item No.: **2.2**
Area Plan: Riverside Extended Mountain
Zoning District: Idyllwild
Supervisory District: Third/Third
Project Planner: Lisa Edwards
Planning Commission Hearing: August 20,
2014
Continued from: July 16, 2014

CONDITIONAL USE PERMIT NO. 3689
EA No. 42539
Applicant: Brad and Jacqueline Rechtfertig
Engineer/Representative: Paul Stevens

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to establish a resort/hotel by adding four (4) additional bedrooms for a total of 9 guestrooms within the first floor area of an existing three-story Bed & Breakfast located on 1.31 acres. An existing attached caretaker's unit will continue to remain on the property and will not be part of the resort/hotel proposal. All modifications will be interior and do not propose to add any square footage to the structure. One accessible parking space will be provided within the existing parking area, for a total of 12 parking spaces reserved for resort/hotel guests.

The project is located northerly of Pinecrest Road, easterly of Jameson Road, westerly of North Circle Drive and southerly of Forest Knoll in the area of Idyllwild within the County of Riverside.

ADDITIONAL INFORMATION:

The item was continued based on a public comment at the July 16, 2014 hearing from Deidre Vail regarding rain overflow issues and/or stoppage caused by debris related to a seasonal creek that she believes was caused by the construction improvements from the Bed & Breakfast. In response, staff was directed by the Commission to conduct a site visit and the item was continued to the August 20, 2014 meeting. Henry Olivo of Flood Control, along with Commissioner John Petty, met at the site and determined that the problem was not caused by construction activity of the project site.

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42539**, 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 **CONDITIONAL USE PERMIT NO. 3689**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

w/d

3.2

Agenda Item No.:
Area Plan: Riverside Extended Mountain
Zoning District: Idyllwild
Supervisory District: Third/Third
Project Planner: Lisa Edwards
Planning Commission Hearing: July 16, 2014

CONDITIONAL USE PERMIT NO. 3689
EA No. 42539
Applicant: Brad and Jacqueline Rechtfertig
Engineer/Representative: Paul Stevens

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to establish a resort/hotel by adding four (4) additional bedrooms for a total of 9 guestrooms within the first floor area of an existing three-story Bed & Breakfast located on 1.31 acres. An existing attached caretaker's unit will continue to remain on the property and will not be part of the resort/hotel proposal. All modifications will be interior and do not propose to add any square footage to the structure. One accessible parking space will be provided within the existing parking area, for a total of 12 parking spaces reserved for resort/hotel guests.

The project is located northerly of Pinecrest Road, easterly of Jameson Road, westerly of North Circle Drive and southerly of Forest Knoll in the area of Idyllwild within the County of Riverside.

ADDITIONAL INFORMATION:

Plot Plan No. 24925 was previously approved on November 28, 2011 for a modification of an existing Bed & Breakfast to an "Inn" to allow a total of five (5) guest rooms.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use: Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC).
- 2. Surrounding General Plan Land Use: Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) to the north, west and south, Community Development: Commercial Retail (CD:CR) (0.2-0.35 Dwelling Unit Per Acre) to the east.
- 3. Existing Zoning: Village Tourist Residential (R-3-A)
- 4. Surrounding Zoning: One-Family Dwellings Mountain Resort (R-1-A 9,000) to the north, Village Tourist Residential (R-3-A) to the west and south, and Scenic Highway Commercial (C-P-S) to the east.
- 5. Existing Land Use: Bed & Breakfast with attached caretaker's unit
- 6. Surrounding Land Use: Commercial development to the east; Single-family residences to the north, west, and south.
- 7. Project Data: Total Acreage: 1.31 acres
Project Size: 1st Floor Area - 2,907 square feet, 2nd Floor Area - 2,930, 3rd Floor Area- 2,700

MS

8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42539**, 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 **CONDITIONAL USE PERMIT NO. 3689**, 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: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) within the Village Tourist Policy Area which allows for resort/hotel development with caretaker's unit.
2. The proposed use is consistent with Medium Density Residential land use which allows for resort/hotel with caretaker's unit.
3. The proposed resort/hotel use is surrounded by Community Development: Medium Density Residential (CD:MDR) (2 to 5 DU/AC) to the north, west and south, Community Development: Commercial Retail (CD:CR) (0.2-0.35 Dwelling Unit Per Acre) to the east.
4. The Village Tourist Residential (R-3-A) zone permits primarily residential uses and some secondary commercial uses.
5. The proposed resort/hotel is consistent with the development standards set forth in the Village Tourist Residential (R-3-A) zone.
6. The proposed resort/hotel is consistent with the Village Tourist Policy Area.
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 Village Tourist Residential (R-3-A) zone.
8. The proposed resort/hotel use (as identified in the Section 8.25.d.) is conditionally permitted in the Village Tourist Residential (R-3-A) zone based on County Ordinance No. 348.
9. The surrounding zoning is One-Family Dwellings Mountain Resort (R-1-A 9,000) to the north, Village Tourist Residential (R-3-A) to the west and south, and Scenic Highway Commercial (C-P-S) to the east.
10. The project site consists of a 5-bedroom three-story Inn adjacent to commercial development to the east and single-family residences to the north, west, and south.
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 13 peak hour (AM and PM) trips as identified in the ITE Trip Generation 9th Edition and does not exceed the 100 trip threshold for the peak hours.
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. 42539 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Village Tourist Residential (R-3-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project was evaluated in Environmental Assessment No. 42539 and found to have less than significant impact and General Plan in EIR No. 441 evaluated the residential density and use for this site.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of writing of this report, staff has not received any opposition, favor, or neutral comments from the public.

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 563-100-010-2.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03689
VICINITY MAP

Supervisor Stone
 District 3



Feet
 0 250 500 1,000
 1 inch = 500 feet

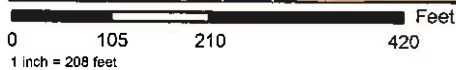
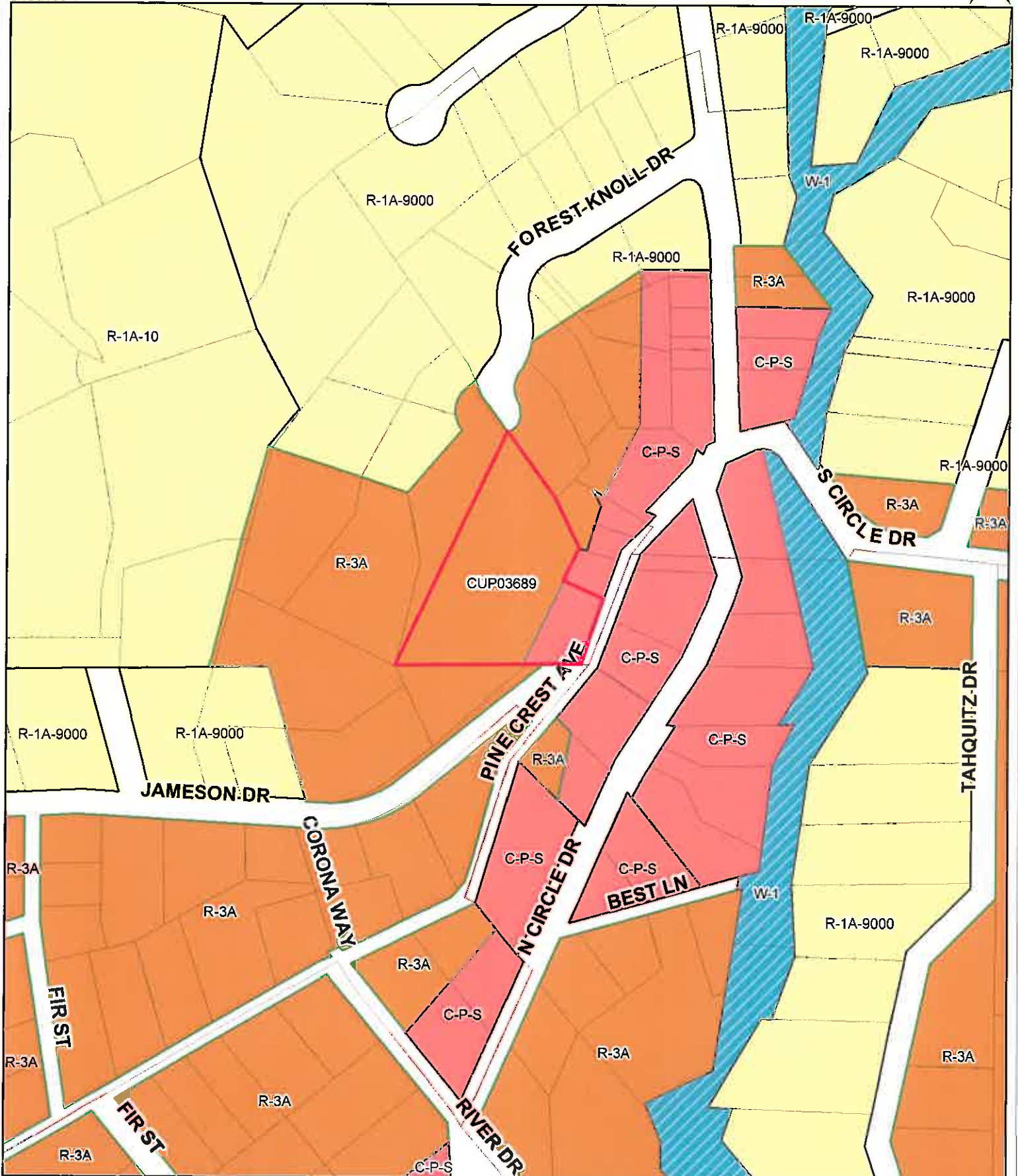
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by ledwards on 5/20/2014

The County of Riverside acknowledges the quality of the information provided by the information contained on this map. Data and information presented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS information is provided for general information only and is not intended to be used for any other purpose.





Supervisor Stone
District 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/29/2014



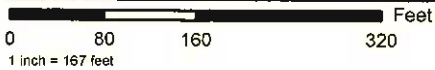
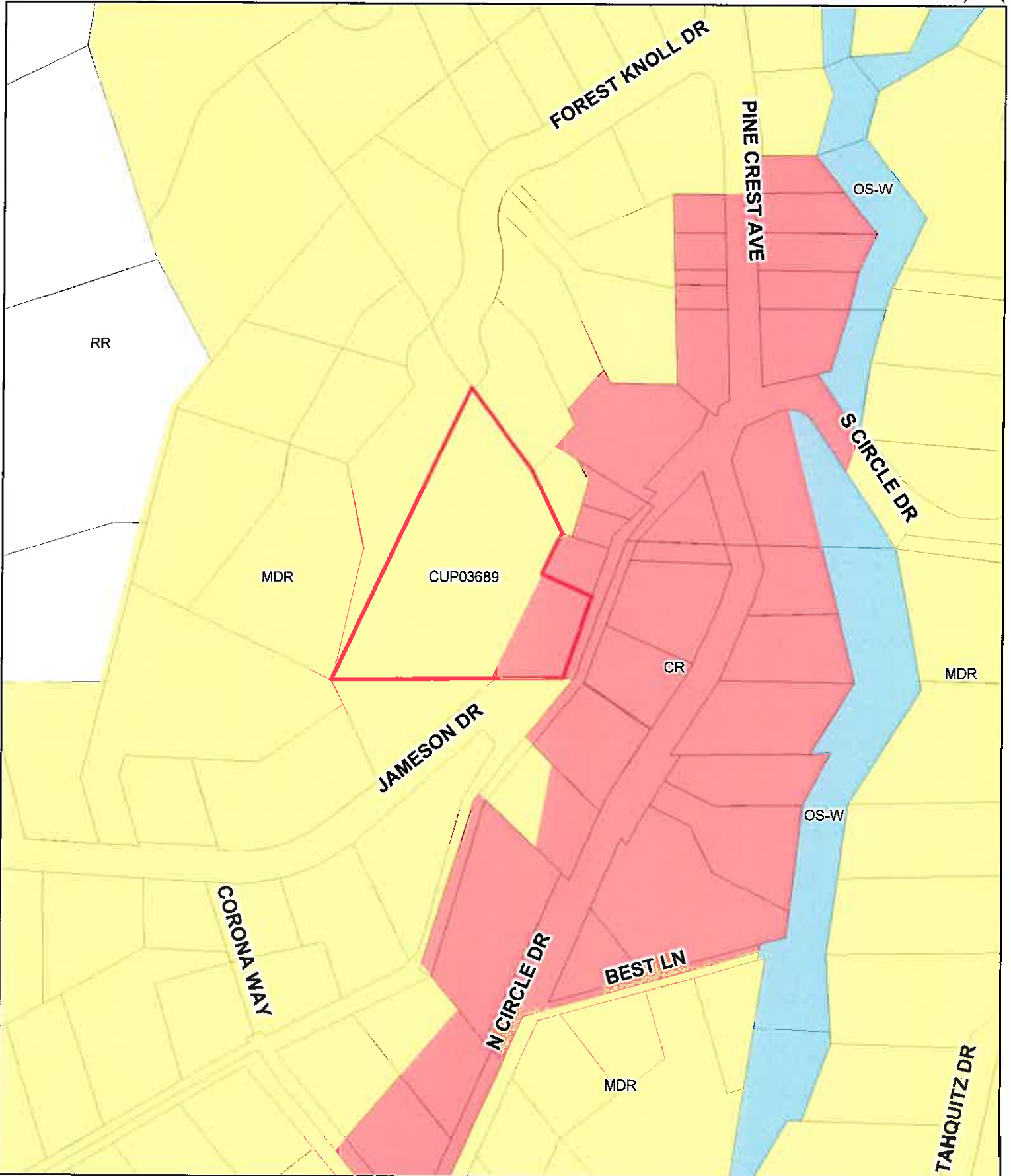
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03689

EXISTING GENERAL PLAN

Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstrait on 5/29/2014

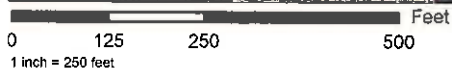
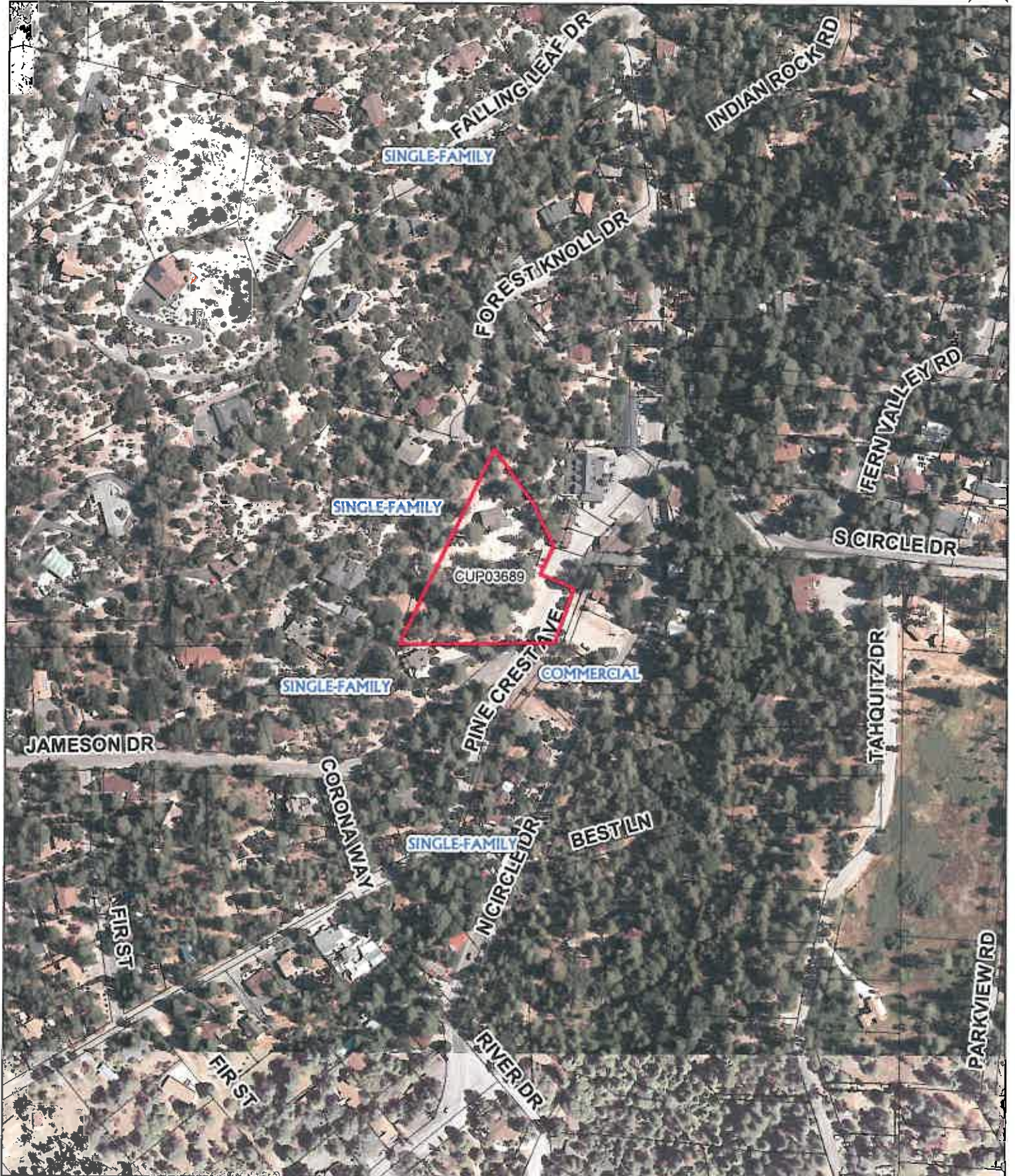


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RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03689 LAND USES



Supervisor Stone
District 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/29/2014



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

Title: Rechtfertig Resort Hotel

PROJECT DATA:

Date: July 31, 2012
 Applicant: Jacqueline and Brad Rechtfertig
 64320 Pincrest Road
 San Dimas, CA 92584
 (951) 698-2383

Owner: Same as applicant

Prepared by: Same as applicant

Engineer: The Stevens Group
 39746 Capilla Avenue
 Murrieta, CA 92562
 (951) 877-4848

Project Description: Conditional Use Permit to change use classification from "Dwelling, bed and breakfast" (6 paragraph) to "Resort Hotel" (6 paragraph) on project currently under construction.

An addition is currently being built on the property classified as a "Dwelling, bed and breakfast" under PP 24255 and BAR 110071. Owners seek a C.U.P. to add a "Resort Hotel" to the property. A C.U.P. is required for this zoning and use. (Article VIII, section 8.25 (d)(17))

Related cases:
 Plat plan 24928
 BAR 110071 (building permit)
 SBR 110150 (grading permit)
 NUGR (Near Quality Signic Plan, final)

Note: This project has been reviewed and approved with Planning and Building and Safety for the proposed C.U.P. All requirements for a permit were addressed and all conditions of the C.U.P. have been met. The project is currently under construction. The project is currently under construction. The project is currently under construction.

SITE DATA:

APN: 863-108-010
 Address: 64320 Pincrest Road, Hybrid
 Reference 1700 sq. ft. (existing, owner occupied)
 1st floor 2700 sq. ft. (under construction)
 2nd floor 2700 sq. ft. (under construction)
 Total floor area: 10800 sq. ft.
 Total lot area: 174,000 sq. ft. (under construction)
 Total building footprint: 4720 sq. ft.
 Total paved area: 1990 sq. ft.
 Total site area: 174,000 sq. ft.
 Total site area: 38,718 sq. ft.

Zoning: R3A / C.P.S.

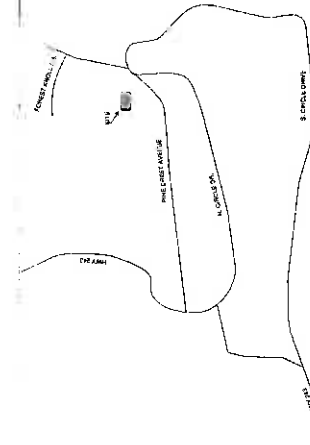
Legal Description: see attached

Existing Land use: CR / MDR

Proposed Land use: CR / MDR

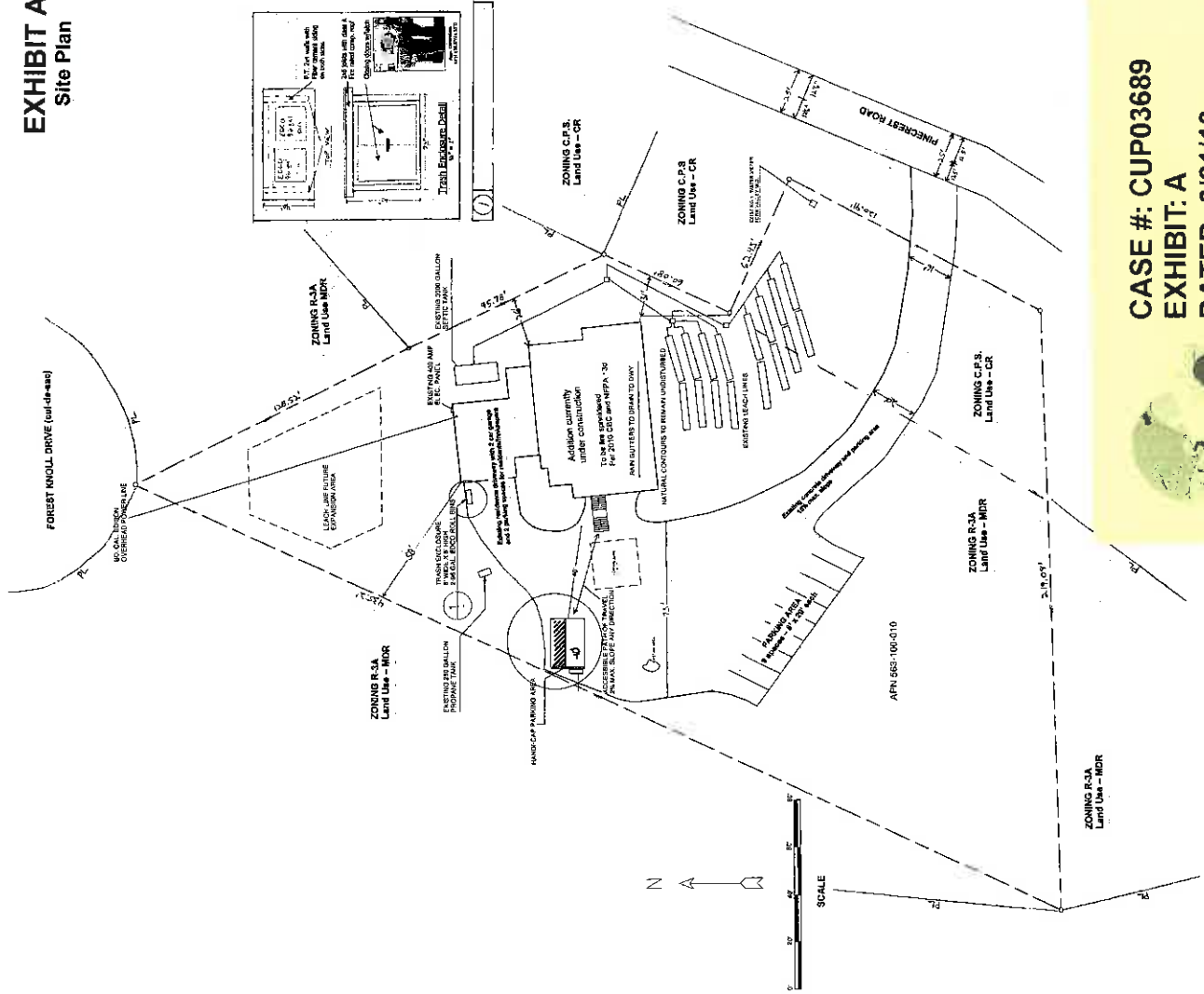
Exhibit Amendments:

- 1) Not with a Specific Plan
- 2) Final Plan Review required
- 3) Not with a fault zone
- 4) Not with 1/2 mile of a fault
- 5) Equilibrium potential for liquefaction exists



VICINITY MAP

**EXHIBIT A
 Site Plan**



**CASE #: CUP03689
 EXHIBIT: A
 DATED: 3/21/13
 PLANNER: H.P. KANG**

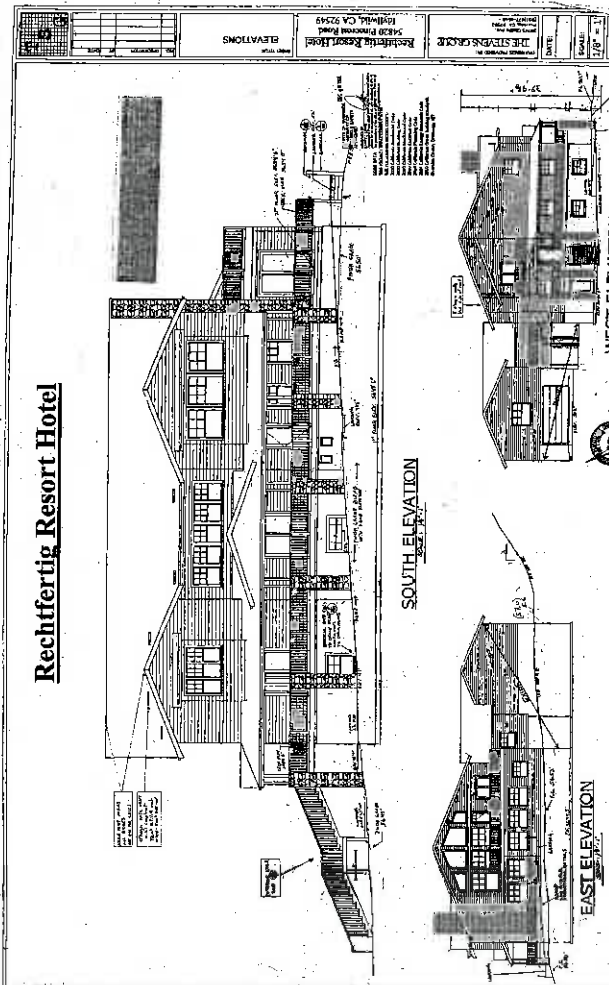
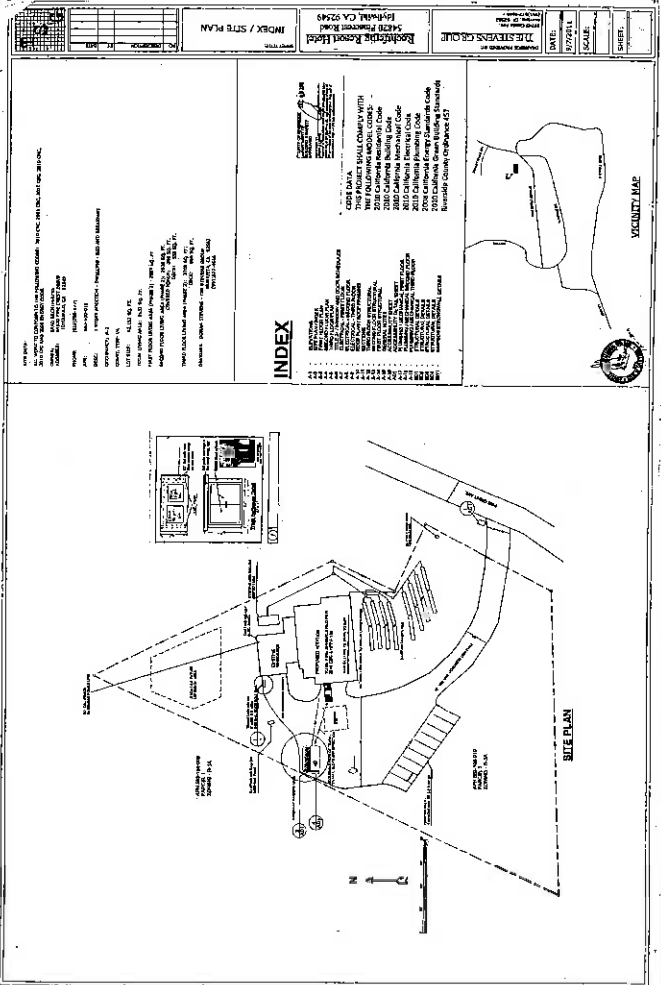
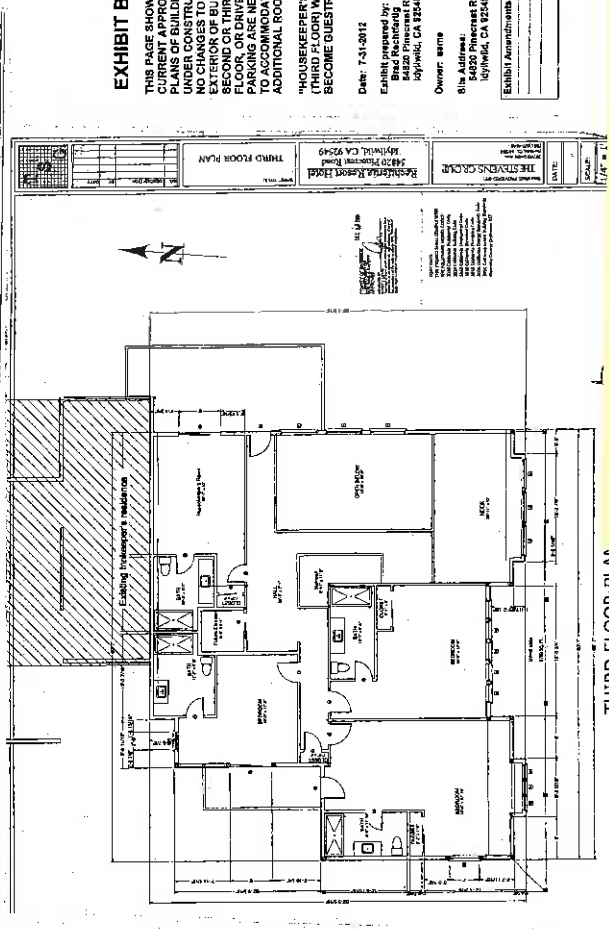
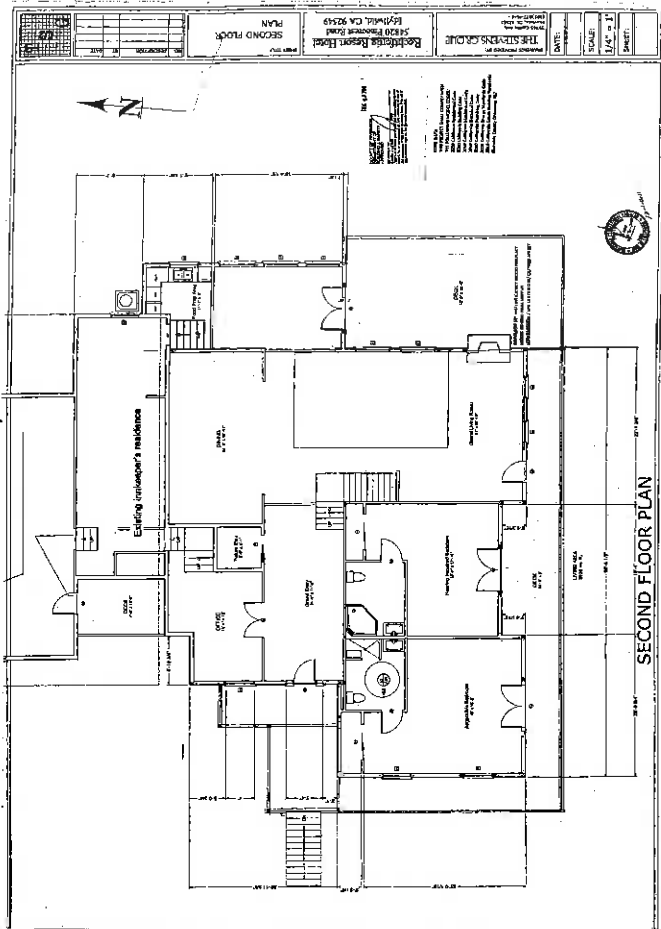


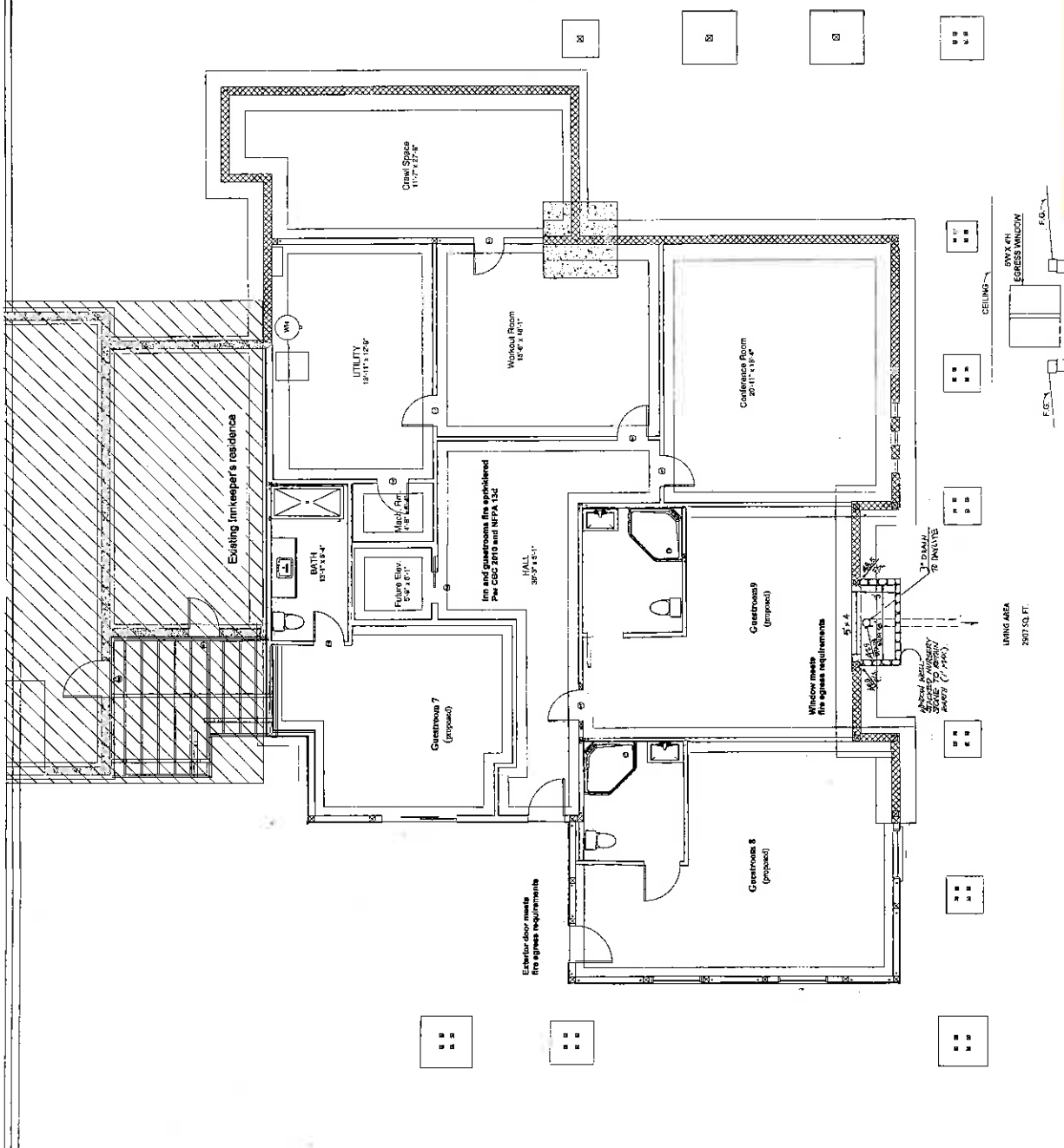
EXHIBIT B
 THIS PAGE SHOWS
 CURRENT APPROVED
 UNDER CONSTRUCTION.
 NO CHANGES TO
 EXTERIOR OF BUILDING.
 SECOND OR THIRD
 FLOORING ARE NEEDED
 TO ACCOMMODATE
 ADDITIONAL ROOMS.
 *HOUSEKEEPER'S ROOM
 (THIRD FLOOR) WILL
 BECOME GUESTROOM 6

Date: 7-31-2012
 Exhibit B prepared by:
 Brad Richardson
 8420 Pincrest Rd.
 Lafayette, CA 95549
 Owner: same
 Site Address:
 8420 Pincrest Rd.
 Lafayette, CA 95549
 Exhibit Annotations:

CASE #: CUP03689
 EXHIBIT: B
 DATED: 3/21/13
 PLANNER: H.P. KANG

EXHIBIT C
1st Floor plan (proposed)
 Date: July 31, 2012
 Exhibit prepared by: Brad Reckling
 54820 Phinney Road
 Phinney, CA 92549
 (619) 577-4646
 Owner: same
 Drawing prepared by: The Stevens Group
 3925 Cashie Ave.
 San Diego, CA 92108
 (619) 577-4646
 Site Address: 54820 Phinney Road
 Loyalton, CA 92549

Note: Existing septic system is sized to handle additional guestrooms.



CASE #: CUP03689
EXHIBIT: C
DATED: 3/21/13
PLANNER: H.P. KANG



EXHIBIT D Landscaping Plan

(Also include panoramic photo locations)

PROJECT DATA:

Date: July 31, 2012
 Applicant: Jacksonline and Bond Neighbourly
 PO Box 4215
 Lafayette, CA 92549
 (916) 984-4391

Site Address:
 44820 Pingcrest Rd.
 Agnew, CA 92349

Owner: Same as applicant
 Prepared by: Sunstone Design and Custom Homes Inc.
 License #884262
 PO Box 237
 Siskiyou, CA 97254

Vegetation List:

PT = Pine Tree (natural)
 MT = Madrone (natural)
 CT = Cedar Tree (natural)
 TM = Tussock Sedge (natural)
 CM = Chinese Maple (planted shrub)
 TM = Taiwan Sedge (planted shrub)

Exhibit Amendments:

P1-P7 e Panoramic Photo locations

Plant List:

Plantings:

Planting Details:

Planting Notes:

Planting Schedule:

Planting Location:

Site Description:

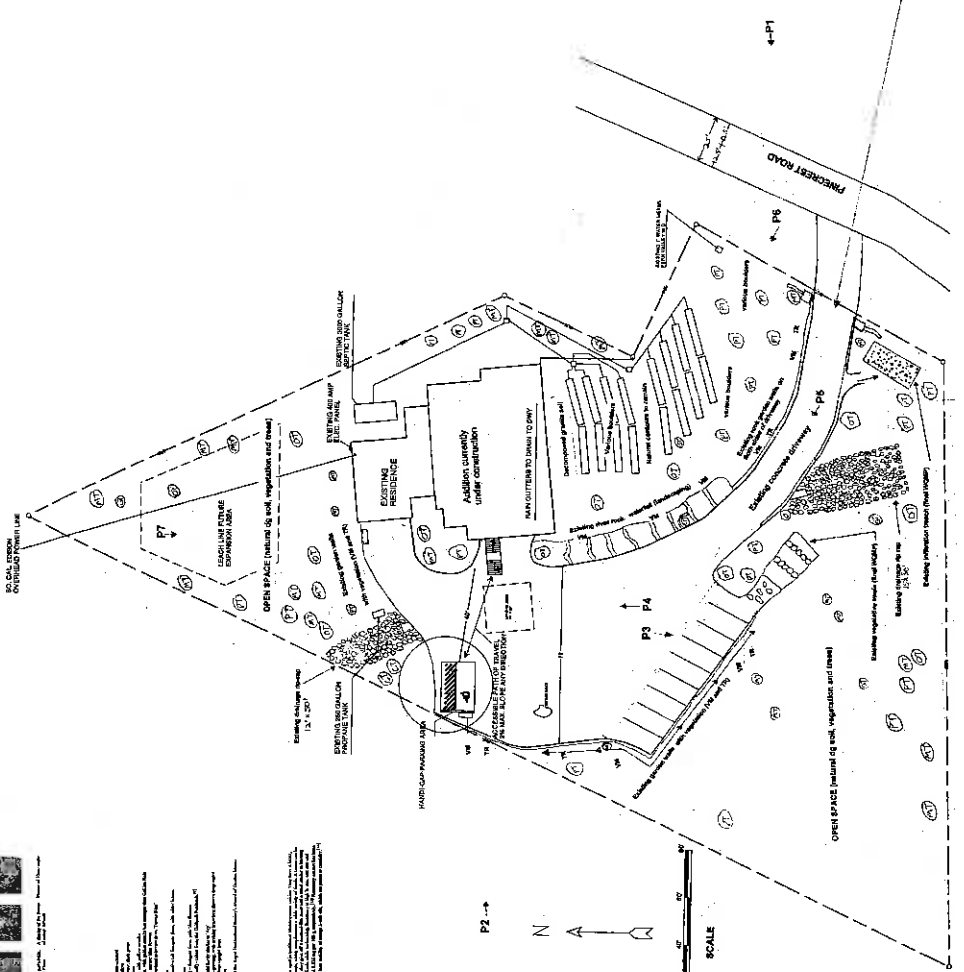
Site History:

Site Conditions:

Site Constraints:

Site Recommendations:

Site Conclusion:



CASE #: CUP03689
EXHIBIT: L
DATED: 3/21/13
PLANNER: H.P. KANG

PRECISE GRADING PLAN

PARCEL 2
 INSTRUMENT #015193
 REC. 1/14/99 O.R.
 PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF
 FRACTIONAL SECTION 7, T5S, R3E SBBM

OWNER: BRAD RECHTERTG
 ADDRESS: 5480 Riverside Drive
 MURRIETA, CA 92569
 PHONE: (951) 981-1711
 SITE ADDRESS: 5480 Riverside Drive
 MURRIETA, CA 92569
 APN: 563-100-010

ENGINEER: PAUL STEVENS
 ADDRESS: 39145 CASTILE AVE
 MURRIETA, CA 92562
 LICENSE #: 43888 EXP. DATE: 3/31/2011

DATE: 3/21/13
 SCALE: 1" = 20'

KEY AND BENCH DETAIL
 ELEVATION - TRENCH SECTION C-6

CROSS SECTION B
 FINISHED GRADE ELEVATION
 FINISHED FLOOR ELEVATION
 PROPERTY LINE
 RIGHT OF WAY
 EXISTING ELEVATION
 DRAINAGE POLE/SWALE
 DRAINAGE DITCH/STRAIN
 DAYLINE

NOTE: THE ENGINEER HAS PREPARED THIS GRADING PLAN BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXCEPT FOR THE RETAINING WALLS IN CONNECTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

NOTE: THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

1. DRIVEWAY SURFACE SHALL BE ABLE TO SUPPORT 75,000 LBS. OVER A 30' X 6' AREA.

2. VEGETATION SHALL BE MAINTAINED FOR 100 FT. AROUND ALL STRUCTURES PER R.V. CO. ORDINANCE 787.59

3. DRIVEWAY GRADIS NOT TO EXCEED 15%.

NOTE: EXCEPT FOR THE RETAINING WALLS IN CONNECTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLAN DOES NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH BUILDINGS.

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DATE: 3/21/13

SCALE: 1" = 20'

DEPARTMENT OF BUILDING AND SAFETY
 COUNTY OF RIVERSIDE
 GRADING ENGINEER LICENSE

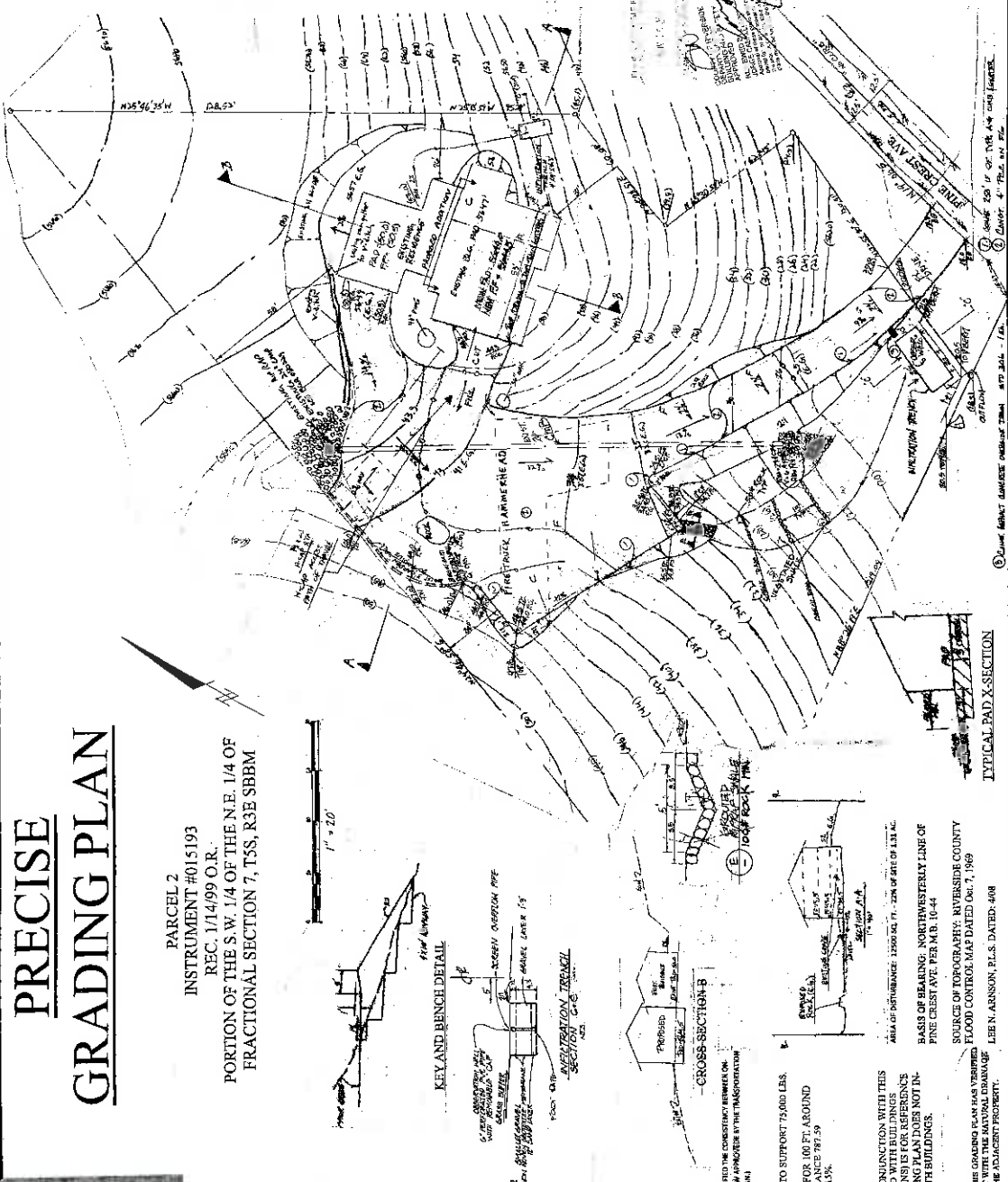
GENERAL
 1. This plan was prepared in accordance with the 2011 California Building Code Chapter 17, 18 & Appendix Chapter 19A as amended by C.C.P. 07.
 2. All property corners shall be clearly identified by the (red) pins to measurement 1/4" or less.
 3. All work shall be done in accordance with the approved plan and specifications. All work shall be done in accordance with the approved plan and specifications. All work shall be done in accordance with the approved plan and specifications.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 7. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 8. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

CUT/FILL
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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BRIDGE AND EROSION CONTROL
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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CONSTRUCTION NOTES
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
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GENERAL NOTES
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PRECISE GRADING PLAN
 PARCEL 2
 INSTRUMENT #015193
 REC. 1/14/99 O.R.

ENGINEER: PAUL STEVENS, R.C.E.
 39145 CASTILE AVE
 MURRIETA, CA 92562
 PREPARED BY: DATE: 3/21/13
 REVISION: 5/4/08

COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY: DATE: 3/21/13

BEAL COUNTY
 BEAL COUNTY
 BEAL COUNTY

NOTE: THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THE INFORMATION PROVIDED AND HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 3/21/13
 SCALE: 1" = 20'

APPLICANT
 BGR 110150

CASE #: CUP03689
 DATED: 3/21/13
 PLANNER: H.P. KANG

APPLICANT

BGR 110150

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42539
Project Case Type (s) and Number(s): Conditional Use Permit No. 03689
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards
Telephone Number: (951) 955-1888
Applicant's Name: Brad Rechtfertig
Applicant's Address: P.O. Box 4216, Idyllwild, CA 92549
Engineer's Name: Paul Stevens
Engineer's Address: 39745 Castile Ave., Murrieta, CA 92562

I. PROJECT INFORMATION

A. Project Description: The Conditional Use Permit proposes to establish a resort/hotel by adding four (4) additional bedrooms for a total of 9 guestrooms within the first floor area of an existing three-story Bed & Breakfast (8,537 sq. ft.) located on 1.31 acres. An existing attached caretaker's unit will continue to remain on the property and will not be part of the resort/hotel proposal. All modifications will be interior and do not propose to add any square footage to the structure.

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

C. Total Project Area: 1.31 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:			

D. Assessor's Parcel No(s): 563-100-010

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:
Assessor's Parcel Number 563-100-010, Section 7, Township 5S, Rnage 3E

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 two-story structure with rear parking. The site is surrounded by residential development to the northeast and southeast, commercial development to the northeast, 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) and Community Development:

Medium Density Residential (CD: MDR) (2-5 DU per Acre) land use designations. 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) and (CD:MDR) (2-5 Dwelling Units per Acre)

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 east, Community Development: Medium Density Residential (CD:MDR) to the north, west and 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) and Village Tourist Residential (R-3A)

J. Proposed Zoning, if any: N/A

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the east and Village Tourist Residential (R-3A) to the north, west and south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input 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

May 22, 2014

Date

Lisa Edwards

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 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 west side of Pine Crest Avenue which is not designated by the General Plan as a State Designated Scenic Highway. Though this street is listed as scenic resources, the area of Idyllwild is scenic and includes 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 area. The project is setback approximately 95 feet from the right-of-way and provides native forest area (existing pine trees) in between the street and the Resort/Hotel building which will minimize the impact to the scenic area. Additionally, the existing maximum height of the building is at 40 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				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
--------------------------------	--	------------------------------	-----------

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 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. 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 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 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"/>

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: 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 8,537 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.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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protecting biological resources, such as a tree preservation policy or ordinance?

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 bed and breakfast resort. Therefore, project will have less than significant impact.

b-c) The proposal will not disturb since the the proposed conversion is all within the existing structure. 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

Findings of Fact:

a-b) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 8,537 square foot 3-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 paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

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

a) 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

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

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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 not 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 sloped 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.

15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: 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 8,537 square foot 3-story building to a 9-unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. 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 modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, 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) 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?

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?

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

Source: Project application materials.

Findings of Fact:

a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9-unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. Based on existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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

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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 remodel of the existing 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.

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.

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.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

<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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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a)-b) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. Through this process, the site will not alter the drainage from its current natural flow to Pinecrest Avenue.

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. 06065C1540G 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.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," 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. 06065C1540G, Panel 1540 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.

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) (0.20-0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 DU per Acre) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 remodel. The project site is surrounded by properties which are zoned Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S) zonings along Pinecrest Avenue and south east and west of the project site. The General Plan designation for all properties along Pinecrest Avenue is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Pinecrest Avenue and N Circle Drive (eastern street) to be developed as commercial retail developments. Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Pinecrest Avenue including but not limited to vacation resort, gift shop, retail store. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

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
32. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 is located approximately 1/2 mile west of 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 9 unit resort/hotel from a 5 unit resort/hotel. Therefore, the proposed addition of 4 additional rooms to an existing resort/hotel use 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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

- a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior. The project will be converting exiting B&B to resort/hotel and will not displace any 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. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Monitoring: No monitoring measures are required.

39. Libraries

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

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

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?

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. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project proposes to convert an existing 8,537 square foot 3-story "Dwelling, bed and breakfast" building to "Resort Hotel" 9 unit resort/hotel with one caretaker's unit on approximately 1.31 acres with no new square footage to this proposal and all modifications are interior at the north side of Pinecrest Avenue 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
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.

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.

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.

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 caretaker 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 wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-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?

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

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.

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?

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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: Not applicable

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.PP42539
Revised: 5/22/2014 3:36 PM

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a proposed resort/hotel to add four additional guestrooms on the first floor of an existing Bed & Breakfast.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3689 shall be henceforth defined as follows:

APPROVED EXHIBIT A (site plan) dated 3/21/13 and EXHIBIT B&C (floor plans and elevations) dated 9/24/12 = Conditional Use Permit No. 3689.

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 - BOS B-29 POLICY RECOMMND

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29.

BS GRADE DEPARTMENT

10. BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Conditional Use Permit No. 03689 proposes to change the use classification from a "Dwelling, bed and breakfast" to a "Resort Hotel".

This site was previously approved under Plot Plan No. 24925 and Grading permit BGR110150 for PP24925 is currently in issued status. The site has been graded and no additional grading is proposed for CUP03689. The Grading Division does not object to this proposal with the following included conditions of approval.

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

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

BS PLNCK DEPARTMENT

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

This project was given an incorrect building permit number designation at the land use intake desk. The project is to construct an additional three story addition to an existing residence for the purpose to use as a bed & breakfast facility.

Per an agreement with the owner/applicant, the bottom floor will not contain any bedrooms at this time. The bottom floor addition contains a conference room, utility room, workout room and three storage rooms. The owner/applicant shall obtain an approved final inspection approval for the current BAR permit as a residential room addition.

Prior to the use as a bed & breakfast facility and/or the conversional use of any portion of the building, a new BNR building permit type shall be obtained from the building department.

E HEALTH DEPARTMENT

10.E HEALTH. 1 POTABLE WATER SVC-FERN VALLEY RECOMMND

Conditional Use Permit#3689 (CUP 3689) is proposing to receive potable service from Fern Valley Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with Fern Valley Water District as well as all other applicable agencies.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3689 is a proposal to change use classification from a bed and breakfast to Resort Hotel on 1.31 acres lot in Idyllwild Area. The site is located northerly of Pine Crest Drive, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive.

The site is subject to runoff from a drainage area of 10 acres from the west. It appears that the proposed building is on a higher ground and 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.

Previously PP 24925 was reviewed and conditioned by the District on this site. A final Water Quality Management Plan (WQMP) was approved by the District for the plot plan.

Since no new impervious area is proposed no water quality mitigation is required with this proposal. The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 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.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - LOW PALEO (cont.) (cont.) RECOMMND

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 6 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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 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. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), 1 space/room, AND 2 spaces/resident manager.

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 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. T he permit

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 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. 26 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. 27 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. 31 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.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

10. GENERAL CONDITIONS

10.PLANNING. 32 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. 36 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

20. PRIOR TO A CERTAIN DATE

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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3689, 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 PUBLIC/SEMIPUBLIC FOOD FACILTY RECOMMND

For any 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.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

PLANNING DEPARTMENT

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 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 Conditional Use Permit No. 3689, 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.

80.PLANNING. 20 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 21 USE - MAXIMUM GUESTROOMS RECOMMND

A maximum of 9 guestrooms are allowed under this permit.

80.PLANNING. 22 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

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

1.Precise grade inspection of entire permit area.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- a.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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

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

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

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

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND
and Safety Department clearance.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND
A minimum of twelve (12) 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 for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 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.

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3689 is calculated to be 1.31 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3689 has been calculated to be 1.31 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

05/29/14
07:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03689

Parcel: 563-100-010

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

DATE: October 30, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire Department- Idyllwild
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
Hemet Unified School District
Rancho California Water Dist.
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3689 – EA42539 – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – Remap Area Plan – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive – 1.31 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) - **REQUEST:** The conditional use permit proposes to change use classification from a “Dwelling, bed and breakfast” with 5 guestrooms to a “Resort Hotel” by adding 4 additional guestrooms APN: 563-100-010 - Related Cases: PP24925

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 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 **hp kang@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 25, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Fire Department- Idyllwild
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
Hemet Unified School District
Rancho California Water Dist.
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3689 – EA42539 – Applicant: Brad and Jacqueline Rechtfertig - Engineer/Rep: Paul Stevens – Third/Third Supervisorial District – Idyllwild Zoning District – Remap Area Plan – Community Development: Commercial Retail (CR), Medium Density Residential (MDR) - Location: Northerly of Pinecrest Road, southerly of Forest Knoll Drive, westerly of Jameson Drive, and North Circle Drive – 1.31 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S), Village Tourist Residential (R-3A) - **REQUEST:** The conditional use permit proposes to change use classification from a “Dwelling, bed and breakfast” with 5 guestrooms to a “Resort Hotel” by adding 4 additional guestrooms APN: 563-100-010 - Related Cases: PP24925

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is NOT scheduled for a **DRT meeting**. However, please review and send any comments to me **ASAP** and have draft conditions in the Land Management System. This is the applicant's way of resolving the WQMP issues we had on earlier plan. 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 **hp kang@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE 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: CU03689 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Brad + Jacqueline Rechtferig E-Mail: sunshinehomes@yahoo.com

Mailing Address: PO Box 4216
Idyllwild CA 92549
City State ZIP

Daytime Phone No: (619) 708-1771 Fax No: () _____

Engineer/Representative's Name: Paul Stevens E-Mail: _____

Mailing Address: 39745 Castile Ave
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 677-4646 Fax No: () _____

Property Owner's Name: Same as applicant E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Brad Rechtfertig _____ [Signature] _____
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.

Brad Rechtfertig _____ [Signature] _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Jacqueline Rechtfertig _____ [Signature] _____
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): 563-100-010

Section: 7 Township: 55 Range: 3E

Approximate Gross Acreage: 1.31

General location (nearby or cross streets): North of Pinecrest Road, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Forest Knoll Drive, East of Jameson Drive, West of North Creek Drive

Thomas Brothers map, edition year, page number, and coordinates: 2010 / 814 d5

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

We are currently building an addition to our home that will be 5 bedroom dwelling, bed + breakfast. We want to add 4 addition rooms for a total of 9 guestrooms.

Related cases filed in conjunction with this request:

PP 24925
BAR 110071
BGR 110150

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) _____

Will the proposal 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 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? none

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

PROPERTY OWNERS CERTIFICATION FORM

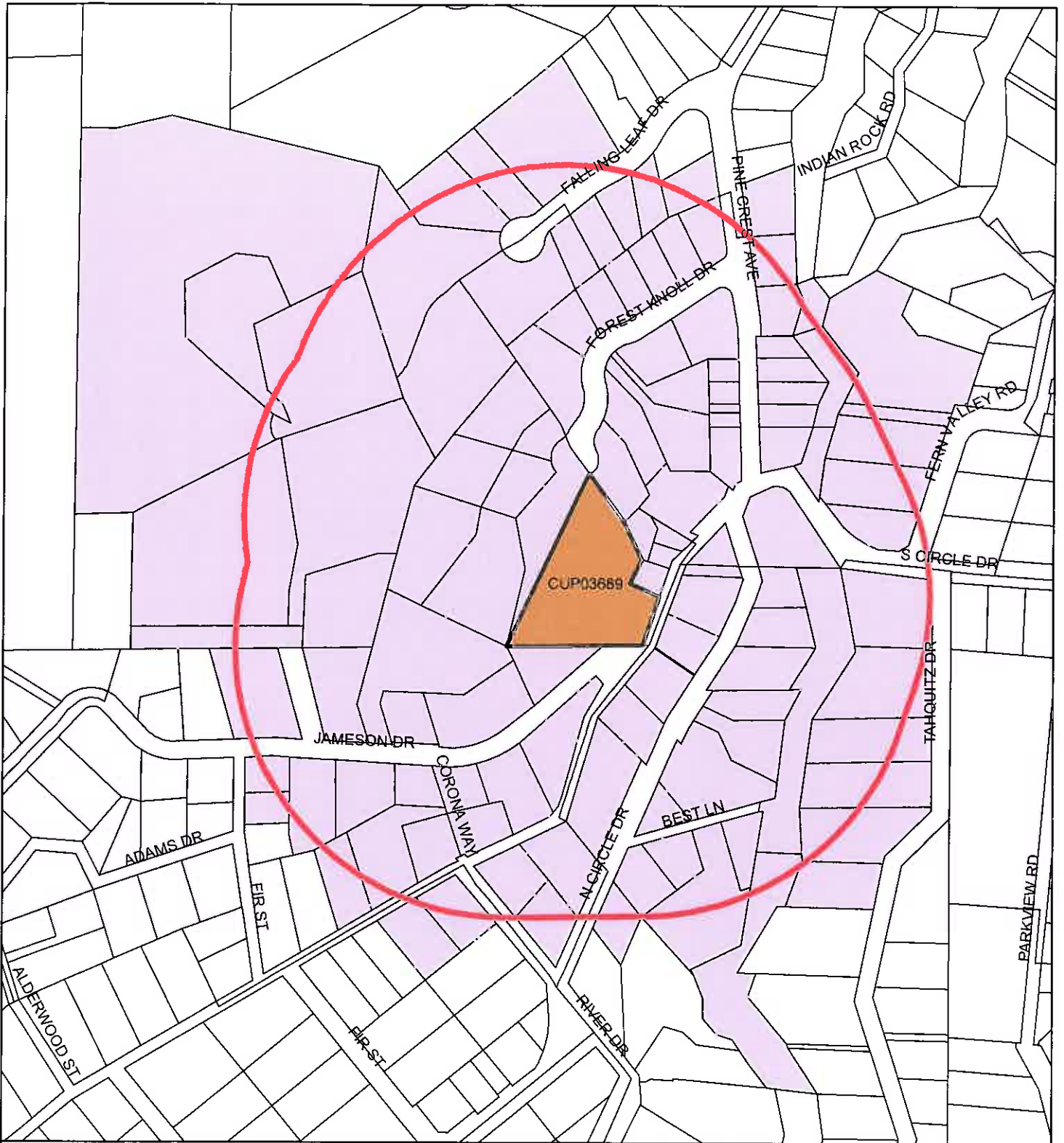
I Lisa Edwards, certify that on May 13, 2014
the attached property owners list was prepared by County Arc Map
APN(s) or case numbers CUP03689
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600 feet.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 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: Lisa Edwards [Signature]
TITLE: Project Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 951-955-1888

CUP03689 (600 Foot Buffer)



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



Printed by ledwards on 5/13/2014

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

THOMAS J AHEARN
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SAN DIEGO, CA. 92124

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P O BOX 1171
IDYLLWILD, CA. 92549

DAVID J ALT
P O BOX 4125
IDYLLWILD, CA. 92549

ARMEN BARANIAN
760 WALDORF RD
LA CANADA, CA. 91011

RANDALL A BARNES
14002 DORNART DR
POWAY, CA. 92064

RICHARD A BOETTCHER
C/O ERIC BOETTCHER
P O BOX 896
IDYLLWILD, CA. 92549

BOMPADANNY PROP
C/O BRUCE N DICKINSON
606 N LARCHMONT BLV NO 4G
LOS ANGELES, CA. 90004

JAMES RICHARD BRANNAN
P O BOX 3729
IDYLLWILD, CA. 92549

C ROLLIN BUCHANNAN
P O BOX 316
MTN CENTER, CA. 92561

EDWARD J CASS
2455 PRESIDIO DR
SAN DIEGO, CA. 92103

SANDERS J CHASE
7809 MELROSE AVE
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REDMOND G CORBETT
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IDYLLWILD, CA. 92549

MICHAEL G CROW
C/O KEITH L NELSON
6 OWEN CT
IRVINE, CA. 92715

LEROY C DAVIDSON
27777 CORNELL ST
HEMET, CA. 92544

JULIE B DECKER
3224 RANCHO ARROBA
CARLSBAD, CA. 92009

STEVEN M DEMOTS
P O BOX 3665
IDYLLWILD, CA. 92549

DONALD J DIMANNO
P O BOX 5714
RIVERSIDE, CA. 92517

MICHAEL S DOBRENSKY
74151 PEPPERGRASS ST
PALM DESERT, CA. 92260

WILHELM U DUELKEN
P O BOX 3628
IDYLLWILD, CA. 92549

HEBER G DUNN
2985 VISTA WAY
HEMET, CA. 92544

JON H DUNN
42531 RANCHO MIRAGE LANE
RANCHO MIRAGE, CA. 92270

EPISCOPAL DIOCESE OF SAN DIEGO
P O BOX 506
2728 SIXTH AVE
SAN DIEGO, CA. 92103

JANICE L FAST
P O BOX 548
IDYLLWILD, CA. 92549

FERN VALLEY WATER DIST
FERN VALLEY WATER DIST
0

0

FERN VALLEY WATER DIST
FERN VALLEY WATER DIST
P O BOX 3039
IDYLLWILD, CA. 92549

FERN VALLEY WATER DISTRICT
P O BOX 3039
IDYLLWILD, CA. 92549

BARNABY E FINCH
P O BOX 1702
IDYLLWILD, CA. 92549

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P O BOX 173859
DENVER, CO. 80217

DAVID C FLYNN
1101 W NORTH ST
ANAHEIM, CA. 92801

ROBERT J FROETSCHEL
42700 ST GEORGE
BERMUDA DUNES, CA. 92201

JANICE A GODKE
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GARDEN GROVE, CA. 92840

JOHN W GRAHAM
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IDYLLWILD, CA. 92549

WILLIAM D HATCHER
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CANYON LAKE, CA. 92587

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ENCINITAS, CA. 92024

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77186 CASA DEL SOL
LA QUINTA, CA. 92353

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BOX 147
IDYLLWILD, CA. 92549

IDYLLWILD CO WATER DIST
IDYLLWILD CO WATER DIST
0

0

HANS J ILIEW
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VALLEY CENTER, CA. 92082

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C/O MARGARET WITHINGTON SMITH
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RIVERSIDE, CA. 92506

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54830 N CIRCLE DR
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C/O ROBERT MANN
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WINCHESTER, CA. 92596

DON GENE MCFALL
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PALM SPRINGS, CA. 92264

ROBERT H MCINTYRE
2229 S CALIENTE DR
PALM SPRINGS, CA. 92264

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16256 AVENIDA SUAVIDAD
SAN DIEGO, CA. 92128

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IDYLLWILD, CA. 92549

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SAN DIEGO, CA. 92128

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JEAN L REID
P O BOX 1095
IDYLLWILD, CA. 92549

RICHARD B RENNICK
67633 N NATOMA DR
CATHEDRAL CY, CA. 92234

CHARLES V RION
6318 CLARA LEE AVE
SAN DIEGO, CA. 92120

KENNETH W RUGGLES
78753 ALLIANCE WAY
PALM DESERT, CA. 92211

BONNIE L SCHERER
P O BOX A
PALM DESERT, CA. 92261

JAMES H SCOTT
48100 TWIN PINES ROAD
BANNING, CA. 92220

CHARRON WILLIAMSON SEITZ
27942 CABO ROSA
MISSION VIEJO, CA. 92692

KEITH RONALD SHIRLEY
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IDYLLWILD, CA. 92549

HERMAN SAMUEL SMITH
24672 DEVONPORT CIR
LAGUNA HILLS, CA. 92653

ROBERT C SMITH
31901 CIRCLE DR
LAGUNA BEACH, CA. 92677

EARL SOMERVILLE
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IDYLLWILD, CA. 92549

SHANE THOMAS STEWART
P O BOX 243
IDYLLWILD, CA. 92549

C E STREETER
P O BOX 3150
IDYLLWILD, CA. 92549

JOD C STRUTZEL
C/O J C STRUTZEL
9586 SHAMROCK AVE
FOUNTAIN VALLEY, CA. 92708

MARK S TARNOWSKI
7813 GABACHO ST
CARLSBAD, CA. 92009

ROBERT J THERIEAU
P O BOX 3290
IDYLLWILD, CA. 92549

J LANE TILSON
P O BOX 221
IDYLLWILD, CA. 92549

JEFFREY L TONJES
2579 S PEQUENO CIR
PALM SPRINGS, CA. 92264

JOSEPH SCOTTON VAIL
20110 LANDALUCE LN
WALNUT, CA. 91789

CHARLES VANORDEN
P O BOX 329
LA QUINTA, CA. 92247

CHARLES VANORDEN
SAM
P O BOX 329
LA QUINTA, CA. 92247

WILLIAM D WAGSTAFF
P O BOX 1680
IDYLLWILD, CA. 92549

NORMAN J WALKER
P O BOX 3444
IDYLLWILD, CA. 92549

MAN LEE WANG
3400 CLIPPER DR
CHINO HILLS, CA. 91709

GARY S WEBER
P O BOX 7
IDYLLWILD, CA. 92549

DONALD W ZEIGLER
148 E MIDWAY
SAN JACINTO, CA. 92583

Applicant, Eng, Outside Agencies 5/13/14 – CUP03689

Hemet Unified School District,
Professional Development Service
Center
1791 W. Acacia Ave.
Hemet, CA 92545

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Waste Resources Management,
Riverside County
Mail Stop 5950

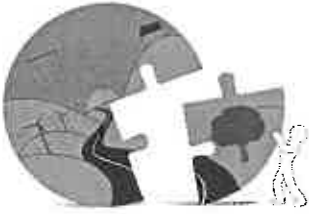
Applicant:
Brad & Jacqueline Rechtfertig
PO Box 4216
Idyllwild, CA 92549

Engineer:
Paul Stevens
39745 Castile Avenue
Murrieta, CA 92562

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Applicant:
Brad & Jacqueline Rechtfertig
PO Box 4216
Idyllwild, CA 92549

Engineer:
Paul Stevens
39745 Castile Avenue
Murrieta, CA 92562



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 42539/CUP03689

Project Title/Case Numbers

Lisa Edwards

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Brad and Jacqueline Rechtfertig

Project Applicant

PO Box 4216 Idyllwild, CA 92549

Address

54820 Pine Crest Avenue Idyllwild, CA 92549

Project Location

Conditional Use Permit for an existing Bed & Breakfast to add four (4) additional guest rooms.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 18, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

May 22, 2014

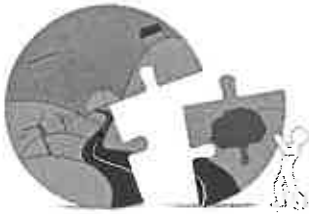
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/13/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42539 ZCFG05915 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: CUP03689

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Lisa Edwards Title: Project Planner Date: May 22, 2014

Applicant/Project Sponsor: Brad and Jacqueline Rechtfertig Date Submitted: August 30, 2012

ADOPTED BY: Planning Commission

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 Lisa Edwards at 951-955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42539 ZCFG05915

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1207642

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: RECHTFERTIG BRAD \$64.00
paid by: CK 1383
EA42539
paid towards: CFG05915 CALIF FISH & GAME: DOC FEE
at parcel: 54820 PINE CREST AVE IDYL
appl type: CFG3

By _____ Aug 30, 2012 11:49
MGARDNER posting date Aug 30, 2012

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

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

Agenda Item No.: **3.1**
Area Plan: Southwest Area
Zoning District: Rancho California
Supervisory District: First/First
Project Planner: Richard Fairhurst
Planning Commission: August 20, 2014

General Plan Amendment No. 1131
(Technical Amendment)
Applicant: Riverside County Transportation
Department
Engineer/Representative: David Jeffers
Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1131 (GPA No. 1131) proposes to amend the Circulation Element map within and along the boundaries of the Walker Basin Policy Area by removing the following Circulation Element designations so that they can be constructed as either Collector Rural Roads or Residential Rural Roads:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road
5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road

BACKGROUND:

The Planning Director recommended to the Planning Commission on January 14, 2014 through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan circulation element designations, stating that the appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendation to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on February 13, 2014.

The amendment request is designed to correct a conflict in the General Plan between the Circulation Element and the Walker Basin Policy Area of the Land Use Element.

The Walker Basin project and the entire De Luz/Santa Rosa Plateau area were once planned for several thousand homes. The Walker Basin project was approved in 1984 for 1,631 units. In order to

accommodate the perceived growth the County approved wider rights-of-ways for roads in the area and revised the General Plan Circulation Element to accommodate the proposed traffic volumes.

The number of units, and therefore the traffic volumes, were never realized for the De Luz/Santa Rosa Plateau area and the Walker Basin Specific Plan approval for 1,631 units was rescinded by the Board of Supervisors on July 15, 2003. The Walker Basin Specific Plan was replaced by the Walker Basin Policy Area which would only accommodate a maximum of one hundred (100) homes over the 401.5 acre site.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain requirements. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture.

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Consideration Analysis:

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan.": The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected.": There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation

Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.": The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Circulation Designations (Ex. #8) | Secondary Highways (100 foot right-of-way),
Mountain Arterial Highways (110 foot
right-of-way) |
| 2. Proposed Circulation Designations (Ex. #9) | Circulation Element Designations Deleted |
| 3. Existing General Plan Land Use (Ex. #5) | Rural Mountainous |
| 4. Surrounding General Plan Land Use (Ex. #5) | Rural Mountainous, Open Space –
Conservation Habitat |
| 5. Existing Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum
Lot Size |
| 6. Surrounding Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum
Lot Size, Light Agriculture – 10-Acre
Minimum Lot Size, Light Agriculture –
20-Acre Minimum Lot Size, Rural Residential |
| 7. Existing Land Use (Ex. #1) | Vacant |
| 8. Surrounding Land Use (Ex. #1) | Scattered single family residences, golf
course, groves, water towers, vacant lands |
| 9. Project Data | Total Acreage: 385 gross acres |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND the project is exempt from CEQA as documented in the attached Notice of Exemption; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1131, amending the General Plan Circulation Element to remove the Mountain Arterial Highway and Secondary Highway designations within or on the boundaries of the Walker Basin Policy Area in accordance with Exhibit No. 9, based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site is an amendment to remove the roadway designations within or along the boundaries of the Walker Basin Policy Area from the Circulation Element of the General Plan.
2. In 1984 the Walker Basin Specific Plan had been approved with a maximum dwelling unit potential of 1,631 dwelling units and the General Plan Circulation designations for Mountain Arterial Highways and Secondary Highways associated with the property was designed to accommodate that project.
3. The residential development of the Walker Basin Specific Plan did not occur and on July 15, 2003, the Board of Supervisors rescinded the Walker Basin Specific Plan and applied a General

Plan Designation that required 5-acre minimum lot sizes on the 385-acre residential portion of the site.

4. The Walker Basin Policy Area was created through the 2003 adoption of the Riverside County General Plan to recognize the July 15, 2003, Board action as being designed to ensure that future development of the property would be consistent with the existing character of the surrounding area, prevent the extension of major roads and other urban infrastructure, and protect important natural features of the site.
5. The Walker Basin Policy Area provided that the County may consider a maximum 25% increase in density over the density allowed under the 5-acre minimum lot size (an increase to a maximum of 100 units) if a specific plan was approved and the future development complied with the policies of the Policy Area.
6. The Walker Basin Policy Area SWAP 6.1 policy states that the property within its boundaries is subject to the following restriction: "The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."
7. The project site is designated as Rural Mountainous and is surrounded by properties which are designated Rural Mountainous and Open Space – Conservation Habitat.
8. The zoning for the project site is Residential Agricultural – 5-acre minimum lot size and is surrounded by properties that are zoned Residential Agricultural – 5-acre minimum lot size, Light Agriculture – 10-acre minimum lot size, Light Agriculture – 20-acre minimum lot size, and Rural Residential.
9. The removal of the Mountain Arterial Highway designations and Secondary Highway designations would not result in any direct change to the existing roadways and would remove the future requirement for major roadway improvements in connection with the Walker Basin Policy Area.
10. In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain requirements. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture.

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan."

The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected."

There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion."

The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

11. The project is exempt from CEQA under the provisions of Section 15061 - General Rule or "Common Sense" Exemption. The project will not alter the existing physical condition of the roads, and will remove the Circulation Element designations that would substantially expand the design of these roadways in the future.

CONCLUSIONS:

1. The proposed amendment is a Technical Amendment that will carry out the policy direction established by the creation of the Walker Basin Policy Area to not require major roads in the De Luz area.
2. The proposed project is clearly compatible with the present and future logical development of the area.
3. The proposed amendment will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received. Two letters in response to the Senate Bill 18 process have been attached.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area;
 - c. Tribal Land;
 - d. A Fault Zone;
 - e. A 100-year flood plain;
 - f. An area drainage plan, or dam inundation area;
 - g. An Agricultural Preserve; or
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. The Mt Palomar Observatory Area;
 - c. A WRMSHCP Criteria Cell;
 - d. The Murrieta Valley Unified School District.
4. The project site is an amendment to remove the roadway designations within the Walker Basin Policy Area from the Circulation Element of the General Plan associated with the property currently designated as Assessor's Parcel Numbers: 935-370-005, and 935-370-007 through 935-370-030.

RW:rf

Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPA01131_PC_Staff_Report.docx

Date

Prepared:

07/15/14

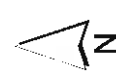
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
GPA01131
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 01/28/14
 Vicinity Map



Assessors Bk. Pg. 935-37
 Thomas Bros. Pg. 955 J7
 Edition 2009



Zoning District: Rancho California
 Township/Range: T8SR3W
 Section: 7

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

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries
District 1

EXISTING LAND USE

Date Drawn: 06/10/14
Exhibit 1



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

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RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

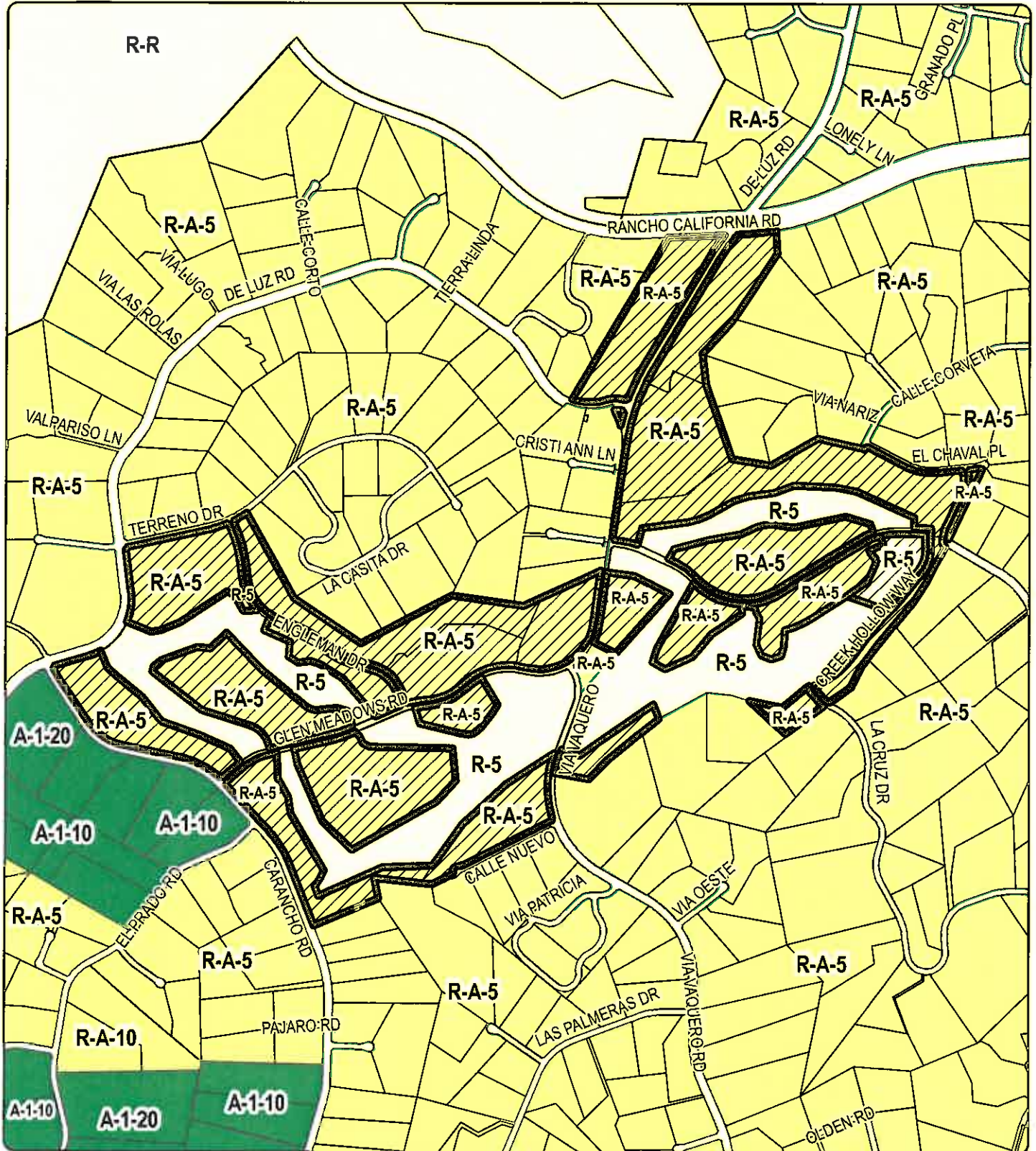
GPA01131

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 06/10/14

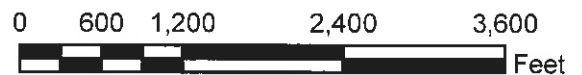
Exhibit 2



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

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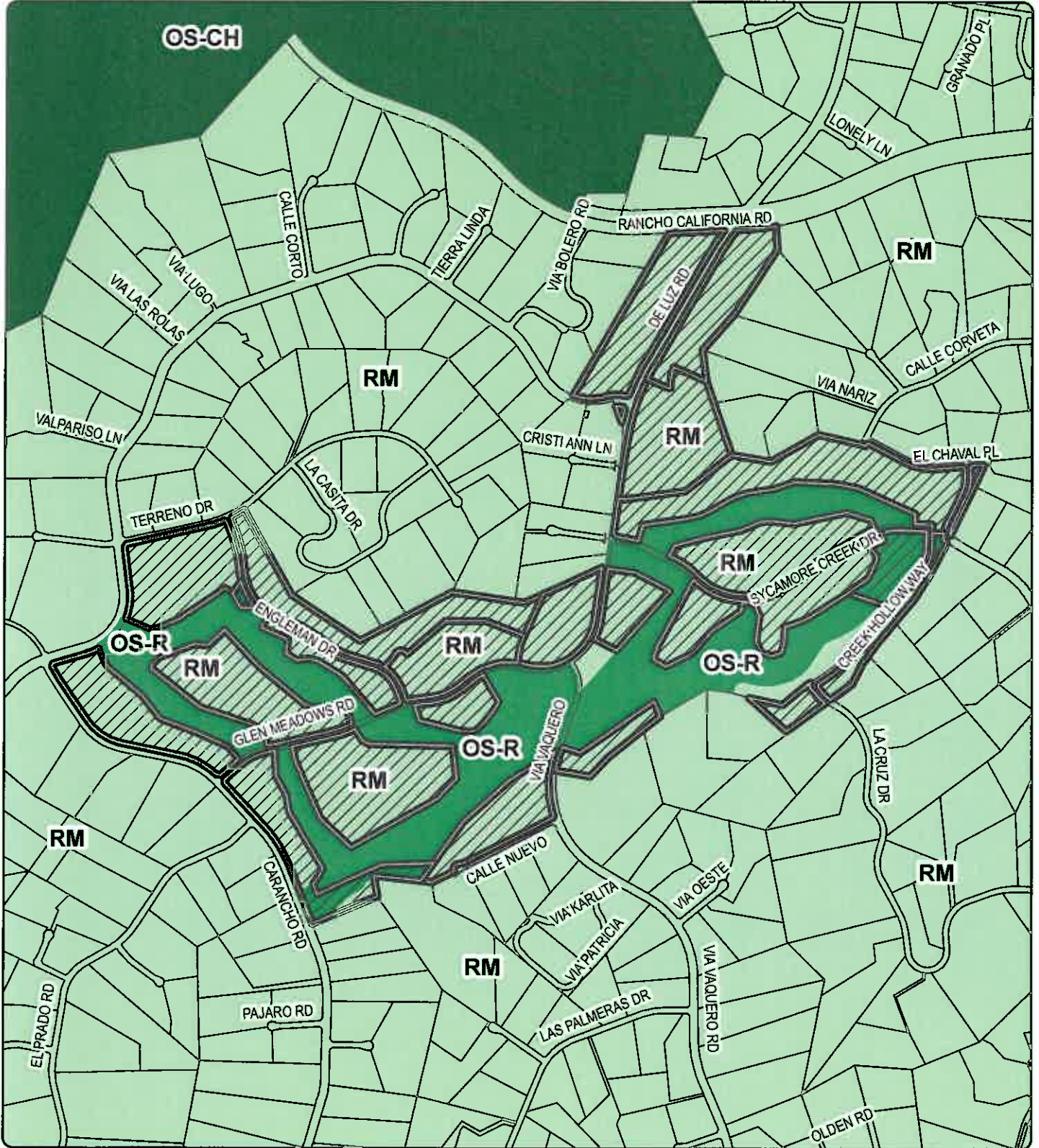
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 06/10/14
Exhibit 5



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries
District 1

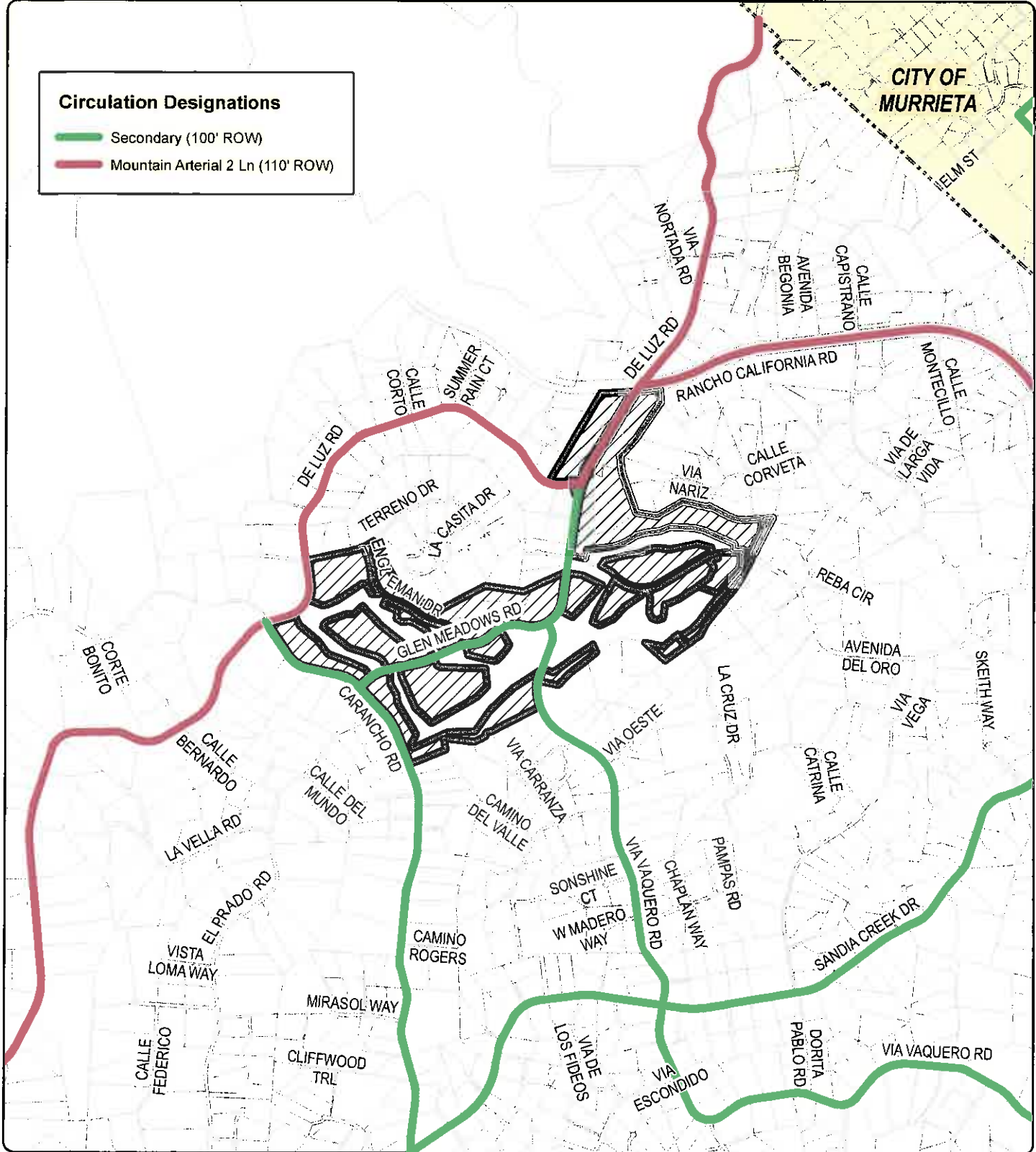
Date Drawn: 06/10/14

Exhibit 8

EXISTING CIRCULATION ELEMENT

Circulation Designations

- Secondary (100' ROW)
- Mountain Arterial 2 Ln (110' ROW)



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

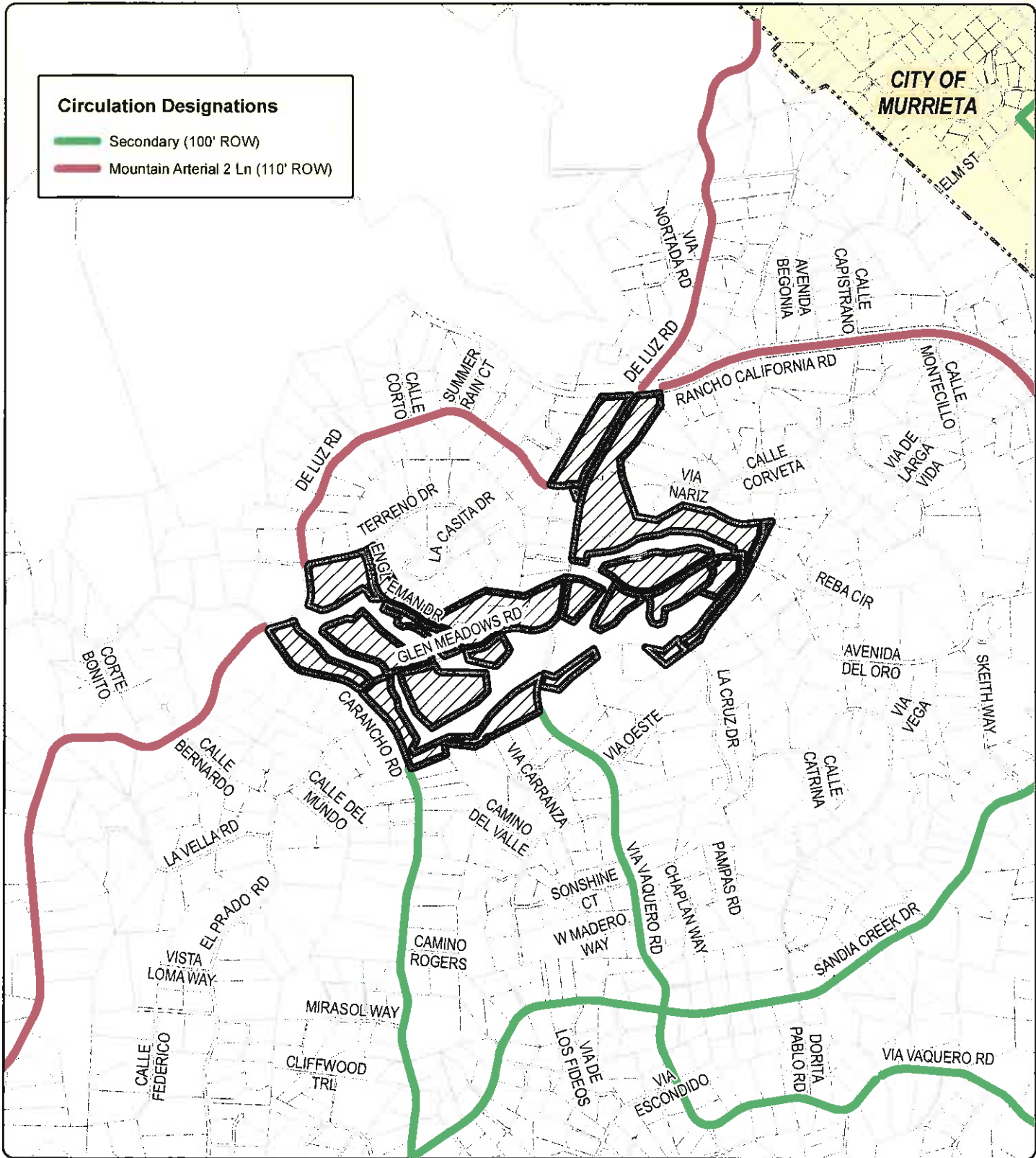
Supervisor Jeffries
District 1

PROPOSED CIRCULATION ELEMENT

Date Drawn: 06/10/14
Exhibit 9

Circulation Designations

- Secondary (100' ROW)
- Mountain Arterial 2 Ln (110' ROW)



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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2
3 **RESOLUTION NO. 2014-006**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1131**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 August 20, 2014, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County California Environmental Quality Act Implementation Procedures have been met and the notice of
12 exemption prepared or relied on supports the finding that the project is exempt from CEQA in accordance
13 with the above-referenced Act and Rules; and,

14 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
15 public and affected government agencies; now, therefore,

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
17 of the County of Riverside, in regular session assembled on August 20, 2014, that it has reviewed and
18 considered the notice of exemption prepared or relied on and recommends that the Board of Supervisors
19 take the following actions based on the staff report and the findings and conclusions stated therein:

20 **FIND** that the project is exempt from CEQA per the notice of Exemption; and,

21 **ADOPT** General Plan Amendment No. 1131.
22
23
24
25
26
27
28



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Transportation Dept.
P.O. Box 3044 4080 Lemon Street, 8th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1629 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1629

Project Title/Case No.: General Plan Amendment No. 1131 (GPA No. 1131)

Project Location: In the unincorporated area of Riverside County. Project is on the Santa Rosa Plateau in the Walker Basin Policy Area easterly of Carancho Rd, southerly of De Luz Rd including portions of Via Vaquero Rd and Glen Meadows Rd

Project Description: Amend the Circulation Element of the Riverside County General Plan to remove the Mountain Arterial Highway and Secondary Highway designations from the portions of Rancho California Rd, De Luz Rd, Via Vaquero Rd, Glen Meadows Rd, and Carancho Rd that are within or along the boundaries of the Walker Basin Policy Area to comply with the policies of the Walker Basin Policy Area. The removal of the Circulation Element designations is consistent with the policy area, which discourages the extension of urban improvements to serve the policy area. The roads will continue to operate in their current condition.

Name of Public Agency Approving Project: Riverside County Transportation Department

Project Applicant & Address: David Jeffers Consulting Inc., 19 Spectrum Pointe Dr, Suite 609, Lake Forrest, CA 92630

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (_____)
- Statutory Exemption (_____)
- Other: Section 15061(b)(3)

Reasons why project is exempt: CEQA Guidelines section 15061(b)(3). 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. See the attached page for the reasons why the project is exempt.

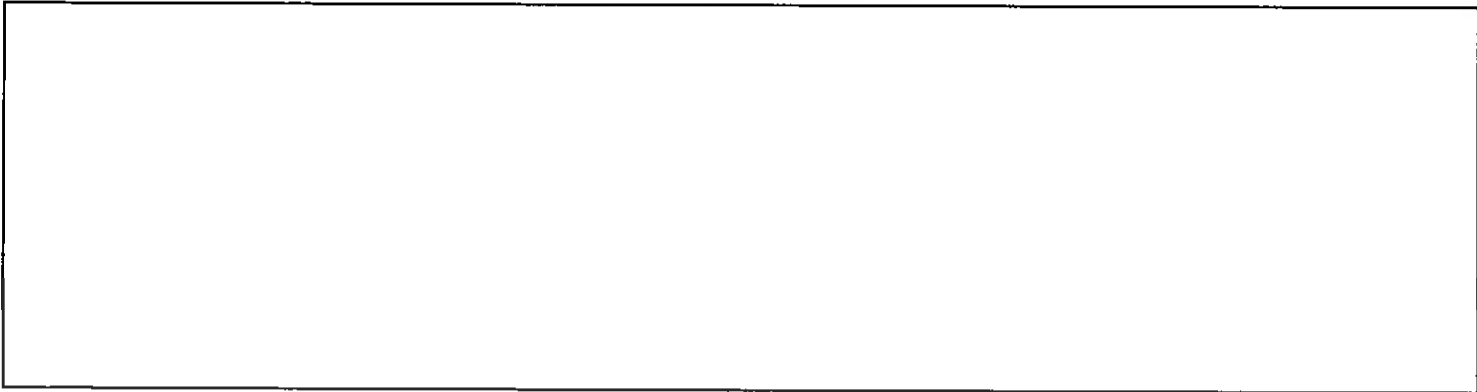
Richard Fairhurst _____ (951) 955-6757 _____
County Contact Person Phone Number

Richard Fairhurst _____ Senior Transportation Planner _____
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 07/15/2014: Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPA 1131 NOE Form.docx

Please charge deposit fee case#: ZGPA01131 ZCFG No. 6097 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY



Section 15061 – General Rule or “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. These roadways have existed for years and the proposed amendment would not alter the existing roadways, but rather would reduce the potential for substantial improvements to these roadways in the future. The potential impacts including light, noise, and traffic are also a continuation of the existing use, and because the project is not proposing any new development expansion, impacts would be kept to the same existing level. The proposed amendment would resolve a potential internal inconsistency within the General Plan between the Walker Basin Policy Area, which discourages the extension of urban services to the area, and the Circulation Element. Because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 1, 2014

VIA E-MAIL and USPS

Mr. Richard Fairhurst
Riverside County Transportation and
Land Management Agency
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the General Plan Amendment 1131

Dear Mr. Fairhurst:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the Riverside County Transportation Department, dated April 3, 2014. This letter serves as the Tribe’s formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with the Riverside County Transportation Department under SB 18. We request that a face-to-face meeting with representatives of the Department be scheduled as soon as possible so that we can obtain further information on the Project and begin discussing our concerns regarding the potential presence of cultural resources in the area and the proposed Project’s impact to such resources.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the “Project”). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe’s cultural ties to this area as well as extensive history with both this Project

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Eric Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

Pechanga Comment Letter to the Riverside County Transportation Dept
Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1131
July 1, 2014
Page 2

and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

Please provide us copies of all available reports, development plans, archaeological studies and any other appropriate documents as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the Transportation Department on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the Department with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the Riverside County Transportation Department in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



May 6, 2014

Patricia Romo
County of Riverside- Transportation and Land management Agency
4080 Lemon St, 8th Floor
Riverside, CA 92501

Re: GPA No. 1131

Dear Ms. Romo,

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

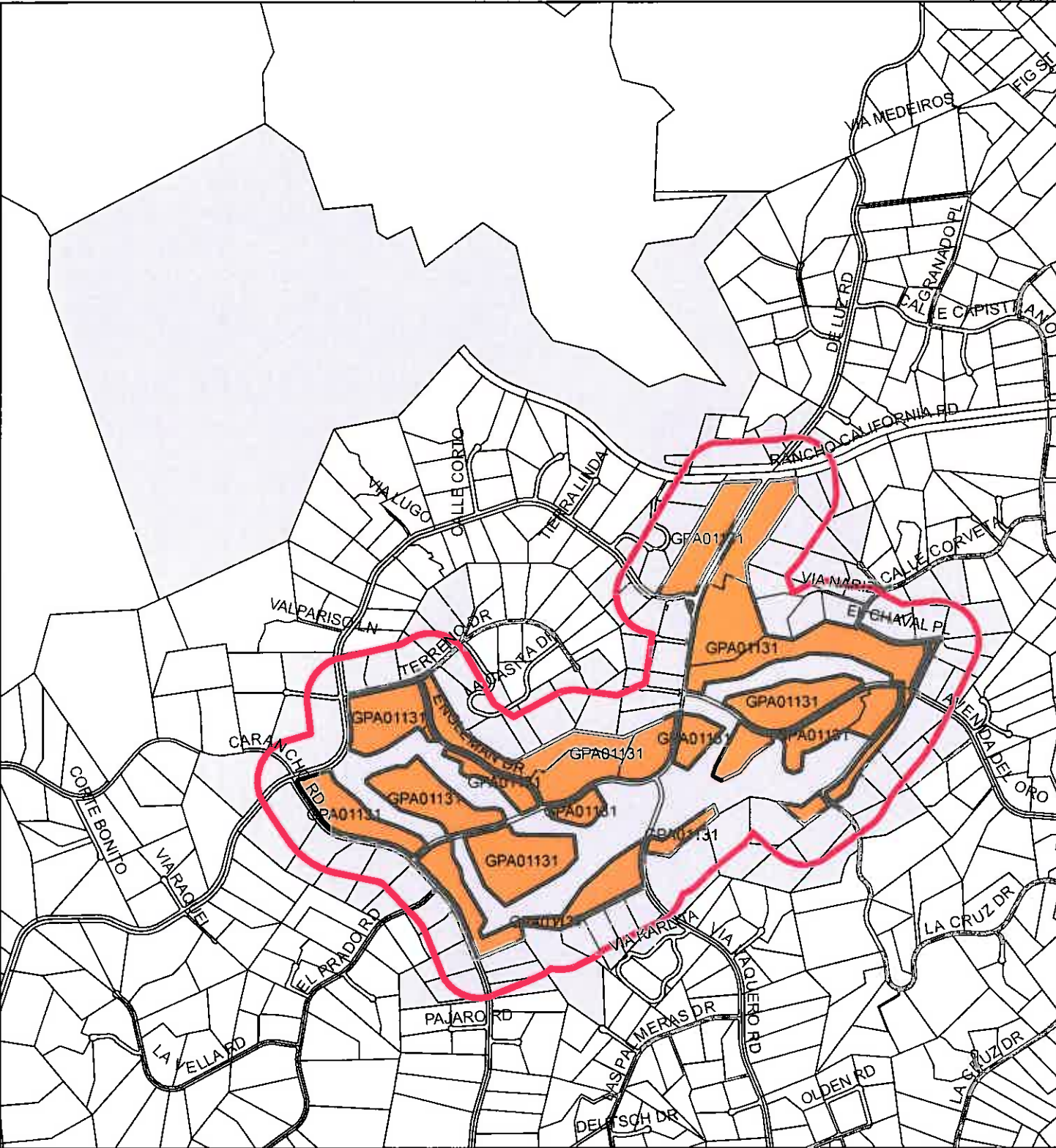
We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

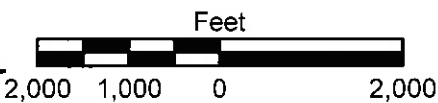
Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

GPA01131 (600 Foot Buffer)



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



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.

6506 LAND TRUST
C/O TAX SERVICE
27636 YNEZ RD L7 NO 161
TEMECULA, CA. 92591

KEN AGHAROKH
25471 WAGON WHEEL CIR
LAGUNA HILLS, CA. 92653

CHRISTIAN P ALLEN
C/O GENE ALLEN
15814 MAR VISTA ST
WHITTIER, CA. 90605

ALVOCADO
P O BOX 2020
TEMECULA, CA. 92593

KAMYAR AMJADI
2801 W SEPULVEDA BLV 126
TORRANCE, CA. 90505

ANB ENTERPRISE
19626 DEARBORNE CIR
HUNTINGTON BEACH, CA. 92648

BANK OF AMERICA
C/O GREEN TREE SERVICING
7360 S KYRENE RD T111
TEMPE, AZ. 85283

WILLIAM M BARNETT
25116 TERRENO DR
TEMECULA, CA. 92590

WILLIAM BARRY
43280 VIA BOLERO RD
TEMECULA, CA. 92590

BERESFORD PROP
14111 MULHOLLAND DR
BEVERLY HILLS, CA. 90210

DAVID BITAR
43155 VIA NARIZ
TEMECULA, CA. 92590

FRED C BORDERS
24418 OVERLAKE LN
LAKE FOREST, CA. 92630

ALAN LEE BOUDROT
43103 RIKI LN
TEMECULA, CA. 92590

ARIK CHAIM
C/O AEA MGMT
8306 WILSHIRE BLV 7052
BEVERLY HILLS, CA. 90211

JIM A CHITLA
7417 S RITA LN
TEMPE, AZ. 85283

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CROSS CREEK AVOCADOS
42146 REMINGTON AVE
TEMECULA, CA. 92590

ROGER E CUDE
44250 VIA VAQUERO
TEMECULA, CA. 92590

SWAYNE V DAO
6948 LA CUMBRE DR
ORANGE, CA. 92869

MANUEL DASILVA
23505 CARANCHO RD
TEMECULA, CA. 92590

LARRY DEIBLER
255 TAMARISK DR
WALNUT CREEK, CA. 94598

DOMINIQUE CHAUNCEY DEXTER
45570 ANZA RD
TEMECULA, CA. 92590

DEAN S DIXON
25833 CALLE CORVETA
TEMECULA, CA. 92590

FIKRAT EDWARD
22832 MISTY SEA DR
LAGUNA NIGUEL, CA. 92677

ROGER ALAN ELLESTAD
39569 VIA TEMPRANO
MURRIETA, CA. 92563

FLAGGRICULTURAL INC
P O BOX 1677
TEMECULA, CA. 92593

FLAGGRICULTURE INC
P O BOX 1677
TEMECULA, CA. 92593

THOMAS E FOURNIER
16237 COUNTRY DAY RD
POWAY, CA. 92064

ADEL FRANSIS
18171 3RD ST
FOUNTAIN VALLEY, CA. 92708

FRAZEE TERRY DONALD & ANGELA RENATE TRUST
43345 VIA VAQUERO
TEMECULA, CA. 92592

JAIME GARCIA
43350 CALLE NUEVO
TEMECULA, CA. 92590

GERMAX PROP
C/O CALIFORNIA COMMERCIAL INV GRP
4530 E THOUSAND OAKS 100
WESTLAKE VILLAGE, CA. 91362

JOSEPH G GUTIERREZ
7968 E ALTAIR LN
ANAHEIM, CA. 92808

MICHAEL SAID HADDAD
44604 RISTOW CT
TEMECULA, CA. 92592

DONALD R HANSON
1548 EVERGREEN LN
CORONA, CA. 92879

SHARON GIORGI HASHIMOTO
7275 ALAMEDA AVE
GOLETA, CA. 93117

RICHARD G HAYES
23849 CARANCHO RD
TEMECULA, CA. 92590

A V HEPINGER
22510 ALAMEDA DEL MONTE
WILDOMAR, CA. 92595

HUERTA PAUL R & KATHERINE L REV FAMILY TR
C/O PAUL R HUERTA
28415 MARY PL
MURRIETA, CA. 92563

SHAUN JACKSON
33320 RHINE AVE
TEMECULA, CA. 92592

MARVIS R JOHNSON
C/O MARVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

MAVIS R JOHNSON
30137 MIRA LOMA DR
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25785 AVENIDA DEL ORO
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EMIL JOSE
25695 EL CHAVAL PL
TEMECULA, CA. 92590

EMIL P JOSE
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CERRITOS, CA. 90703

AMIN KANAN
18 NORTHWINDS
ALISO VIEJO, CA. 92656

JOHN KARDUM
25610 AVENIDA DEL ORO
TEMECULA, CA. 92590

SAMIR KHALAF
22 SALERMO
LAGUNA NIGUEL, CA. 92677

WANN S LEE
21612 ACANTHUS CIR
WALNUT, CA. 91789

JON H LIEBERG
41911 5TH ST STE 300
TEMECULA, CA. 92590

CRAIG LODGE
4920 NW WOODY WAY
NEWPORT, OR. 97365

CLIFFORD LOWY
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

LOWY AVOCADO GROVES
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

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TEMECULA, CA. 92590

ROLAND L MARTIN
43012 VIA NARIZ
TEMECULA, CA. 92590

PAUL E MAYNE
25300 TERRENO DR
TEMECULA, CA. 92590

DONALD A MCINTYRE
3270 S BRIDGEPOINTE LN
DUBLIN, CA. 94568

CYRILLE M MERAUD
25365 TERRENO DR
TEMECULA, CA. 92590

MITRA FINANCIALS
C/O ALAN SAFAHI
7584 E MARTELLA LN
ANAHEIM, CA. 92808

H MIYAZONO
1440 W 166TH ST
GARDENA, CA. 90247

RAY MORAN
45036 TUDAL ST
TEMECULA, CA. 92592

MARY MOROVATI
1776 N HIGHLAND AVE
HOLLYWOOD, CA. 90028

ROBERT D MORRIS
44050 EL PRADO RD
TEMECULA, CA. 92590

DARYL MORSE
43255 DE LUZ RD
TEMECULA, CA. 92590

HENRY OHANA
NO 100 C/O VINCENT R BRUCCOLIERI
4530 E THOUSAND OAKS BLVD
WEST LAKE VILLAGE, CA. 91362

JOHN BERNARD OLHASSO
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TEMECULA, CA. 92593

ADOLFO M PAGLINAWAN
322 W HOBSON WAY NO 5
BLYTHE, CA. 92225

JERRY A PAULK
23445 CARANCHO RD
TEMECULA, CA. 92590

ROBIN K PERDOMO
25652 EL CHAVAL PL
TEMECULA, CA. 92590

ROBIN K PERDOMO
27450 YNEZ RD NO 300
TEMECULA, CA. 92591

CHARLES A PETERSON
PO BOX 2923
CAPISTRANO BEACH, CA. 92624

SPYRIDOULA PREVENTZA
10701 WILSHIRE BL NO 1906
LOS ANGELES, CA. 90024

RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA, CA. 92589

GIGI RENICK
30465 E SUNSET DR S
REDLANDS, CA. 92373

ERNESTO SANDOVAL
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DOWNEY, CA. 90240

BLUFF SCARLETT
P O BOX 1493
TEMECULA, CA. 92593

SCARLETT BLUFF
P O BOX 1493
TEMECULA, CA. 92593

STEVE SERRAO
25960 LUGO DR
LOMA LINDA, CA. 92354

SARV SINGH
16225 AURORA CREST DR
WHITTIER, CA. 90605

MARY ANNE SKORPANICH
292 N CAMBRIDGE
ORANGE, CA. 92666

RICHARD RANDALL SMITH
P O BOX 524
TEMECULA, CA. 92593

HORACE C STOVALL
948 11TH ST
HUNTINGTON BEACH, CA. 92648

HRAIR JAMES TASHJIAN
30807 HILLCREST DR
TEMECULA, CA. 92591

JOHN WAITE
24762 SHOSHONE
MURRIETA, CA. 92562

CHERYL E WARREN
25755 AVD DEL ORO
TEMECULA, CA. 92590

KENNETH BRADLEY WHITWORTH
45485 EAGLE CREST LN
TEMECULA, CA. 92592

ZHENGHAN INTERNATL TRADING INC
C/O YI XU
1098 LINDA GLEN DR
PASADENA, CA. 91105

David Jeffers Consulting, Inc.
Attn: David Jeffers
19 Spectrum Pointe Dr, Suite 609
Lake Forest, CA 92630

Beresford Properties, LLC.
Attn: Kenneth Kai Chang
330 Wilshire Blvd
Santa Monica, CA 90401

Agenda Item No.: 3.2
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second/First
Project Planner: Damaris Abraham
Planning Commission: August 20, 2014

CHANGE OF ZONE NO. 7801
TENTATIVE PARCEL MAP NO. 36585
Environmental Assessment No. 42605
Applicant: GF Real Estate Services
Engineer/Representative: K & A Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2).

The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of 2.5 acres each.

The project site is located northerly of Star Jasmine Way and Summer Day Street.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west
Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the south
3. Existing Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5)
4. Proposed Zoning (Ex. #3): Residential Agricultural – 2 Acre Minimum (R-A-2)
5. Surrounding Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, east, and west
Specific Plan (SP No. 317 (The Retreat)) to the south
6. Existing Land Use (Ex. #1): Vacant
7. Surrounding Land Use (Ex. #1): Vacant and scattered single family residences to the north, east, and west
Single family residences to the south
8. Project Data: Total Acreage: 5
Total Proposed Parcels: 2
Proposed Min. Parcel Size: 2.5 Acres
Schedule: "H"
9. Environmental Concerns: See attached environmental assessment

D.M.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42605, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7801, amending the zoning classification for the subject property from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 36585, 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: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan.
2. The Tentative Parcel Map proposes two (2) residential parcels of 2.5 acres each, which are greater than the two (2) acre minimum required by the Rural Community: Estate Density Residential designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the south.
4. The current zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2) which is consistent with the property's underlying General Plan designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).
6. The proposed subdivision of 5 acres into two (2) residential parcels of 2.5 acres each is consistent with the required lot area dimensions and development standards set forth in the R-A-2 zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, east, and west and Specific Plan (SP No. 317 (The Retreat)) to the south.
8. Single family residences and vacant land are located within the project vicinity.

9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. This project is within the City Sphere of Influence of Corona. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Corona on December 5, 2013 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.
11. This land division is located within a CAL FIRE state responsibility area.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by requiring buildings to be constructed with class B material as per California Building Code, requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.
13. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code by providing for blue dot reflectors within streets, meeting fire hydrant spacing requirements, requiring buildings to be constructed with class B material as per California Building Code, and requiring residences to have a fire sprinkler system installed.
15. Environmental Assessment No. 42605 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials

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 Tentative Parcel Map is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Tentative Parcel Map is consistent with the proposed Residential Agricultural – 2 Acre Minimum (R-A-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed Tentative Parcel Map is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A High Fire Area;
 - b. A Flood Zone; or,
 - c. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. The City of Corona sphere of influence;
 - b. A County Fault Zone;
 - c. The boundaries of the Corona-Norco Unified School District;
 - d. An area susceptible to subsidence; and,
 - e. An area with very low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 282-040-008.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07801 PM36585
VICINITY/POLICY AREAS

Date Drawn: 7/8/2014
 Vicinity Map
 Author: Vinnie Nguyen

Supervisor Jeffries
 District 1



Assessors Bk. Pg. 282-04
 Thomas Bros. Pg. 803 J1
 Edition 2014

Zoning District: El Cerrito
 Township/Range: T4SR6W
 Section: 20

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. Pending local land use designations for unincorporated Riverside County parcels, the County of Riverside is providing this information for informational purposes only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-5000 (Western County) or in San Diego at (760)603-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07801 PM36585

Date Drawn: 7/8/2014

Exhibit 1

Supervisor Jeffries

District 1

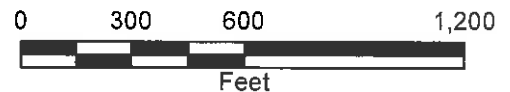
LAND USE

Author: Vinnie Nguyen



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 20

Assessors Bk. Pg. 282-04
Thomas Bros. Pg. 803 J1
Edition 2014



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07801 PM36585

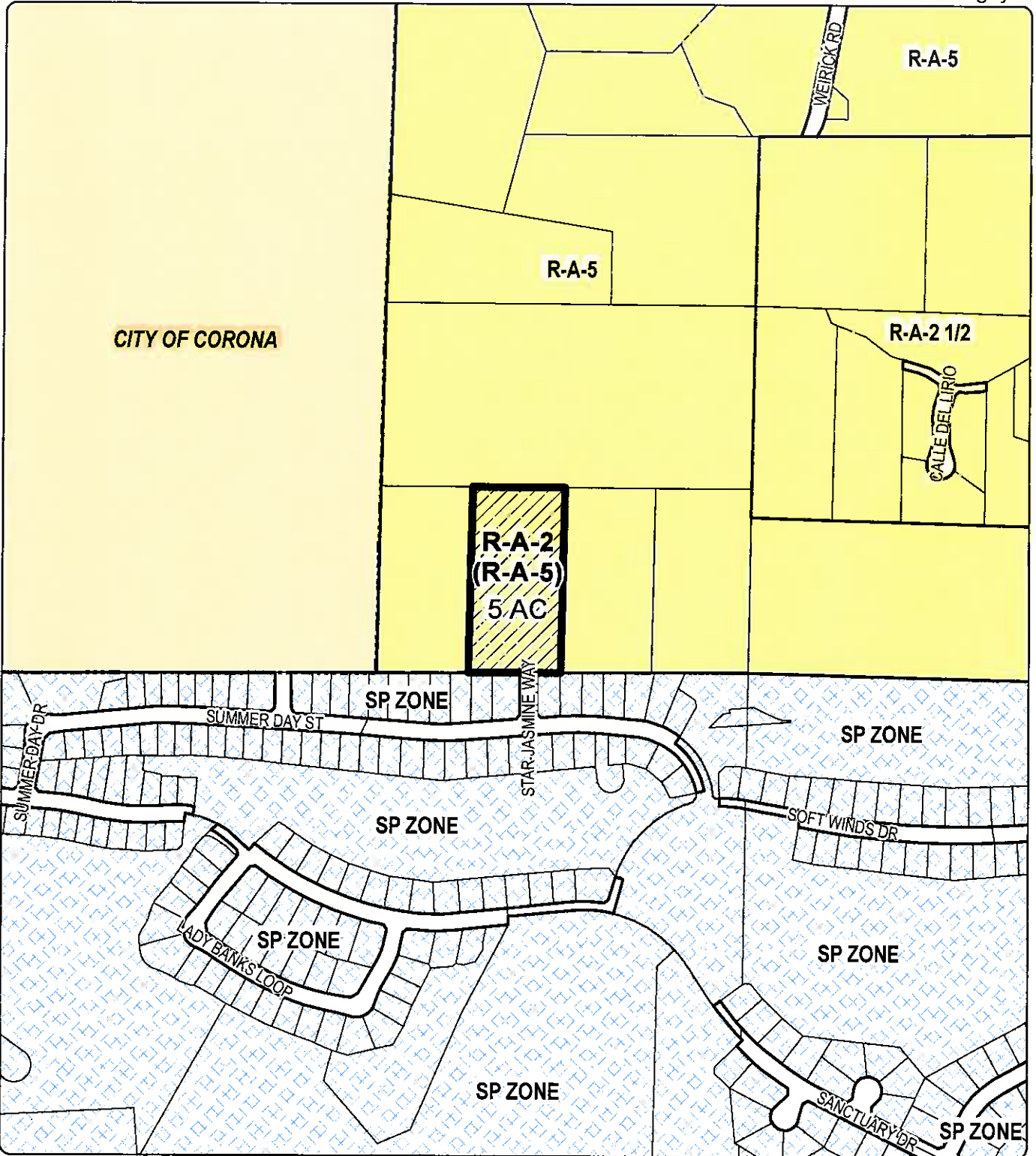
PROPOSED ZONING

Date Drawn: 7/8/2014

Exhibit 3

Author: Vinnie Nguyen

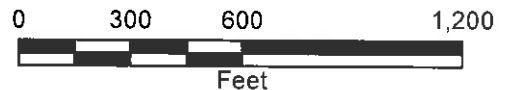
Supervisor Jeffries
District 1



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 20

Assessors Bk. Pg. 282-04
Thomas Bros. Pg. 803 J1
Edition 2014

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.netlms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07801 PM36585

EXISTING GENERAL PLAN

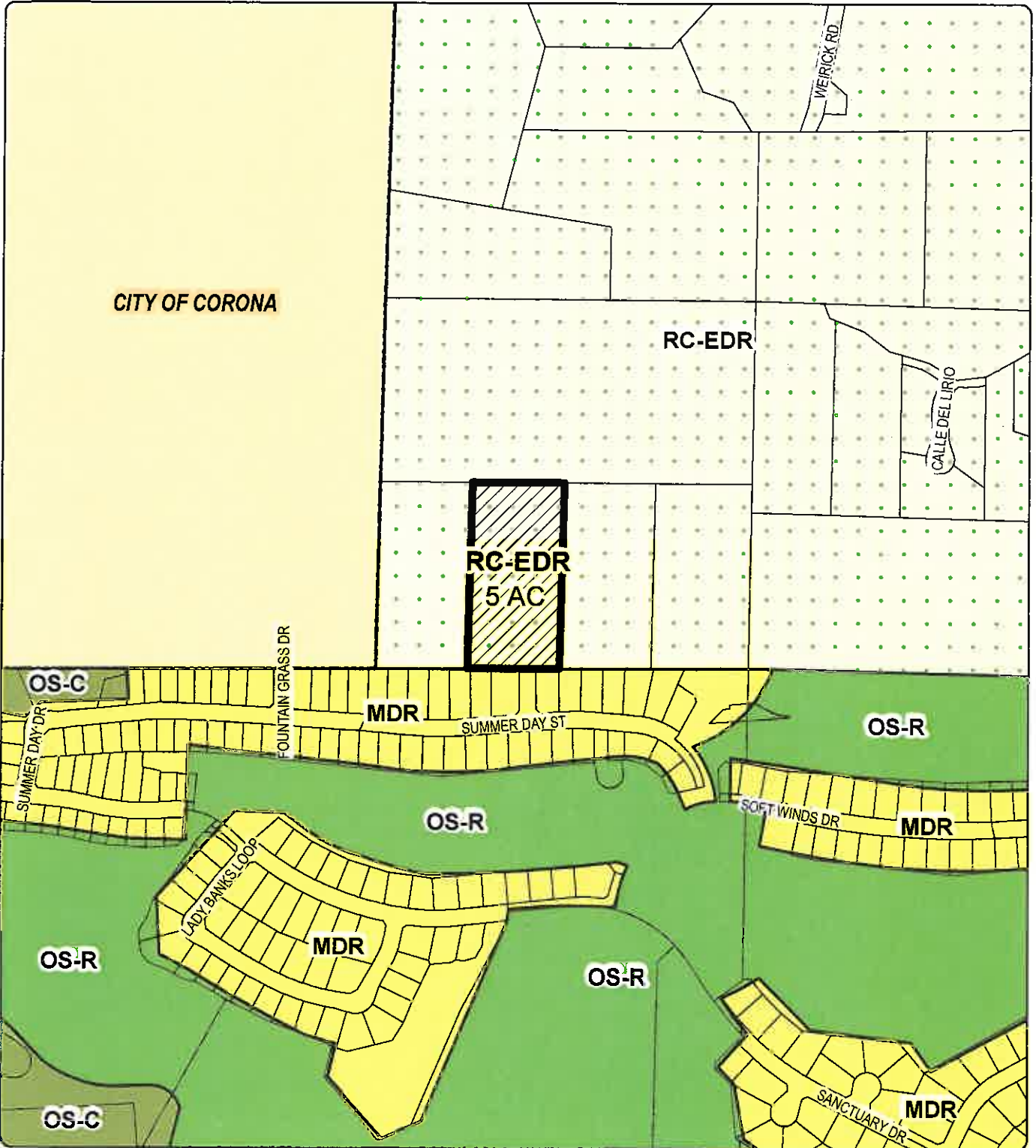
Date Drawn: 7/8/2014

Exhibit 5

Author: Vinnie Nguyen

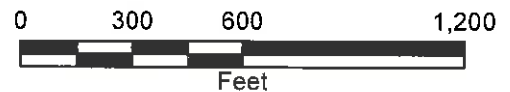
Supervisor Jeffries

District 1



Zoning District: El Cerrito
 Township/Range: T4SR6W
 Section: 20

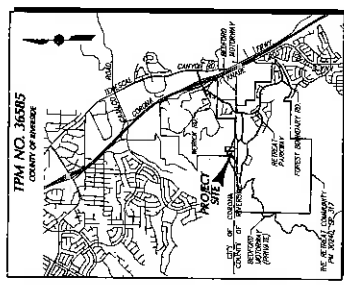
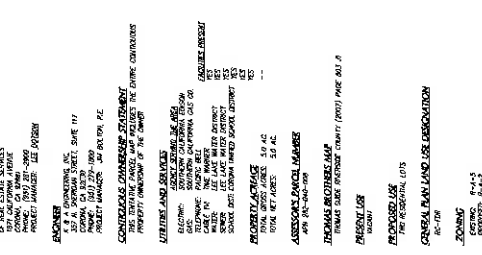
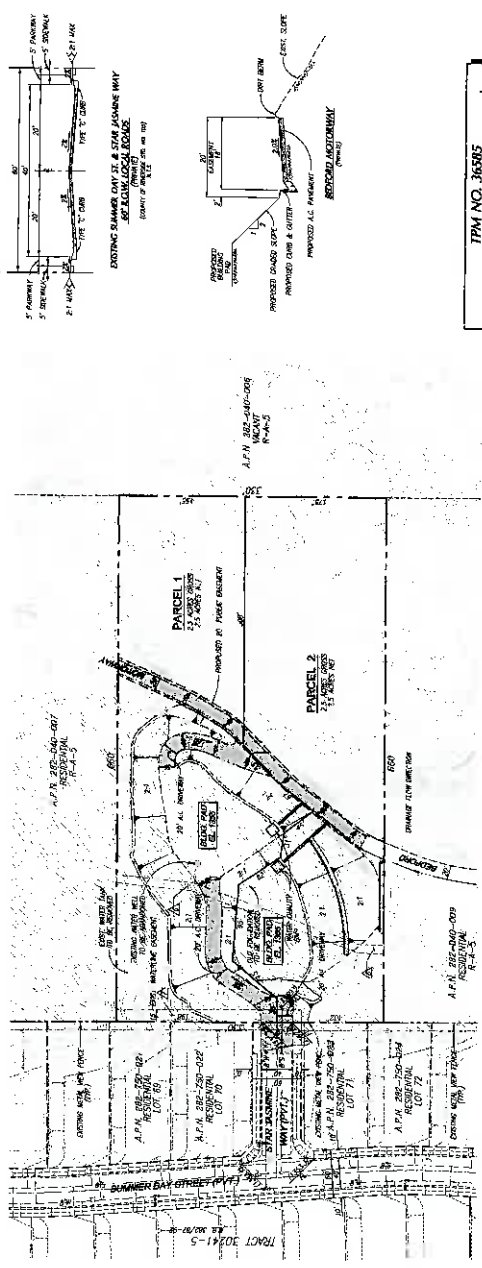
Assessors Bk. Pg. 282-04
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TENTATIVE PARCEL MAP NO. 36585

COUNTY OF RIVERSIDE



CASE: PM36585, AMD #1
 DATE: 3/10/14
 PLANNER: D. ABRAHAM

RECORD INFORMATION

A SET THIS DOCUMENT WILL BE PROVIDED TO THE PUBLIC FOR THE FOLLOWING PARCELS:

1. PARCELS 1 AND 2
2. PARCELS 1 AND 2
3. PARCELS 1 AND 2
4. PARCELS 1 AND 2
5. PARCELS 1 AND 2

SECOND-MOTION NOTE

A SET THIS DOCUMENT WILL BE PROVIDED TO THE PUBLIC FOR THE FOLLOWING PARCELS:

1. PARCELS 1 AND 2
2. PARCELS 1 AND 2
3. PARCELS 1 AND 2
4. PARCELS 1 AND 2
5. PARCELS 1 AND 2

LEGAL DESCRIPTION

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COUNTY OF RIVERSIDE	PLANNING & ZONING	SECTION 110
TENTATIVE PARCEL MAP	NO. 36585	(SCHEDULE 717)
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA
DATE: 3/10/14	PLANNED AREA	PLANNED AREA

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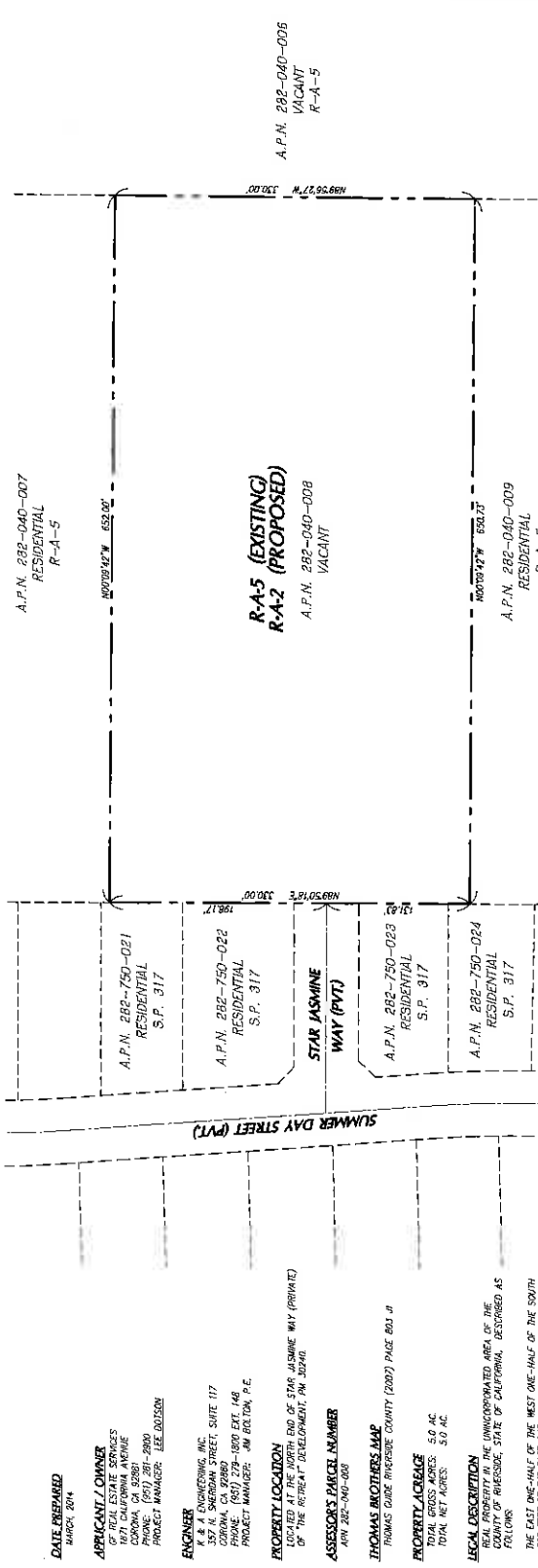
PLANNING & ZONING

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TENTATIVE PARCEL MAP NO. 36585 CHANGE OF ZONE EXHIBIT



DATE PREPARED: MARCH, 2014

APPLICANT / OWNER:
OF REAL ESTATE SERVICES
1871 CALIFORNIA AVENUE
CORONA, CA 92626
PHONE: (951) 261-2000
PROJECT MANAGER: LEE BRIDSON

ENGINEER:
K & A ENGINEERING, INC.
19810 WILSON AVENUE, SUITE 117
CORONA, CA 92626
PHONE: (951) 279-1800 EXT. 148
PROJECT MANAGER: JIM BRILTON, P.E.

PROPERTY LOCATION:
THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTH ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN

ASSESSOR'S PARCEL NUMBER:
APN 282-040-008

THOMAS BROTHERS MAP:
THOMAS GUIDE RIVERSIDE COUNTY (2007) PAGE 803 JJ

PROPERTY ACREAGE:
TOTAL ACREAGES: 5.0 AC
TOTAL NET ACRES: 5.0 AC

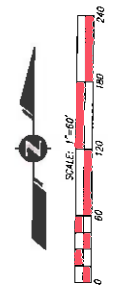
LEGAL DESCRIPTION:
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTH ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

UTILITIES AND SERVICES:
ELECTRIC: SOUTHERN CALIFORNIA Edison
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TV: THE WARNER
WATER: SAN BERNARDINO WATER DISTRICT
SEWERS: LEE LAKE WATER DISTRICT
SCHOOL DIST: CORONA UNITED SCHOOL DISTRICT

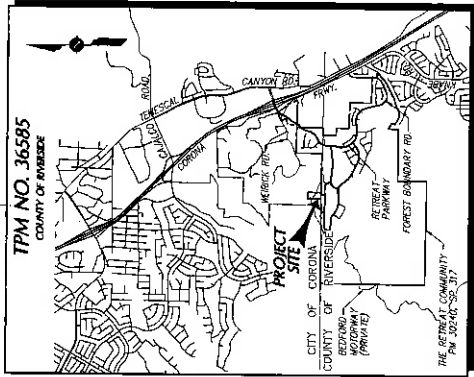
FLOOD PLAIN:
PROPERTY IS NOT SUBJECT TO OVERBANK INUNDATION OR FLOOD HAZARD
PROPERTY IS NOT IN THE FLOOD PLAIN OR FLOOD HAZARD DESIGNATION - ZONE "X"

GENERAL PLAN DESIGNATION:
EXISTING: RE-DRP RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL
PROPOSED: NOT CHANGE

ZONING ACREAGES		
ZONING	EXISTING	PROPOSED
R-A-5	5.0 AC	5.0 AC
R-A-2	0.0 AC	5.0 AC
TOTAL	5.0 AC	5.0 AC



K & A
ENGINEERING
LAND PLANNING
SURVEYING, INC.
307 N. SHAWAN STREET
SUITE 117
CORONA, CA 92626
TEL: (951) 279-1800
FAX: (951) 279-1300



VACANT MAP
NOT TO SCALE
THOMAS GUIDE RIVERSIDE COUNTY (2007) PAGE 803 JJ

CASE: C207801, AMD #1
 EXHIBIT A
 DATE: 3/10/14
 PLANNER: D. ABRAHAM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42605

Project Case Type (s) and Number(s): Change of Zone No. 7801, Tentative Parcel Map No. 36585

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Applicant's Name: GF Real Estate Services

Applicant's Address: 1871 California Ave, Corona, CA 92881

Engineer's Name: K & A Engineering, Inc.

Engineer's Address: 357 N. Sheridan St, Suite 117, Corona, CA 92880

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).

The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of 2.5 acres each.

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

C. Total Project Area: 5 Gross Acres

Residential Acres: 5	Lots: 2	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:			

D. Assessor's Parcel No(s): 282-040-008

E. Street References: Northerly of Star Jasmine Way and Summer Day Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 20

G. Brief description of the existing environmental setting of the project site and its surroundings: The topography of the area consists of hilly terrain; with elevations ranging from 1,232 feet to 1,404 feet above mean sea level. Vegetation on the project site consists of Coastal Sage Scrub and Grassland. The project site is currently vacant; surrounding land uses include vacant and scattered single family residences to the north, east, and west and single family residences to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) land use designation and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a State Responsibility Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets 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): Temescal Canyon

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum)

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

F. Policy Area(s), if any: Not Applicable

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 Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) 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: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. **Proposed Zoning, if any:** Residential Agricultural – 2 Acre Minimum (R-A-2)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, east, and west and Specific Plan (SP No. 317 (The Retreat)) 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 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 type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" 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

July 17, 2014
Date

Damaris Abraham
Printed Name

For Juan C. Perez, Interim Planning
Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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 monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) According to GIS database, the project site is located 48.73 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

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 parcels created by this tentative map will ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

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-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project is not located within an Agricultural 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). Therefore, 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

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project 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?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook

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) Governing Board 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 EIR (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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Temescal Canyon 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. 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.

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 commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: 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.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, PDB05947 – General MSHCP Habitat Assessment prepared by Cadre Environmental, PDB06037 – Focused Burrowing Owl Survey prepared by Cadre Environmental

Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the WRCMSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) According to the Focused Burrowing Owl Survey prepared by Cadre Environmental, a focused burrowing owl survey was conducted between May 18 and 21, 2014. The survey found no burrowing owl activity or any recent signs of burrowing occupation onsite. However, because of the presence of suitable habitat for Burrowing Owl, a condition of approval requiring that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Division for review and acceptance. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) 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) According to the General MSHCP Habitat Assessment report, no riparian/riverine features are present on site. Therefore, there is no significant impact.

g) According to the General MSHCP Habitat Assessment report, no oaks are present on site and no sensitive plants. Therefore, there is no significant impact.

Mitigation: 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. (COA 60.EPD.1)

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4819 (PDA04819) – “A Phase I Cultural Resources Assessment for TPM 36585, Riverside County, California” dated October 15, 2013, prepared by Brian F. Smith and Associates

Findings of Fact:

a-b) According to PDA04819, no cultural resources were discovered. Therefore, there will be no impacts to historical resources or unique archaeological resources as defined by CEQA. PDA04819 concluded that there are no significant impacts to cultural resources and no mitigation measures are required per CEQA. (COA 10.PLANNING.15) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.17) This is a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4819 (PDA04819) – “A Phase I Cultural Resources Assessment for TPM 36585, Riverside County, California” dated October 15, 2013, prepared by Brian F. Smith and Associates

Findings of Fact:

a-b) According to PDA04819, no cultural resources were discovered. Therefore, there will be no impacts to historical resources or unique archaeological resources as defined by CEQA. PDA04819 concluded that there are no significant impacts to cultural resources and no mitigation measures are required per CEQA. (COA 10.PLANNING.15) Therefore, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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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", County Geologist Review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist for review and acceptance prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02346)

Findings of Fact:

a-b) According to GEO02346, no active or potentially active fault is known to exist at this site. The potential for surface ground rupture to occur at the project site is considered low. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, County Geologist review (GEO02346)

Findings of Fact:

a) According to GEO02346, the liquefaction potential on the site is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02346)

Findings of Fact:

According to GEO02346, no active or potentially active fault is known to exist at this 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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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", County Geologist review (GEO02346)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02346, the potential for seismically-induced landslides is considered low. The Proposed 2:1 gradient slopes are anticipated to be grossly stable. However, GEO02346 recommended that the proposed cut and fill slopes to be further evaluated when site grading plans become available. (COA 10.PLANNING.18) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02346)

a) According to GEO02346, the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that 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 development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is proposing to be connected to a sewer system, there is no septic on site.

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.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal 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 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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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 2 residential parcels with 2.5 acres each. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 4 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
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-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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 not 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,	<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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or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

- 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.
- 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.
- 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.

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, Riverside County Fire Department Review

Findings of Fact:

a) The project is located within a State Responsibility Area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) along with the final map with the notation that the project is within a State Responsibility Area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in PRC 4290. (COA 50.FIRE.1) In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1, and 90.FIRE.1).

Mitigation: The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all single family dwellings. (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 60.FIRE.1, 80.FIRE.1, 80.FIRE.2, and 80.FIRE.3)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a) The topography of the area is hilly terrain. The exhibit indicates that the area north of Bedford Motorway (approximately 2.4-acres of the project site) will not be altered and remain natural. The two pads are located in the area south of Bedford Motorway. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The proposed project is located within the boundaries of the Lee Lake Water District. At this time, the water district has not indicated that the addition of two residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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	<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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Area)?

d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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) The topography of the area is hilly terrain. The exhibit indicates that the area north of Bedford Motorway (approximately 2.4-acres of the project site) will not be altered and remain natural. The two pads are located in the area south of Bedford Motorway. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of 2.5 acres each. The subdivision is consistent with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is located within the City of Corona sphere of influence. The project has been transmitted to the City of Corona. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation 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 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) The proposed project is currently zoned Residential Agricultural – 5 Acre Minimum (R-A-5). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural – 2 Acre Minimum (R-A-2). The development, a subdivision of 5 acres into two (2) residential parcels of 2.5 acres each, is consistent with the standards for the proposed zoning. The project will have no significant impact.

b) The site is surrounded by land which is zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, east, and west and Specific Plan (SP No. 317 (The Retreat)) to the south. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project is proposing to subdivide 5 acres into two (2) residential parcels of 2.5 acres each. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

e) The project will not disrupt or divide the physical arrangement of an established community.

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
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) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. 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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

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 Star Jasmine Way and Summer Day Street. However, the project proposes the creation of two (2) residential parcels which are similar to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than 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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 monitoring 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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere, no displacement of existing housing will occur.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not induce substantial population growth in the area.

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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Corona-Norco Unified School District correspondence, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco 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. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.
- c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The Temescal Canyon Area Plan identifies a Community Trail along Bedford Motorway. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: There are no bike trails adjacent to the project site. The Temescal Canyon Area Plan identifies a Community Trail along Bedford Motorway. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by the Lee Lake Water District (LLWD) with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

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

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.

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 (DEH) Review

Findings of Fact:

a) The Lee Lake Water District (LLWD) will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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?

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. 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. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

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

Earlier Analyses Used, if any: Not applicable

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

VII. AUTHORITIES CITED

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

Revised: 7/21/2014 10:40 AM
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PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 5 acres into two (2) residential parcels that are 2.5 acres each.

10. EVERY. 2 MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, 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.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36585 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36585, Amended No. 1, dated March 10, 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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

The land divider 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 the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - 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 MAP - DISTURBS NEED G/PMT RECOMMND

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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - 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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 10 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

mufflers.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

Please contact Industrial Hygiene at (951) 955-8982 if you have any questions.

10.E HEALTH. 2 ENV SITE ASSESSMENT REVIEW RECOMMND

Based on the information provided in the Phase 1 Environmental Site Assessment (GF Real Estate Services, LLC, July 10, 2013) and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3 LLWD WATER AND SEWER SERVICE RECOMMND

Parcel Map 36585 is proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with LLWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, 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 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of any portion of the lot frontage. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36585 is a request to subdivide an approximately 5-acre site into two 2.5-acre lots for single family residential use. The site is located in the Temescal Canyon area west of Interstate 15 north of Summer Day Drive and west of Retreat Parkway. Bedford Motorway, a non-public dedicated road, bisects the site. Change of Zone 07801 is being processed concurrently with this subdivision request.

The topography of the area is hilly terrain. The exhibit indicates that the area north of Bedford Motorway (approximately 2.4-acres of the project site) will not be altered and remain natural. The two pads are located in the area south of Bedford Motorway. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. However a storm of unusual magnitude could cause damage. New construction should comply with all applicable ordinances.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LANDSCAPE REQUIREMENTS

RECOMMND

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

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan to the County of Riverside Transportation Department subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LANDSCAPE REQUIREMENTS (cont.) RECOMMND

859; and,

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

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

10.PLANNING. 2 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule "H", unless modified by the conditions listed herein.

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county 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. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-2 zone.

10.PLANNING. 10 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and 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.

The fee shall be paid for each residential unit to be constructed within this land division.

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.

10.PLANNING. 12 MAP - 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 construction of facilities 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 fee shall be paid for each residential unit to be constructed within this land division. 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.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 15 MAP - PDA04819 RECOMMND

County Archaeological Report (PDA) No. 04819 submitted for this project (TPM 36585) was prepared by Brian F. Smith and Associates and is entitled: "A Phase 1 Cultural Resource Assessment for TPM 36585, Riverside County, California", dated October 15, 2013.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 16	MAP - IF HUMAN REMAINS FOUND (cont.)	RECOMMND
	from that group and the County Archaeologist.	

10.PLANNING. 17	MAP - UNANTICIPATED RESOURCES	RECOMMND
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UNANTICIPATED RESOURCES:

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

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

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

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

** If not already employed by the project developer, a

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 18 MAP - GEO02346 RECOMMND

County Geologic Report (GEO) No. 2346, submitted for this project (PM36585) was prepared by Geo Tek, Inc. and is entitled: "Geotechnical Evaluation, Proposed Residential Development, Tentative Tract Map No. 36585, Corona Area, Riverside County, California", dated October 25, 2013. In addition Geo Tek submitted "Response to Riverside County Review Comments Re: County Geologic Report No. 2346 'Geotechnical Evaluation for Proposed Residential Development, Tentative Parcel Map No. 36585, Corona Area, Riverside County, California", dated January 9., 2014. This document is herein incorporated as a part of GEO02346.

GEO02346 concluded:

- 1.No active or potentially active fault is known to exist at this site.
- 2.The potential for surface ground rupture to occur at the project site is considered low.
- 3.The liquefaction potential on the site is considered negligible.
- 4.The potential for seismically-induced landslides is considered low.
- 5.The potential for a seiche or tsunami is considered negligible.

GEO02346 recommended:

- 1.All artificial fill materials and the upper weathered portions of the alluvium are subject to complete removal and recompaction within the limits of grading.
- 2.Proposed 2:1 (h:v) gradient slopes are anticipated to be grossly stable. However, proposed cut and fill slopes should be further evaluated when site grading plans become

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02346 (cont.) RECOMMND

available.

GEO No. 2346 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2346 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances 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 MAP - 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 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/EXEMPT (cont.) RECOMMND

the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-SRA FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "State Responsibility Area" of Riverside County. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in PRC 4290.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways shall take their access off of Star Jasmine Way.

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 5 MAP*-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant (6"x4"x2 1/2") exist within 600 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7801 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 13 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5.B. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ___, Page ___. This affects all Parcels."

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMPROVEMENT RECOMMND

Star Jasmine Way is designated PRIVATELY MAINTAINED LOCAL ROAD and shall be improved with 40 foot full-width AC pavement, 6" concrete curb and gutter (extend to property line) within the 60' full-width right-of-way in accordance with County Standard No. 105, Section C. (40'/60')

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - EGRESS & INGRESS/SUR RECOMMND

Provide a 20' egress and ingress and utility easement along the existing dirt driveway to properties to the east and west.

Note: An easement for emergency access shall also be given along the existing dirt driveway.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

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

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

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE 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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 8 MAP-RG TO INCLUDE ALL LOTS RECOMMND

Due to the design of the conceptual grading plan, showing grading that would require off site grading permissions from adjacent property owners if each lot were graded individually, the rough grading plan and permit for Parcel Map 36585 shall include all lots of this map. The precise grading may be performed on an individual lot basis but not the rough grading.

60.BS GRADE. 11 MAP - 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. 12 MAP - IF WQMP REQUIRED RECOMMND

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

60.BS GRADE. 13 MAP- 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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 15 USE - RECORDED ESMT REQ'D RECOMMND

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

EPD DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - 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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 standards and Society of Vertebrate Paleontology standards, are as follows:

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

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - 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 MAP - 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.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - 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.

FIRE DEPARTMENT

80.FIRE. 1 MAP -FIRE SPRINKLER SYSTEMS

RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS PER NFPA 13D,2013 EDITION.PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

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

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

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

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification 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

07/21/14
11:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM36585

Parcel: 282-040-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.) RECOMMND
and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-5282

TRANS DEPARTMENT

90.TRANS. 1 MAP - 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**

DATE: July 11, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor - Jeffries
1st District Planning Commissioner
2nd District Supervisor - Tavaglione

2nd District Planning Commissioner
City of Corona
Corona-Norco Unified School District
Lee Lake Water District
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7801 AND TENTATIVE PARCEL MAP NO. 36585 – EA42605 – Applicant: GF Real Estate Services – Engineer/Representative: K & A Engineering, Inc. – Second/First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Star Jasmine Way and Summer Day Street – 5 Gross Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST: The Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of approximately 2.5 acres each. – APN: 282-040-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 15, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: Administrative Action: 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.

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

DATE: March 10, 2014

TO:

Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Fire Department

TENTATIVE PARCEL MAP NO. 36585, AMENDED NO. 1 – EA42605 – Applicant: GF Real Estate Services – Engineer/Representative: K & A Engineering, Inc. – Second/First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Star Jasmine Way and Summer Day Street – 5 Gross Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST:** The Tentative Parcel Map is a Schedule “H” subdivision of 5 acres into two (2) residential parcels of approximately 2.5 acres each. – APN: 282-040-008

Please provide all comments or clearance by **March 27, 2014**. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rcplma.org / **MAILSTOP# 1070**.

Public Hearing Path: *Administrative Action:* *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

August 6, 2013



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

RE: Tentative Parcel Map No. 36585 — Divide 5 Acres into Two Residential Lots

Dear Ms. Abraham:

The Riverside County Waste Management Department has reviewed the proposed project located at the northerly of Star Jasmine Way and Summer Day Street within the Temescal Canyon Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

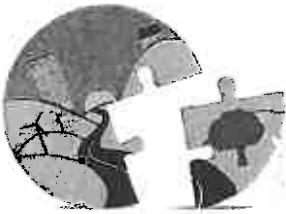
- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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
Planner IV

PD#140908



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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36585 DATE SUBMITTED: 7/2/13

APPLICATION INFORMATION

Applicant's Name: GF Real Estate Services, Lee Dotson E-Mail: lee@bcincorporated.net

Mailing Address: 1871 California Ave.

Corona, City
CA State
92881 ZIP

Daytime Phone No: (951) 281-2900 Fax No: (951) 278-4112

Engineer/Representative's Name: K & A Engineering, Inc. E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan St. Suite 117

Corona, City
CA State
92880 ZIP

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner's Name: GF Services, LLC E-Mail: chris@gfresgroup.com

Mailing Address: 1871 California Ave.

Corona, City
CA State
92881 ZIP

Daytime Phone No: (951) 281-2900 Fax No: (951) 278-4112

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Star Jasmine Way & Summer Day St., South of _____, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg. 803 J-1

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):

A Parcel Map to subdivide the 5 acre property into two approximate 2.5 acre lots.

Related cases filed in conjunction with this request:

Change of Zone - Existing R-A-5
Proposed R-A

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

If yes, provide Case No(s). TTM 32495 (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) _____

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: 15,000 cy

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 15,000 cy

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 12,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision 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

Does the subdivision exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

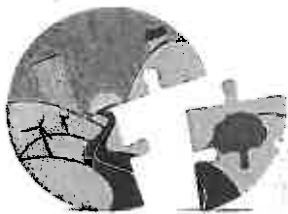
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) James Bell Date 6-26-13

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C7 07801

DATE SUBMITTED: 7/2/13

APPLICATION INFORMATION

Applicant's Name: GF Real Estate Services, Lee Dotson E-Mail: lee@bcincorporated.net

Mailing Address: 1871 California Ave.

<u>Corona,</u>	<u>Street</u> <u>CA</u>	<u>92881</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 281-2900 Fax No: (951) 278-4112

Engineer/Representative's Name: K&A Engineering, Inc. Jim Bolton E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan St. Suite 117

<u>Corona,</u>	<u>Street</u> <u>CA</u>	<u>92880</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner's Name: GF Services, LLC. Chris Bowen E-Mail: chris@gfresgroup.com

Mailing Address: 1871 California Ave.

<u>Corona,</u>	<u>Street</u> <u>CA</u>	<u>92881</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 281-2900 Fax No: (951) 278-4112

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

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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

X GF Services LLC
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT
CHAS BOWEN

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.

X GF Services LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
CHAS BOWEN

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-040-008

Section: 20 Township: 4 South Range: 6 West

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Star Jasmine Way & Summer Day St., South of _____, East of _____, West of _____.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg. 803 J-1

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone - Existing R-A-5

- Proposed R-A

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 36585

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/2/2014

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

APN (s) or case numbers CZ07801/PM36585 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

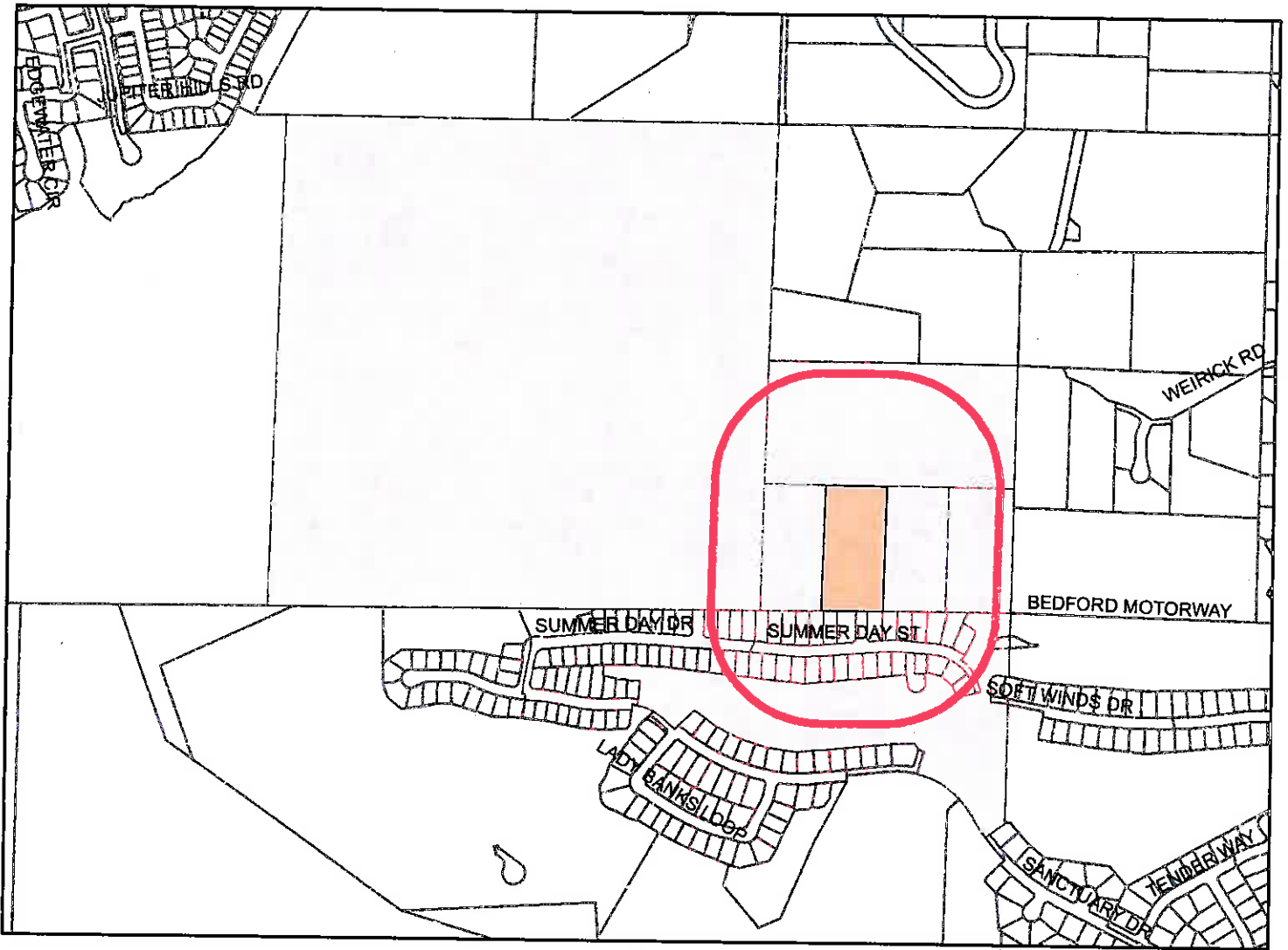
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*1-AT
express
1/2/15*

CZ07801/PM36585 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 282-750-009 | 282-750-014 | 282-630-020 | 282-750-015 | 282-040-006 | 282-750-004 | 282-750-005 | 282-760-002 | 282-040-010 | 282-760-003 |
| 282-750-019 | 282-750-028 | 282-750-026 | 282-750-029 | 282-750-020 | 282-040-003 | 282-750-003 | 282-040-008 | 282-760-045 | 282-750-027 |
| 282-760-048 | 282-750-010 | 282-040-007 | 282-760-001 | 282-750-022 | 282-040-009 | 282-750-008 | 282-750-016 | 282-630-021 | 282-630-022 |
| 282-750-002 | 282-750-030 | 282-760-050 | 282-750-018 | 282-750-011 | 282-760-046 | 282-750-012 | 282-750-023 | 282-750-013 | 282-750-024 |
| 282-750-017 | 282-750-007 | 282-750-006 | 282-760-047 | 282-750-001 | 282-750-025 | 282-750-021 | | | |



830 415 0 830 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: 282040003, APN: 282040003
PATRICIA MCMILLAN, ETAL
29379 RCH CALIF RD NO 201
TEMECULA CA 92591

ASMT: 282630022, APN: 282630022
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282040006, APN: 282040006
HSUEH CHEN, ETAL
303 S SNYDER PL
WEST COVINA CA 91791

ASMT: 282750001, APN: 282750001
THU NGUYEN
8005 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282040007, APN: 282040007
SUSAN VESELY, ETAL
7810 BEDFORD MOTORWAY
CORONA, CA. 92883

ASMT: 282750002, APN: 282750002
CHRISTINE NELSON, ETAL
7991 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282040008, APN: 282040008
GF SERVICES
C/O CHRIS BOWEN
1871 CALIFORNIA AVE
CORONA CA 92881

ASMT: 282750003, APN: 282750003
MEDA THYER, ETAL
7963 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282040009, APN: 282040009
JOHN SOLDAT
1902 FULLERTON AVE NO 201
CORONA CA 92879

ASMT: 282750004, APN: 282750004
D RAYMOND
P O BOX 7364
NORCO CA 92860

ASMT: 282040010, APN: 282040010
JAMES MCGEOUGH, ETAL
7890 BEDFORD MOTOR WAY
CORONA, CA. 92883

ASMT: 282750005, APN: 282750005
PATTY KWOK, ETAL
9221 CANYON MESA DR
LAS VEGAS NV 89144

ASMT: 282630020, APN: 282630020
CHAMPIONS CLUB RETREAT
3810 WILSHIRE BLV NO 911
LOS ANGELES CA 90010

ASMT: 282750006, APN: 282750006
MARY SWEARINGEN, ETAL
7907 SUMMER DAY DR
CORONA, CA. 92883



ASMT: 282750007, APN: 282750007
MELISSA TUCKER, ETAL
7893 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750014, APN: 282750014
KAMI DIXON, ETAL
7795 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750008, APN: 282750008
KEVIN HARDY
7879 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750015, APN: 282750015
CHANG PARK
7781 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750009, APN: 282750009
MARIE CLAIRE MARSHALL, ETAL
7865 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750016, APN: 282750016
KUN HOON CHOI
7790 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750010, APN: 282750010
ALISON SIEDLER, ETAL
7851 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750017, APN: 282750017
CATLEYA GALANG, ETAL
7804 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750011, APN: 282750011
AHMAD MARSHALL, ETAL
7837 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750018, APN: 282750018
ANA ROACH, ETAL
7818 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750012, APN: 282750012
KALA PATEL, ETAL
7823 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750019, APN: 282750019
E BROCK
7832 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750013, APN: 282750013
KANWALJIT MASUTA, ETAL
7809 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750020, APN: 282750020
MARTIN PHARIS, ETAL
7846 SUMMER DAY DR
CORONA, CA. 92883



ASMT: 282750021, APN: 282750021
YOUFENG WANG
7860 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750028, APN: 282750028
ELIJAH TOMAC
7972 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750022, APN: 282750022
JASON POPKEN
7874 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750029, APN: 282750029
COLLEER HSIEH, ETAL
7986 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750023, APN: 282750023
RANDY SADDLER
7902 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760001, APN: 282760001
SANDRA MAYFIELD, ETAL
7767 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750024, APN: 282750024
ALISON OSHODI, ETAL
7916 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760002, APN: 282760002
DENNIS SALAETS
7753 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750025, APN: 282750025
JUAN DU, ETAL
7930 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760003, APN: 282760003
HEATHER GRIFFITHS, ETAL
7739 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282750026, APN: 282750026
ERIC CARON
7944 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760045, APN: 282760045
GHYM
6753 CANYON HILL DR
RIVERSIDE CA 92506

ASMT: 282750027, APN: 282750027
ESPERANZA IBARRA, ETAL
7958 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760046, APN: 282760046
KASHMIRA SHAH, ETAL
7748 SUMMER DAY DR
CORONA, CA. 92883



ASMT: 282760047, APN: 282760047
SOPHIA PARK, ETAL
7762 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760048, APN: 282760048
DANA VILLEGAS, ETAL
7776 SUMMER DAY DR
CORONA, CA. 92883

ASMT: 282760050, APN: 282760050
MESA INDUSTRIAL PROP
C/O RICHARD KNOWLAND
8105 IRVINE CENTER NO 550
IRVINE CA 92618



City of Corona
Community Development
400 S. Vicentia Ave.
Corona, CA 92882

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

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883-4106

Applicant/Owner:
GF Real Estate Services
Attn: Lee Dotson
1871 California Avenue
Corona, CA 92881

Eng-Rep:
K & A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880

Applicant/Owner:
GF Real Estate Services
Attn: Lee Dotson
1871 California Avenue
Corona, CA 92881

Eng-Rep:
K & A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42605/PM36585/CZ07801
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

GF Real Estate Services
Project Applicant

1871 California Ave. Corona, CA 92881
Address

The project site is located northerly of Star Jasmine Way and Summer Day Street.
Project Location

The Change of Zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to Residential Agricultural – 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule "H" subdivision of 5 acres into two (2) residential parcels of 2.5 acres each.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

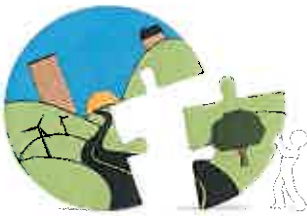
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 7/14/2014
Y:\Planning Case Files-Riverside office\PM36585\DH-PC-BOS Hearings\DH-PC\CZ07801.PM36585.NOD Form.docx

Please charge deposit fee case#: ZEA42605 ZCFG05981 . \$2,231.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7801/Tentative Parcel Map No. 36585

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: July 17, 2014

Applicant/Project Sponsor: GF Real Estate Services Date Submitted: July 2, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM36585\DH-PC-BOS Hearings\DH-PC\CZ07801.PM36585.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42605 ZCFG5981 \$2,231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1306217

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: GF SERVICES LLC \$50.00
paid by: CK 1519
EA42605
paid towards: CFG05981 CALIF FISH & GAME: DOC FEE
at parcel: 38751 COUNTY LINE RD YUC
appl type: CFG3

By _____ Jul 03, 2013 11:44
MGARDNER posting date Jul 03, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1407150

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: GF SERVICES LLC \$2,181.25
paid by: CK 1147
EA42605
paid towards: CFG05981 CALIF FISH & GAME: DOC FEE
at parcel: 38751 COUNTY LINE RD YUC
appl type: CFG3

By _____ Jul 08, 2014 12:52
MGARDNER posting date Jul 08, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Agenda Item No.: **3.3**
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: August 20, 2014

**SURFACE MINING PERMIT NO. 102
SUSPENSION OF PERMIT
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND UPDATE:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

On May 21, 2014, the Planning Commission heard testimony regarding the OTC from staff detailing the lack of compliance on the mine operator's (David Maughan) part and detailing the notice received relative to a recent change of ownership of the mine (new owner = "Double D Mining"). The Planning Commission also heard testimony from counsel for Double D Mining (Patrick Mitchell) relative to the recent change of ownership and their request to extend the deadline for the OTC. During Mr. Mitchell's testimony, he confirmed David Maughan as the agent for service of process for Double D Mining. The Planning Commission approved a modification to the OTC by ordering the mine owner/operator to provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map and to pay the arrears charges for the OTC process by June 18, 2014. The Planning Commission also reiterated, as required in the original OTC, that the owner/operator submit \$1,000,000 interim financial assurance to the County before June 18, 2014. Although not formally captured in motion that amended the OTC, it was recommended by the Planning Commission that the owner/operator tour the mine site with the County Geologist along with the owner/operator's consultants prior to the June 18, 2014. The Planning Commission continued the hearing to the June 18, 2014 Planning Commission date.

On June 18, 2014, the Planning Commission heard testimony regarding the OTC from staff detailing the continued lack of compliance on the mine operator's (David Maughan) part and detailing the June 12, 2014 mine site visit made by the County's Chief Engineering Geologist along with County Counsel and counsel for the mine owner (Patrick Mitchell). The Planning Commission heard testimony from Patrick Mitchell relative to his position on how he felt the mining operation was progressing towards compliance,

what documents they had submitted to County staff, project fees requested by the County, and financial assurance cost estimates. The Planning Commission also heard testimony from Steve Kupferman, consultant to Double D Mining, regarding his previous visit to the site, his involvement with preparing a financial assurance cost estimate and slope stability analysis for the mine slopes at the site.

The Planning Commission reiterated the requirements of the May 21, 2014 modified OTC (that the mine owner/operator provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map and to pay the arrears charges for the OTC process) and suggested it would be in the mine owner's best interest that they satisfy this OTC before suspension proceedings. The Planning Commission also reiterated that the owner/operator submit \$1,000,000 interim financial assurance to the County, as required in the original September 27, 2013 OTC.

The Planning Commission voted unanimously to direct staff to begin with suspension procedures in accordance with Section 7 of County Ordinance No. 555.

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance * that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555. * The mine does not appear to have any valid financial assurance.
3. As of this writing (July 18, 2014), the County has not received the required new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map.
4. As of this writing (July 18, 2014), the County has not received the required payment of arrears charges for the OTC process (invoice sent to Mr. David Maughan and Patrick Mitchell June 2, 2014).
5. As of this writing (July 18, 2014), the County has not received the required \$1,000,000 interim financial assurance.
6. As of this writing (July 18, 2014), the County has not received the required application, amended exhibits or fee deposit for the required revised mining permit.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).

2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The original OTC deadline for delivery of the financial assurance was March 17, 2014 (60-days following the effective date of the OTC). The mine owner/operator submitted a financial assurance cost estimate dated June 2014 (FACE). This FACE has been determined inadequate due to apparent discrepancies in hours, acreages and completeness of required reclamation.
5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The mining operation continues to operate and the owner of the mine has made no significant steps in coming into compliance with SMARA.
3. The mine owner appears willful in their noncompliance with SMARA regulations and the OTC.
4. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
5. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
6. The public's health, safety, and general welfare are not currently protected through project design.
7. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

SUSPENSION OF MINING PERMIT SMP00102 UNTIL SUCH TIME AS THE MINING OPERATION COMES INTO FULL COMPLIANCE WITH SMARA AND COUNTY ORDINANCE NO. 555

INFORMATIONAL ITEMS:

1. The mining operation continues to ship materials from this site.
2. As of this writing (July 18, 2014), the owner of the mine has failed to submit the required application, fees and supporting documentation required for their annual SMARA mine inspection (submittals were due by July 1, 2014).
3. As of this writing (July 18, 2014), no letters, in support or opposition have been received.
4. As of this writing (July 18, 2014), the owner/operator has not communicated with the Planning Department.
5. On June 20, 2014, staff sent, via certified mail to Mr. Maughan and Patrick Mitchell, a letter summarizing the actions of the June 18, 2014 hearing and providing financial information regarding potential administrative penalties.

SMP00102 OTC



Selected parcel(s):
809-170-024 809-170-025

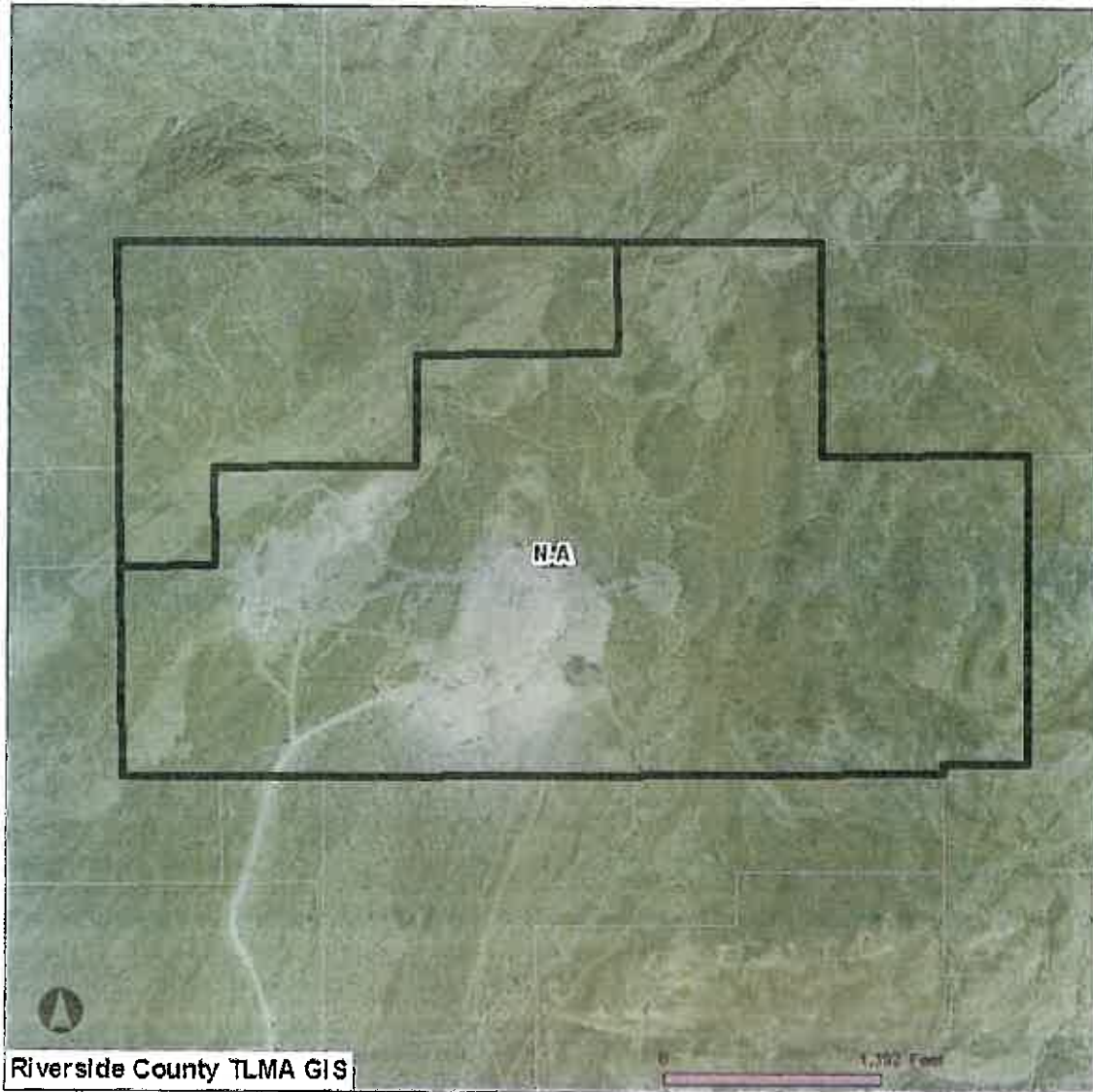
IMPORTANT

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 Oct 22 07:40:55 2013
Version 131001

EXHIBIT NO. 1

SMP00102 OTC



Selected parcel(s):
 809-170-024 809-170-025

ZONING

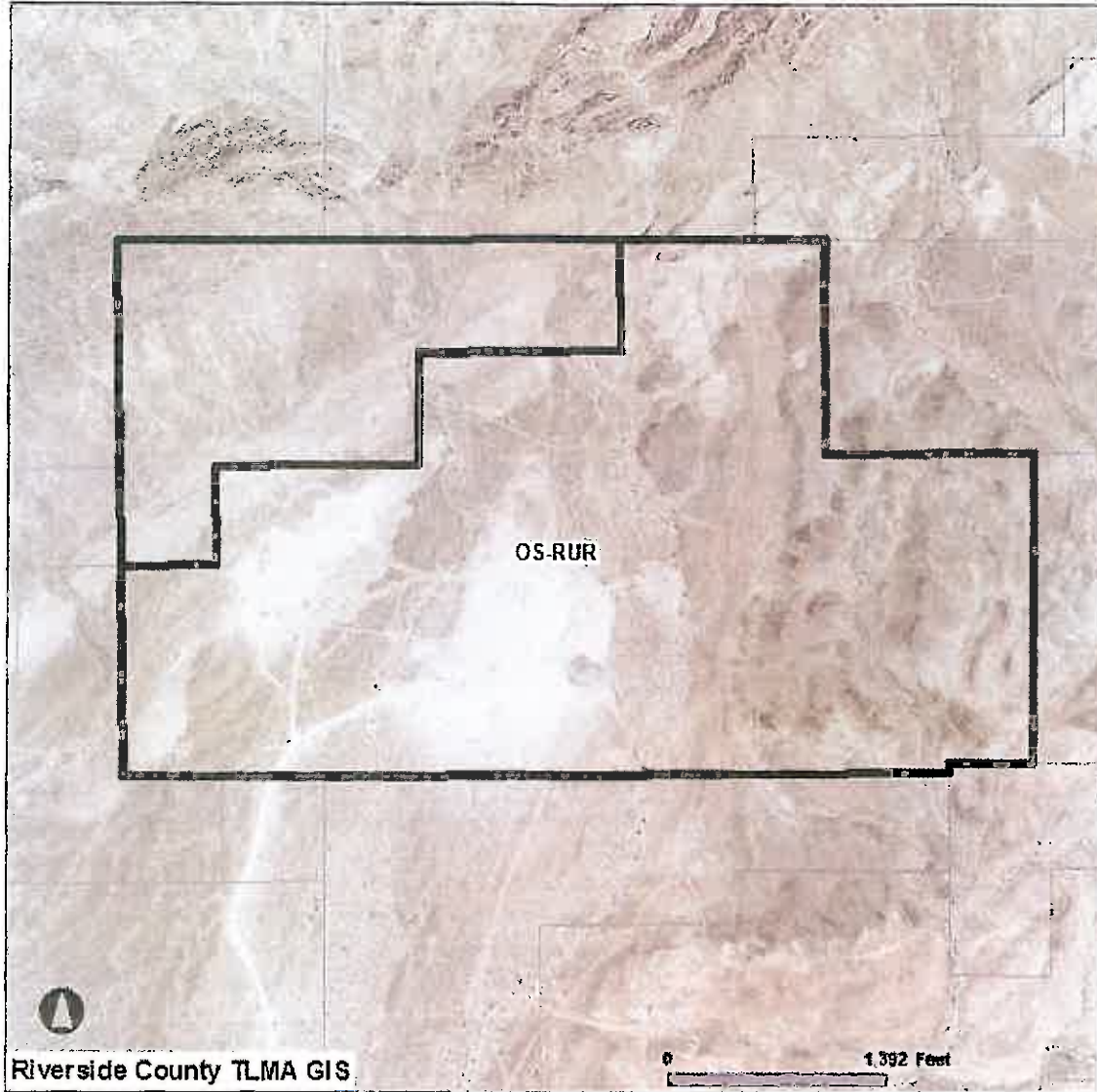
- SELECTED PARCEL
- ZONING BOUNDARY
- INTERSTATES
- HIGHWAYS
- PARCELS
- N-A

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 Oct 22 07:43:28 2013
 Version 131001

EXHIBIT NO. 2

SMP00102 OTC



Selected parcel(s):
 809-170-024 809-170-025

LAND USE

- SELECTED PARCEL
-  INTERSTATES
-  HIGHWAYS
- PARCELS
- OS-RUR - OPEN SPACE
- RURAL

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 131001

EXHIBIT NO. 3

PREVIOUS STAFF REPORTS

Agenda Item No.: 3.6
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: June 18, 2014

SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

PROJECT DESCRIPTION AND UPDATE:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

On May 21, 2014, the Planning Commission heard testimony regarding the OTC from staff detailing the lack of compliance on the mine operator's (David Maughan) part and detailing the notice received relative to a recent change of ownership of the mine (new owner = "Double D Mining"). The Planning Commission also heard testimony from counsel for Double D Mining (Patrick Mitchell) relative to the recent change of ownership and their request to extend the deadline for the OTC. During Mr. Mitchell's testimony, he confirmed David Maughan as the agent for service of process for Double D Mining. The Planning Commission approved a modification to the OTC by ordering the mine owner/operator to provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map and to pay the arrears charges for the OTC process by June 18, 2014. The Planning Commission also reiterated, as required in the original OTC, that the owner/operator submit \$1,000,000 interim financial assurance to the County before June 18, 2014. Although not formally captured in motion that amended the OTC, it was recommended by the Planning Commission that the owner/operator tour the mine site with the County Geologist along with the owner/operator's consultants prior to the June 18, 2014. The Planning Commission continued the hearing to the June 18, 2014 Planning Commission date.

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.
3. As of this writing (June 6, 2014), the County has not received the required new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map.
4. As of this writing (June 6, 2014), the County has not received the required payment of arrears charges for the OTC process (invoice sent to Mr. David Maughan and Patrick Mitchell June 2, 2014).
5. As of this writing (June 6, 2014), the County has not received the required \$1,000,000 interim financial assurance.
6. As of this writing (June 6, 2014), the County has not received the required application, amended exhibits or fee deposit for the required revised mining permit.
7. As of this writing (June 6, 2014), the mine site tour has not been conducted. However, a date of June 12, 2104 has been confirmed for this tour.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).
2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The original OTC deadline for delivery of the financial assurance was March 17, 2014

(60-days following the effective date of the OTC). As of this writing (June 6, 2014), no changes to the financial assurance for this mining operations have been submitted.

5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
4. The public's health, safety, and general welfare are not currently protected through project design.
5. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

DIRECT STAFF TO BEGIN WITH SUSPENSION PROCEDURES IN ACCORDANCE WITH SECTION 7 OF COUNTY ORDINANCE NO. 555

INFORMATIONAL ITEMS:

1. As of this writing (June 6, 2014), no letters, in support or opposition have been received.
2. During the May 21, 2014 Planning Commission hearing, the mine operator and recipient of the OTC (David Maughan) was apparently in the audience, but did not announce his presence to staff or the commissioners. Staff was approached by Mr. Maughan and Patrick Mitchell upon leaving the Board Room following continuance of the OTC hearing.
3. As of this writing (June 6, 2014), the owner/operator has not communicated with the Planning Department other than to confirm the June 12, 2014 site tour date.
4. As of this writing (June 6, 2014), County Counsel nor the County Geologist have been provided the information requested by County Counsel in their March 18, 2014 e-mail regarding "Double D Mining".
5. As of this writing (June 6, 2014), County Counsel nor the County Geologist have been provided the information requested by County Counsel April 1, 2014 letter regarding "Double D Mining".

Surface Mining Permit No. 102 Order to Comply – Progress Update
Planning Commission Staff Report: June 18, 2014
Page 4 of 4

6. On June 2, 2014, staff sent, via certified mail to Mr. Maughan and Patrick Mitchell, a letter summarizing the actions of the May 21, 2014 hearing and providing financial information requested by Mr. Maughan in support of payment of arrears charges for the OTC process up to May 21, 2014.

B:\Geology\SMP\SMARA 2013\NOV-OTC\Standard Gypsum\6-18-14 PC Hearing\Staff Report #4 6-18-14.docx
Date Prepared: 6/06/14
Date Revised: 06/10/14

Agenda Item No.: 3.2
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: May 21, 2014

**SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.
3. The County has been informed the mine was sold to another party ("Double D Mining"); however, the County has not been provided the contact information or business registration information for the new mine owner as of this writing.
4. "Double D Mining", through their attorney, is requesting an extension of time relative to their complying with the OTC.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).
2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The OTC deadline for delivery of the financial assurance was March 17, 2014 (60-days following the effective date of the OTC).
5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
4. The public's health, safety, and general welfare are not currently protected through project design.
5. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO THE JUNE 25, 2014 PLANNING COMMISSION HEARING

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. During the January 15, 2014 Planning Commission hearing, the mine operator and recipient of the OTC (David Maughan) agreed to the 60-day compliance deadlines.
3. As of this writing, the owner/operator (old or new) has not communicated with the Planning Department.
4. As of this writing, the County Geologist has been contacted by legal counsel (law firm of Mitchell Chadwick) representing "Double D Mining" requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. Initial contact from this law firm was received March 13, 2014 via phone call from a Mr. Chris Powell.
5. As of this writing, County Counsel has been contacted by legal counsel (law firm of Mitchell Chadwick) representing "Double D Mining" requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. A March 17, 2014 letter from Mr. Patrick G. Mitchell of this law firm made certain claims with regard to the validity of the OTC and requested the time extension and/or revision to the OTC.
6. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel in their March 18, 2014 e-mail regarding "Double D Mining".
7. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel April 1, 2014 letter regarding "Double D Mining".
8. The law firm of Mitchell Chadwick and David Maughan was informed of the May 21, 2014 Planning Commission hearing through County Counsel's April 1, 2014 letter.
9. The County Geologist was contacted 4/21/14 by a consultant representing the mine "operator" with a request to have a conference call with his consulting team, their attorney, the County Geologist and County Counsel. As of this writing, the conference call has yet to be scheduled.

Bureau of Land Management,
U.S. Department of the Interior
2555 E. Gila Ridge Rd.
Yuma AZ 85365-2240

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Mr. Ken Trott
California Dept. of Conservation
801 K St., Mail Stop 09-06
Sacramento, CA 95814

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Charles Fryxell
Mojave Desert Air Quality Mngmt.
District
14306 Park Ave.
Victorville, CA 92392-2310

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Sun Services, Inc
Attention: Dave Maughan
19301 Ventura Blvd., suite 204
Tarzana, CA 91356

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Agenda Item No.: 3.3
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: January 15, 2014

**SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE**
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission voted to entertain the order to comply and continued the hearing to January 15, 2014.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

1. This mine operator continues to operate the mine without benefit of an approved mining permit that accommodates all aspects of his operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine operator continues to operate the mine without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.

FINDINGS: The following findings are a summary of the current progress at the mine site and the existing land use:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end.

2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The owner/operator has yet to submit adequate financial assurance for this mining operation.
5. The mine owner/operator submitted the required fees for this year's annual mine inspection on November 8, 2013.
6. The project site is designated Open Space: Rural (OS-RUR) on the East County – Desert Area Area Plan.
7. The existing use, surface mining, is a permitted use in the in the Open Space: Rural (OS-RUR) designation.
8. The project site is surrounded by properties which are designated Open Space: Rural (OS-RUR).
9. The zoning for the subject site is Natural Assets (N-A).
10. The existing use, surface mining, is a permitted use, subject to approval of a Surface Mining Permit in the Natural Assets (N-A) zone.
11. The existing use, surface mining, is consistent with the development standards set forth in the Natural Assets (N-A) zone.
12. The project site is surrounded by properties which are zoned Natural Assets (N-A).
13. Similar mining uses have been previously constructed in the project vicinity, but are not currently operating.
14. This project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
15. This existing mining operation is not within a City or City Sphere of Influence.
16. This existing mining operation is not located within a very high fire hazard severity zone.
17. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).

CONCLUSIONS:

1. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
3. The public's health, safety, and general welfare are not currently protected through project design.
4. The existing mining operation is in conformance with the Open Space: Rural (OS-RUR) Land Use Designation, but not consistent with all elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.
5. The existing project is consistent with the Natural Assets (N-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
6. The existing mining operation is compatible with the present and future logical development of the area.
7. The existing mining operation may have a significant effect on the environment.
8. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

RECOMMENDATIONS:

ACCEPT THE FINDINGS OF THE PLANNING DIRECTOR'S NOTICE AND ORDER TO COMPLY AND PLACE THE ORDER TO COMPLY INTO IMMEDIATE EFFECT WITH APPROPRIATE CHANGES TO THE PRESCRIBED PERFORMANCE DEADLINES

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. As of this writing, the owner/operator has not communicated with the Planning Department other than an 11/22/13 e-mail from his mining consultant requesting information on existing County reclamation plans they could use as examples. Staff provided them information on how to access these documents.
3. The project site is not located within:
 - a. A City or City sphere of influence;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;

- d. An area drainage plan;
 - e. A high fire area.
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. A fault hazard area;
 - h. A liquefaction hazard area
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
4. The project site is located within:
- a. An area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance).
5. The subject site is currently designated as Assessor's Parcel Numbers 809-170-024 and 809-170-025.
6. Existing General Plan Land Use (Ex. #3): Open Space: Rural (OS-RUR)
7. Surrounding General Plan Land Use (Ex. #3): Open Space: Rural (OS-RUR) to the north, south, east and west.
8. Existing Zoning (Ex. #2): Natural Assets (N-A).
9. Surrounding Zoning (Ex. #2): Natural Assets (N-A) to the north, south, east and west.
10. Existing Land Use (Ex. #1): Mining
11. Surrounding Land Use (Ex. #1): Open Space to the north, south, east and west.
12. Project Data: Total Acreage: 410
13. Environmental Concerns: CEQA Exempt Case

Agenda Item No.: 3.6
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: November 6, 2013

SURFACE MINING PERMIT NO. 102 ORDER
TO COMPLY
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

Mining Outside of Approved Mining Permit and Reclamation Plan

As explained above and in the OTC, the mining operation has extended its operations outside of the limits of the approved mining permit and reclamation plan. This includes both lateral expansions and an expansion in depth (pit mine as opposed to flat benched operation). County Ordinance No. 555 Section 9.a. requires the mining operator to pose adequate financial assurance for reclamation of disturbance prior to commencement of the surface mining operation.

Over-steepened Slopes

The approved mining permit does not allow vertical slopes; this mining operation has constructed several vertical slopes. This amounts to a potential safety hazard and a direct violation of the approved mining permit.

Blocked Drainages

The drainages that have been blocked by this mining operation, and a portion of this site's operations poor erosion control practices has resulted in materials being washed and/or windblown beyond the limits of the approved mining permit and beyond the limits of the mine property. This amounts to a potential groundwater quality impact and potential air quality impacts.

Inadequate Financial Assurance

County Ordinance No. 555 and SMARA requires the amount of a mining operation's financial assurance to be adequate to perform reclamation in accordance with the surface mining operation's approved

reclamation plan and to be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. This mining operation has not provided an updated financial assurance cost estimate (FACE) in many years (last record is dated 1996). Mining disturbance has extended well beyond the limits of which can be reclaimed under the current amount of financial assurance on file (\$53,472).

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #3): | Open Space: Rural (OS-RUR) |
| 2. Surrounding General Plan Land Use (Ex. #3): | Open Space: Rural (OS-RUR) to the north, south, east and west. |
| 3. Existing Zoning (Ex. #2): | Natural Assets (N-A). |
| 4. Surrounding Zoning (Ex. #2): | Natural Assets (N-A) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | Mining |
| 6. Surrounding Land Use (Ex. #1): | Open Space to the north, south, east and west. |
| 7. Project Data: | Total Acreage: 410 |
| 8. Environmental Concerns: | CEQA Exempt Case |

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO JANUARY 15, 2014 PLANNING COMMISSION HEARING the findings of the Notice and Order to Comply to confirm the operator's understanding of the Notice and Order to Comply and to evaluate any progress the operator may have achieved since issuance of the Notice and Order to Comply.

FINDINGS: The following findings are a summary of existing land use and summary of the Notice and Order to Comply:

1. The project site is designated Open Space: Rural (OS-RUR) on the East County – Desert Area Area Plan.
2. The existing use, surface mining, is a permitted use in the in the Open Space: Rural (OS-RUR) designation.
3. The project site is surrounded by properties which are designated Open Space: Rural (OS-RUR).
4. The zoning for the subject site is Natural Assets (N-A).
5. The existing use, surface mining, is a permitted use, subject to approval of a Surface Mining Permit in the Natural Assets (N-A) zone.
6. The existing use, surface mining, is consistent with the development standards set forth in the Natural Assets (N-A) zone.
7. The project site is surrounded by properties which are zoned Natural Assets (N-A).

8. Similar mining uses have been previously constructed in the project vicinity, but are not currently operating.
9. This project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
10. This existing mining operation is not within a City or City Sphere of Influence.
11. This existing mining operation is not located within a very high fire hazard severity zone.
12. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).

CONCLUSIONS:

1. The existing mining operation is in conformance with the Open Space: Rural (OS-RUR) Land Use Designation, but not consistent with all elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.
2. The existing project is consistent with the Natural Assets (N-A) 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 not currently protected through project design.
4. The existing mining operation is compatible with the present and future logical development of the area.
5. The existing mining operation may have a significant effect on the environment.
6. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
8. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. As of this writing, the mine operator (Sun Services) has not applied for their 2013 annual SMARA mine inspection.

3. As of this writing, the mine operator (Sun Services) has not submitted an application to revise their mining permit.

4. The project site is not located within:
 - a. A City or City sphere of influence;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A high fire area.
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. A fault hazard area;
 - h. A liquefaction hazard area
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

5. The project site is located within:
 - a. An area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance).

6. The subject site is currently designated as Assessor's Parcel Numbers 809-170-024 and 809-170-025.

**ORDER TO COMPLY
AND
NOTICE OF VIOLATION**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 27, 2013

Via Certified Mail

Sun Services, Inc.
Attention: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356
818-510-4439

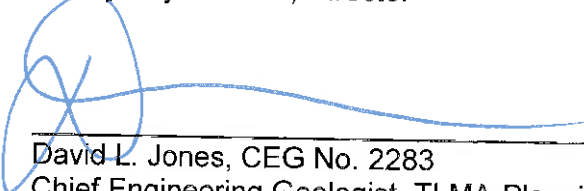
Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Notice and Order to Comply

Dear Mr. Maughan,

Enclosed with this letter is a Notice and Order to comply with the California Surface Mining and Reclamation Act (SMARA), Public Resources Code, Division 2, Chapter 9, Section 2719 et seq.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Encl: Notice, Order, Attachment A

cc: Carolyn Sym Luna, Planning Director
Mike Lara, Building Official
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
File: SMP00102

B:\Geology\SMP\SMARA 2013\Standard Gypsum\Order to Comply 9-13.docx

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

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

IN THE MATTER OF)
SUN SERVICES, INC.)
)
MINING OPERATION)
STANDARD GYPSUM MINE – SMP00102)
CA MINE ID #91-33-0076)
)
ATTN:)
DAVE MAUGHAN)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

NOTICE IS HEREBY GIVEN THAT:

1. Sun Services, Inc. has violated provisions of California's Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California code of Regulations Section 3500 et seq., for which the County of Riverside (hereinafter "County") may issue Notice of Violations, Cease and Desist Orders, Orders to Comply and administrative penalties under Pub. Res. Code Section 2774.1.
2. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by mining outside the limits of the approved mining and reclamation plan damaging natural habitat.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

California Code of Regulations Section 3502(g) states: "Should an expansion of an operation into an area not covered by an approved reclamation plan be determined by the lead agency to be a substantial deviation, an amended reclamation plan shall be prepared that ensures adequate reclamation for the surface mining operation. The amended reclamation plan shall incorporate current reclamation standards for the entire area governed by the plan that is impacted by the deviation. If reclamation has been substantially initiated at the time that a lead agency determines that an amended reclamation plan is required, the operator may complete reclamation of those areas according to the previously approved reclamation plan, except for those areas that are or will be affected by the proposed expanded mining activities which shall be subject to the requirements of the amended reclamation plan."

3. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan and *California Code of Regulations 3706(d)* by not employing adequate protection for streams by exposing stockpiles/tailings to stream erosion and by casting materials into stream ways.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location s exists under natural conditions.

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or

other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event.”

4. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by not providing adequate protection of mine wastes from wind and water erosion.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

California Code of Regulations 3706(d) states: “Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event.”

5. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing and allowing an open adit to remain along the north edge of the property (also outside the limits of the approved mining and reclamation plan).

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

Surface Mining Permit and Reclamation Plan Approval III Proposed Operations C. states: Mining methods used will be: open pit, multi bench, low level and trucking to processing plan and railroad.

California Code of Regulations Section 3713 (b) states: “Prior to closure, all portals, shafts, tunnels, or other surface openings to underground workings shall be gated or otherwise protected from public entry in order to eliminate any threat to public safety and to preserve access for wildlife habitat.”

6. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by placing derelict equipment, tires, metal scrap, and debris along the northwest portion of the site.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

Surface Mining Permit No. 102 Appendix, item A states: On the mining plan map the area where the waste from the mining operation will be placed is shown. Other than rock, no waste material, machinery or scrap will be accumulated or deposited in these areas. At the railroad siding where the gypsum will be crushed and classified there is no waste material in the process. Any derelict machinery would be removed and sold for scrap.

7. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing slopes in excess of approved heights and slope inclination (vertical).

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

SMP00102 Condition of Approval No. 6. (a-c): Construction Slopes states:

- (a) Where the face is composed of loose or unstable materials, the slope of the face shall not exceed 50 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
- (b) Where the face is composed of moderately compacted materials that are not firmly cemented or consolidated by which experience indicates will stand well in place, the slope shall not exceed 65 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
- (c) Where the face is composed of firmly cemented or consolidated materials that experience indicates do not spall or cave readily, the slope shall not exceed 80 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, F. states: As was mentioned previously the gypsum deposits extends to a depth of over 600 feet as demonstrated by core drilling. Current economics dictate an initial development with a series of 25 foot benches. Leaving the excavations open and in good condition would allow continued operation in the future under more favorable economic conditions.

8. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by partially blocking site drainage by casting materials into stream ways.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.3. states: Waste areas, as indicated on the map, will be in a large gully area. Waste material will be mainly of large size rock with low profile dumps.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.4. states: No major drainage area will be disturbed. In the waste areas channeling would reduce any damming effect.

9. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by allowing rainwater and/or groundwater to pond in the bottom of the pit.

SMP00102 Condition of Approval No. 8. states: No standing water shall be permitted on the site which could create a hazard to the public.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

10. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of Public Resource Code Section 2773.1(a)(3) and County Ordinance No. 555 Section 9.a. by failing to provide updated financial Assurance Cost Estimate and Financial Assurance Mechanism..

County Ordinance No. 555 Section 9.a. states: ...The amount of the financial assurance shall be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and shall be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan....

Public Resource Code Section 2773.1(a)(3) states, "The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

11. On November 13, 2012, Sun Services, Inc. received a Notice of violation dated November 8, 2012 by certified mail informing Sun Services, Inc. that mining operations conducted at the Standard Gypsum Mine were in violation of their approved reclamation plan as described in items 2-10 above.
12. As of the date of this Notice and Order, Sun Services, Inc. has not submitted or obtained a revised reclamation plan and financial assurance approved pursuant to SMARA.

IN THE MATTER OF)
SUN SERVICES, INC.)
)
MINING OPERATION)
STANDARD GYPSUM MINE – SMP00102)
CA MINE ID #91-33-0076)
)
ATTN:)
DAVE MAUGHAN)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

ORDER

Sun Services, Inc. IS HEREBY ORDERED TO COME INTO COMPLIANCE with the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq.; Specifically, Sun Services, Inc. is ordered to:

1. Prepare a revised mining permit and associated reclamation plan in accordance the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555 Section, and specifically include plans to address the 18 conditions set forth in Attachment "A", and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation ("Department") within 15 days of the effective date of this Order.
2. Post an interim financial assurance mechanism effective through December 31, 2014 in the amount of \$1,000,000 within 15 calendar days of the effective date of this Order. The issuer must submit an original or certified copy of the interim financial assurance mechanism to Riverside County and the Department.
3. Provide an original or a certified copy from an independent financial institution authorized to do business and located within California of proof to both Riverside County and the Department that the current financial assurance mechanism has been renewed in full through July 31, 2014 within 10 calendar day from the effective date of this Order.
4. Provide an amended reclamation plan that fully responds to and incorporates any comments or requirements from the County and/or the Department no later than 15 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the revised mining permit and associated reclamation plan originally submitted pursuant to paragraph 1 above.
5. Submit a financial assurance cost estimate in accordance with SMARA, and the Regulations and Financial Assurance Guidelines adopted by the State Mining and Geology board, to Riverside County for approval and the Department within 5 calendar days of the approval of a revised mining permit and associated reclamation plan.

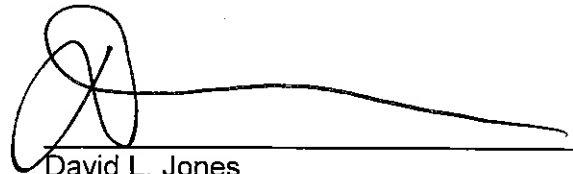
6. Provide an amended financial assurance cost estimate that fully responds to and incorporates any comments or requirements from Riverside County and/or the Department no later than 5 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the financial assurance cost estimate originally submitted pursuant to paragraph 5 above.
7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside County or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.
8. Commence reclamation pursuant to the approved revised reclamation plan by March 31, 2014.
9. Complete reclamation pursuant to the approved revised reclamation plan by December 31, 2014, excepting revegetation. Both Riverside County and the Department must inspect and certify reclamation as being complete.
10. Complete revegetation pursuant to the approved revised reclamation plan by March 1, 2015 wherein revegetation success monitoring shall begin. Both Riverside County and the Department must inspect and certify revegetation planting as being complete.
11. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan that is certified complete by inspection by both Riverside County and the Department.
12. Appear before the Riverside County Planning Commission on November 6, 2013 for the hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on November 6, 2013. If Sun Services, Inc. fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars (\$5,000) per day, assessed from the original date of noncompliance.

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

Date

9/27/13



David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved mining and reclamation plan (SMP00102). This shall include the areas impacted by wind and waterborne fines that have extended beyond the limits of the approved mining and reclamation plan (SMP00102).
2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.
3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.
4. The reclamation plan must provide for the closure of the existing open mine adit.
5. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.
6. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.
7. The reclamation plan must provide for removal of all rainwater and/or groundwater from the bottom of the pit and it must also provide for a reclaimed site that does not adversely impact groundwater or surface water.
8. The reclamation plan must provide for long term erosion and sediment control.
9. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.
10. The reclamation plan must provide for reclamation of all access roads and the railroad siding operations area.
11. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.
12. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.
13. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.

13. The reclamation plan must provide a current Statement of Responsibility.
14. The reclamation plan must provide current topography.
15. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.
16. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.
17. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stable as constructed.
18. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".

7007 2560 0000 3867 3248

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Sun Services, Inc.

Street, Apt. No.,
or PO Box No. 19301 Ventura Blvd., Suite 204

City, State, ZIP+4 Tarzana, CA 91356

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Total Postage & Fees	\$	

Sent To **Dave Maughan**
Sun Services, Inc.
 Street, Apt. No., or PO Box No. **19301 Ventura Blvd., Suite 204**
 City, State, ZIP+4 **Tarzana, CA 91356**

PS Form 3800, August 2011

7007 2560 0000 3867 3248

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) ZABALA C. Date of Delivery 10-10-13</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <div style="text-align: center; border: 1px solid black; border-radius: 50%; padding: 5px; width: 80px; margin: 10px auto;"> OUT 10 2013 </div> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Dave Maughan Sun Services, Inc. 19301 Ventura Blvd., Suite 204 Tarzana, CA 91356</p>	
<p>2. Article Number <i>(Transfer from service label)</i></p>	<p>7007 2560 0000 3867 3248</p>
PS Form 3811, February 2004	Domestic Return Receipt
	102595-02-M-1540



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY



DEPARTMENT OF BUILDING AND SAFETY

Mike Lara
Director

Notice of Violation

November 8, 2012

Standard Gypsum Mine
ATTN: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356

RE: CA Mine ID: 91-33-0076
SMP102

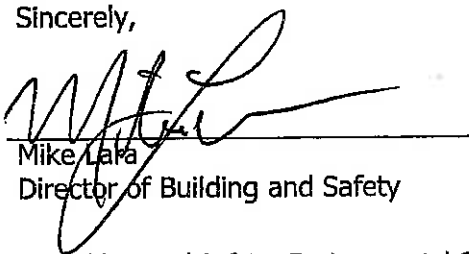
Dear Surface Mine Operator,

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of SMP00102. **You have 30 days to comply with this Notice of Violation.**

Violations:

1. Mining outside the limits of the approved mining and reclamation plan damaging natural habitat.
2. Inadequate protection for streams, stockpiles/tailing exposed to stream erosion, materials cast into stream ways.
3. Inadequate protection of waste from wind and water erosion.
4. Open adit along north edge of property.
5. Derelict equipment, tires, metal scraps, debris located along the northwest portion of the site.
6. Vertical slopes in excess of approved and safe heights (estimated at 100 feet vertical).
7. Materials cast into stream ways, partially blocked drainage.
8. Burning trash on-site without permit.
9. Failure to produce required blasting permit.
10. Ponding water and/or groundwater in the bottom of the pit.
Correction Measures Required.
11. Failure to provide updated Financial Assurance Cost Estimate and Financial Assurance Mechanism.

Sincerely,


Mike Lara
Director of Building and Safety

PROOF OF SERVICE BY MAIL

CASE NAME: STANDARD GYPSUM MINE; CA Mine ID 91-33-0076; SMP102

I, the undersigned, am employed in the County of Riverside, over the age of 18 years; that my business address is 4080 Lemon Street, 14th Floor, Riverside, CA 92502-1440, County of Riverside, Building and Safety Department.

I am readily familiar with the business practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal service on the same day in the ordinary course of business.

That on the 8th day of November 2012, I served a copy of the document(s) to which this proof of service is attached:

Notice of Violation

By placing a copy thereof in an envelope for deposit in the United States Postal Service addressed as follows:

Standard Gypsum Mine
Attn: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356

The envelope was sealed and placed for collection and mailing at Riverside, California, on the same date following ordinary business practices.

I certify under penalty of perjury that the foregoing is true and correct.

Executed 11-8-12, 2012 at Riverside, California.

 (Signature)
Debra A. Chavez, Executive Assistant



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY
DEPARTMENT OF BUILDING AND SAFETY



Mike Lara
Director

Notice of Violation

August 22, 2013

Sent Regular U.S. Mail and
Certified Mail No.
7001 2510 0003 8636 4776

Sun Services
Standard Gypsum Mine
19301 Ventura Boulevard, Suite 204
Tarzana, CA 91356

RE: CA Mine ID: 91-33-0076
RCL00102

Dear Surface Mine Operator:

This notice is to inform you that no later than **July 1st of each calendar year**, you are required by California Law (Public Resources Code 2207) and Riverside County Code 5.48 (County Ordinance 555), to submit to the Director of Building and Safety, Lead Agency for mining activity in Riverside County, a copy of your 2012 Annual Mining Report (MRRC-2). You must submit additional information including applications for your annual Special Inspection Permit and Building Industrial Commercial Storm Water Permit included with the applicable fees.

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of RCL00102.

You have 30 days to comply with this Notice of Violation.

Site is found in non-compliance with reclamation standards (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 9, Section 3007 et seq.)

In addition to the Annual Report all surface mine operators are required to submit the following:

1. Surface Mine Permit/ BIC Permit. (Annual Inspection Permit Application).
2. Annual updated financial assurance cost estimates.
3. Provide a current Statement of Responsibility.
4. New aerial topography with property lines and setbacks identified.

Page 1 of 2

5. Certify all disturbances are within the limits of the Surface Mining/Reclamation Plan.
6. Indicate maximum depth of excavations.
7. Provide quantity in cubic yards and tons of minerals mined during the reporting period.
8. Provide a statement from a Certified Engineering Geologist/Geotechnical Engineer that all slopes (cut & fill), both active and inactive, are within the permitted boundaries, at the approved angles and are stabilized.
9. Provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".
10. Provide a copy all of approved Financial Assurance Mechanisms posted.
11. Provide proof of Annual Inspection Fees paid to the Office of Mining and Reclamation.

Please contact Chris Trinidad, Environmental Compliance Inspector II, at (951) 955-8116 or Email ctrinida@rctlma.org if you have any questions or need assistance.

Sincerely,



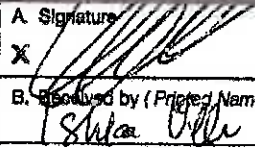
Mike Kara
County of Riverside Building Official

SENDER: COMPLETE THIS SECTION **COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Sun Services
Standard Insurance Mine
19301 Ventura Boulevard, Suite 204
Tarzana, CA 91356**

A. Signature

 Agent
 Addressee

B. Insured by (Printed Name) C. Date of Delivery
Shirley Allen *9-3-13*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
19301

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) **7001 2510 0003 8636 4776**

PS Form 3811, February 2004 Domestic Return Receipt 102598-02-M-1540

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 Building & Safety

SEP 09 2013

Environmental Compliance Division
 Building & Safety Department
 P.O. Box 1629
 Riverside, CA 92502-1629

C. TRINIDAD

Environmental Compliance Division
Building & Safety Department
P.O. Box 1629
Riverside, CA 92502-1629

Sun Services

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[REDACTED]

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**PLANNING COMMISSION
FOLLOW UP LETTERS**



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Via Certified Mail

June 20, 2014

Double D Mining, LLC
Attention: Dave Maughan
10705 Villa Monterey Drive
Bakersfield, CA 93311
818-510-4439

Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Amended Order to Comply
June 18, 2014 Planning Commission Hearing – Planned Permit Suspension

Dear Mr. Maughan,

As you are aware, on June 18, 2014, the Riverside County Planning Commission directed staff to begin mining permit suspension procedures in accordance with Section 7 of County Ordinance No. 555. As you are also aware, the Planning Commission set the date of this hearing to be August 20, 2014. Formal notice of this hearing will be forthcoming pursuant to Section 7 of County Ordinance No. 555 and the Surface Mining and Reclamation Act (SMARA). In addition to this, the Planning Commission and County Counsel confirmed the Order to Comply (OTC) is still in effect and permit suspension could be avoided through compliance with the OTC.

As a reminder, the following are the main points of the OTC that must be addressed (among other required actions):

1. You are to provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map.
2. You are to submit interim financial assurance to the County in the amount of \$1,000,000.
3. You are to pay the arrears charges for the OTC process.
4. You are to submit a revised mining permit application and all associated documentation and deposit based fees for revised mining permit. The following text is from the original OTC and still in effect:

“Prepare a revised mining permit and associated reclamation plan in accordance with California Surface Mining and Reclamation Act, (“SMARA”) found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the “Regulations”) found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555, Section, and specifically include plans to address the 18 conditions set forth in Attachment “A”, and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation (Department”) within 15 days of the effective date of this Order.”

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

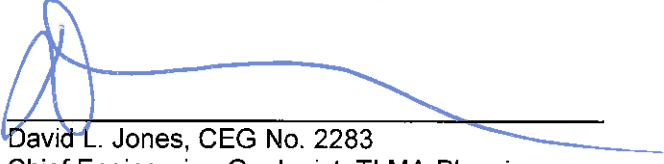
Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

As discussed at previous Planning Commission hearings on this OTC, and in addition to suspension of SMP00102, pursuant to County Ordinance No. 555 and SMARA, failure to comply with the OTC will also result in an Order by the Planning Director imposing an administrative penalty of not more than five thousand dollars (\$5,000) per day, assessed from the original date of the Building Director's notice of violation. Given the lack of compliance and continuing mining at this site (removal of stockpiled gypsum), at this date, staff is preparing this penalty order with a recommendation of applying the maximum allowable dollar amount. Given the original date of the Building Director's notice of violation that initiated this OTC was November 8, 2012, 589 days have passed which equates to potential administrative penalties of up to \$2,945,000 as of this date. Your compliance with the OTC will help ameliorate and/or avoid administrative penalties.

Please do not hesitate to call me at (951) 955-6863 or send e-mail to dljones@rctlma.org if you have any questions. I look forward to assisting you in returning your mining operation to full compliance.

Sincerely,

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



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

cc: Juan C. Perez, Interim Planning Director
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Bruce Fordon, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
Patrick G. Mitchell, Mitchell Chadwick
File: SMP00102



Juan C. Perez
Interim Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Via Certified Mail

June 2, 2014

Double D Mining, LLC
Attention: Dave Maughan
10705 Villa Monterey Drive
Bakersfield, CA 93311
818-510-4439

Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Amended Order to Comply

Dear Mr. Maughan,

As you are aware, on May 21, 2014, the Riverside County Planning Commission voted unanimously to amend the Order to Comply (OTC) issued to you on September 27, 2013 and affirmed by the Riverside County Planning Commission on January 15, 2014 for the Standard Gypsum Mine. As you are also aware, the Planning Commission affirmed the OTC with changes to the prescribed performance deadlines. The amendments made to the OTC were as follows:

1. You are to provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map before June 18, 2014.
2. You are to submit interim financial assurance to the County in the amount of \$1,000,000 before June 18, 2014.
3. You are to pay the arrears charges for the OTC process by June 18, 2014 (see attached accounting letter).

In addition, the Planning Commission continued the public hearing on this OTC to June 18, 2014. Further, discussion during the May 21, 2014 hearing confirmed the need and willingness of the Double D Mining representatives to hold a site visit prior to the June 18, 2014 hearing to confirm site conditions. County staff is available for this site visit during most week days and can be also available on the weekend if necessary. Please provide several dates wherein the Double D Mining representatives can support this site visit and we will coordinate for the best date and time for the visit.

As discussed at the three (3) previous Planning Commission hearings on this OTC, pursuant to County Ordinance No. 555, failure to comply with the OTC will result in an Order by the Planning Director imposing an administrative penalty of not more than five thousand dollars (\$5,000) per day, assessed from the original date of the Building Director's notice of violation. Also, as discussed at the May 21, 2014 hearing, staff reported that the County is currently preparing the required Order to pay administrative penalties and documentation for possible suspension of the mining permit for this site. Your compliance with the above amendments to the OTC will help ameliorate and/or avoid these penalties.

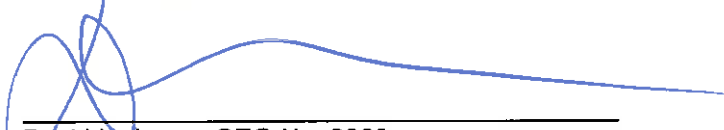
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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

We look forward to receiving the above referenced OTC amendment items and to visiting the site before the June 18, 2014 hearing. Please do not hesitate to call me at (951) 955-6863 or send e-mail to dljones@rctlma.org if you have any questions. I look forward to assisting you in returning your mining operation to full compliance.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Attch: 6/2/14 accounting letter from Ms. Halimah Shenghur w/ Application for Surface Mining Permit and DLJones hours through 5/21/14

cc: Juan C. Perez, Interim Planning Director
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Bruce Fordon, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
Patrick G. Mitchell, Mitchell Chadwick
File: SMP00102



Juan C. Perez
Interim Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Via Certified Mail

January 16, 2014

Sun Services, Inc.
Attention: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356
818-510-4439

Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Amended Order to Comply

Dear Mr. Maughan,

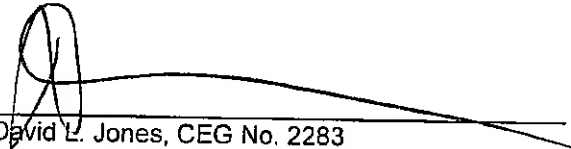
As you are aware, on January 15, 2014, the Riverside County Planning Commission voted unanimously to affirm the Notice and Order to Comply (OTC) issued to you on September 27, 2013 for the Standard Gypsum Mine. As you are also aware, the Planning Commission affirmed the OTC with changes to the prescribed performance deadlines. The changes made to the OTC, and as agreed upon by you, were to allow an additional 60 days for you to comply with the OTC (September 27, 2013 OTC attached herein for your convenience). Please be advised: this office considers the additional 60 days extension to equate to a deadline of March 17, 2014 for you to comply.

As discussed at the January 15, 2014 hearing on this OTC, pursuant to County Ordinance No. 555, failure to comply with the OTC will result in an Order by the Planning Director imposing an administrative penalty of not more than five thousand dollars (\$5,000) per day, assessed from the original date of the Building Director's notice of violation.

Please do not hesitate to call me at (951) 955-6863 or send e-mail to dljones@rctlma.org if you have any questions. I look forward to assisting you in returning your mining operation to full compliance.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Attch: September 27, 2013 Order

cc: Juan C. Perez, Interim Planning Director
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Bruce Fordon, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
File: SMP00102

B:\Geology\SMP\SMARA 2013\NOV-OTC\Standard Gypsum\Order to Comply Follow-up Letter 1-16-14.docx

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

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

7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside County or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.
8. Commence reclamation pursuant to the approved revised reclamation plan by March 31, 2014.
9. Complete reclamation pursuant to the approved revised reclamation plan by December 31, 2014, excepting revegetation. Both Riverside County and the Department must inspect and certify reclamation as being complete.
10. Complete revegetation pursuant to the approved revised reclamation plan by March 1, 2015 wherein revegetation success monitoring shall begin. Both Riverside County and the Department must inspect and certify revegetation planting as being complete.
11. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan that is certified complete by inspection by both Riverside County and the Department.
12. Appear before the Riverside County Planning Commission on November 6, 2013 for the hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on November 6, 2013. If Sun Services, Inc. fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars (\$5,000) per day, assessed from the original date of noncompliance.

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

Date

David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved mining and reclamation plan (SMP00102). This shall include the areas impacted by wind and waterborne fines that have extended beyond the limits of the approved mining and reclamation plan (SMP00102).
 2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.
 3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.
 4. The reclamation plan must provide for the closure of the existing open mine adit.
 5. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.
 6. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.
 7. The reclamation plan must provide for removal of all rainwater and/or groundwater from the bottom of the pit and it must also provide for a reclaimed site that does not adversely impact groundwater or surface water.
 8. The reclamation plan must provide for long term erosion and sediment control.
 9. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.
 10. The reclamation plan must provide for reclamation of all access roads and the railroad siding operations area.
 11. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.
 12. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.
 13. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.
-
1. The reclamation plan must provide a current Statement of Responsibility.
 2. The reclamation plan must provide current topography.

3. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.
4. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.
5. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stable as constructed.
6. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".

Agenda Item No.:
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisorial District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: May 21, 2014

SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.
3. The County has been informed the mine was sold to another party ("Double D Mining"); however, the County has not been provided the contact information or business registration information for the new mine owner as of this writing.
4. "Double D Mining", through their attorney, is requesting an extension of time relative to their complying with the OTC.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).
2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The OTC deadline for delivery of the financial assurance was March 17, 2014 (60-days following the effective date of the OTC).
5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
4. The public's health, safety, and general welfare are not currently protected through project design.
5. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO THE JUNE 25, 2014 PLANNING COMMISSION HEARING

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. During the January 15, 2014 Planning Commission hearing, the mine operator and recipient of the OTC (David Maughan) agreed to the 60-day compliance deadlines.
3. As of this writing, the owner/operator (old or new) has not communicated with the Planning Department.
4. As of this writing, the County Geologist has been contacted by legal counsel (law firm of Mitchell Chadwick) representing "Double D Mining" requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. Initial contact from this law firm was received March 13, 2014 via phone call from a Mr. Chris Powell.
5. As of this writing, County Counsel has been contacted by legal counsel (law firm of Mitchell Chadwick) representing "Double D Mining" requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. A March 17, 2014 letter from Mr. Patrick G. Mitchell of this law firm made certain claims with regard to the validity of the OTC and requested the time extension and/or revision to the OTC.
6. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel in their March 18, 2014 e-mail regarding "Double D Mining".
7. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel April 1, 2014 letter regarding "Double D Mining".
8. The law firm of Mitchell Chadwick and David Maughan was informed of the May 21, 2014 Planning Commission hearing through County Counsel's April 1, 2014 letter.
9. The County Geologist was contacted 4/21/14 by a consultant representing the mine "operator" with a request to have a conference call with his consulting team, their attorney, the County Geologist and County Counsel. As of this writing, the conference call has yet to be scheduled.

Bureau of Land Management,
U.S. Department of the Interior
2555 E. Gila Ridge Rd.
Yuma AZ 85365-2240

Double D Mining, LLC
Attention: David Maughan
10705 Villa Monterey Drive
Bakersfield, CA 93311

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Mr. Ken Trott
California Dept. of Conservation
801 K St., Mail Stop 09-06
Sacramento, CA 95814

ATTN: Charles Fryxell
Mojave Desert Air Quality Mngmt.
District
14306 Park Ave.
Victorville, CA 92392-2310

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Agenda Item No.: 3.4
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisory District: First
Project Planner: David L. Jones
Planning Commission: June 18, 2014

RECLAMATION PLAN NO. 135
ORDER TO COMPLY
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was originally issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission heard testimony from County Planning Staff (staff) and the mine owner, discussed the OTC, and voted to continue the hearing to January 15, 2014. On January 15, 2014, upon staff's recommendation, the Planning Commission voted to set aside the OTC and directed staff to provide an update for the mining operation at the April 16, 2014 Planning Commission hearing.

At the April 16, 2014 Planning Commission hearing, staff reported the lack of meaningful progress on the OTC by the owner/operator and also explained the premature recommendation made by staff at the previous (January 15, 2014) hearing that resulted in the OTC being set aside. Also reported by staff, was the intention to re-issue the OTC to ensure the owner/operator had the added regulatory incentive to make meaningful progress in satisfying the previously noticed violations. Hence, on April 25, 2014 the OTC was reissued to the mine owner; however, the OTC was returned from the postal service as undeliverable to the service address on record (same address as successfully used for delivery of the initial OTC). Hence, another attempt to reissue was made July 1, 2014 to another address provided by the mine owner. The County received the certified postal return receipt indicating this issuance of the OTC was delivered to the mine owner and confirmation of receipt was received via e-mail from the mine owner on July 8, 2014.

ISSUES OF POTENTIAL CONCERN:

Although there has been progress made by the mine owner in correcting erosion issues, sedimentation issues, and slope stability issues and the operator has engaged a mining consultant and grading contractor to assist in correcting these physical site violations and to assist in preparation of the revised reclamation plan, the financial assurance for this mine has yet to be increased and progress relative to the mine operations revised reclamation plan has not been demonstrated by the mine owner/operator or their consultants. Further, there have been no updates provided relative to the mine owner's schedule for resolution of the noted violations.

FINDINGS: The following findings are a summary of the activities performed subsequent to the April 16, 2014 Planning Commission hearing relative to the issues and corrective measures enumerated in the original OTC:

1. *Mining Outside of Approved Mining Reclamation Plan*
The mine operator's mining consultant began preparation of a revised reclamation plan for this site shortly after they were hired. A draft of the revised reclamation plan is reportedly in progress, but no amended exhibits have been submitted to the County as of this writing. A draft time-line schedule provided by the mine owner's consultant indicated a draft reclamation plan would be submitted for County review in July 2014. As of this writing, the County has not received this submittal.
2. *Over-steepened Slopes and Tailings/Fill Material Side Cast*
The mine operator's mining consultant produced a draft "Preliminary Grading Approach..." report dated January 14, 2014. This report addresses drainage areas, slope stability and erosion control measures. At the request of the mine owner, several site visits were conducted by the County's Chief Engineering Geologist with the mine owner, the mining consultant, and grading contractor. The purpose of the site visits were to discuss proposed slope repairs and retention basin sizing pursuant to the Preliminary Grading Approach report and for the County's Chief Engineering Geologist to provide a qualitative opinion of the work in progress. The work in progress appeared to be progressing satisfactorily.
3. *Non-filing of Annual SMARA Inspection Application*
The required inspection was conducted and the fees associated with the previous year's mine inspection have been paid. With the exception of a current topographic map of the site, the mine owner has submitted all of the required documentation and fees for the current mine inspection year.
4. *Updated Financial Assurance Cost Estimate*
Although there has been progress made by the mine operator in correcting some of the most pressing issues at the site and the operator has engaged a mining consultant, the financial assurance has not been increased as of this writing.

CONCLUSIONS: The following conclusions are based on the activities performed at this site subsequent to the April 16, 2014 Planning Commission hearing and the current status of the mine site:

1. The existing mining operation remains in violation of its approved reclamation plan.

2. The existing mining operation remains in violation of SMARA and County Ordinance No. 555 relative to the need for increased financial assurance.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application. A revised schedule for submittal of this plan should be obtained.
4. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism. The operator must submit an increase to their financial assurance, or a new total amount financial assurance, to accommodate reclamation of the existing and next year's planned disturbances.

RECOMMENDATIONS:

AFFIRM THE ORDER TO COMPLY AND DIRECT STAFF TO PROVIDE THE PLANNING COMMISSION A PROGRESS UPDATE FOR THE MINING OPERATION AT THE OCTOBER 15, 2014 PLANNING COMMISSION HEARING.

INFORMATIONAL ITEMS:

1. Staff has provided verbal comments to the mine owner with regard to the protracted length of time required to accommodate many facets of the schedule and the time line schedule provided by his consultant. No progress is apparent at this time relative to shortening the time line to reach compliance.
2. The mine site, given the initial remedial actions by the mine owner, suffered only minor erosion during the recent rain events.
3. As of this writing, no letters, in support or opposition have been received.
4. The mine operator (Mission Clay Products) previously (April 2009) submitted an application to revise their reclamation plan for previously desired amendments in support of their Specific Plan (SP00353). However, the applicant (mine owner) placed this case on hold in 2010 and has not submitted the necessary amended exhibits and deposit based fee to continue processing this application as of this writing.
5. The project site is not located within:
 - a. A City;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. A fault hazard area;
 - g. A high liquefaction hazard potential area

- h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).

- 6. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.

- 7. Existing General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W)

- 8. Surrounding General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W)

- 9. Existing Zoning (Ex. #2): Specific Plan (SP) [SP00353 – Serrano]

- 10. Surrounding Zoning (Ex. #2): Mineral Resources (M-R), Mineral Resources and Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-S), Specific Plan (SP)

- 11. Existing Land Use (Ex. #1): Mining

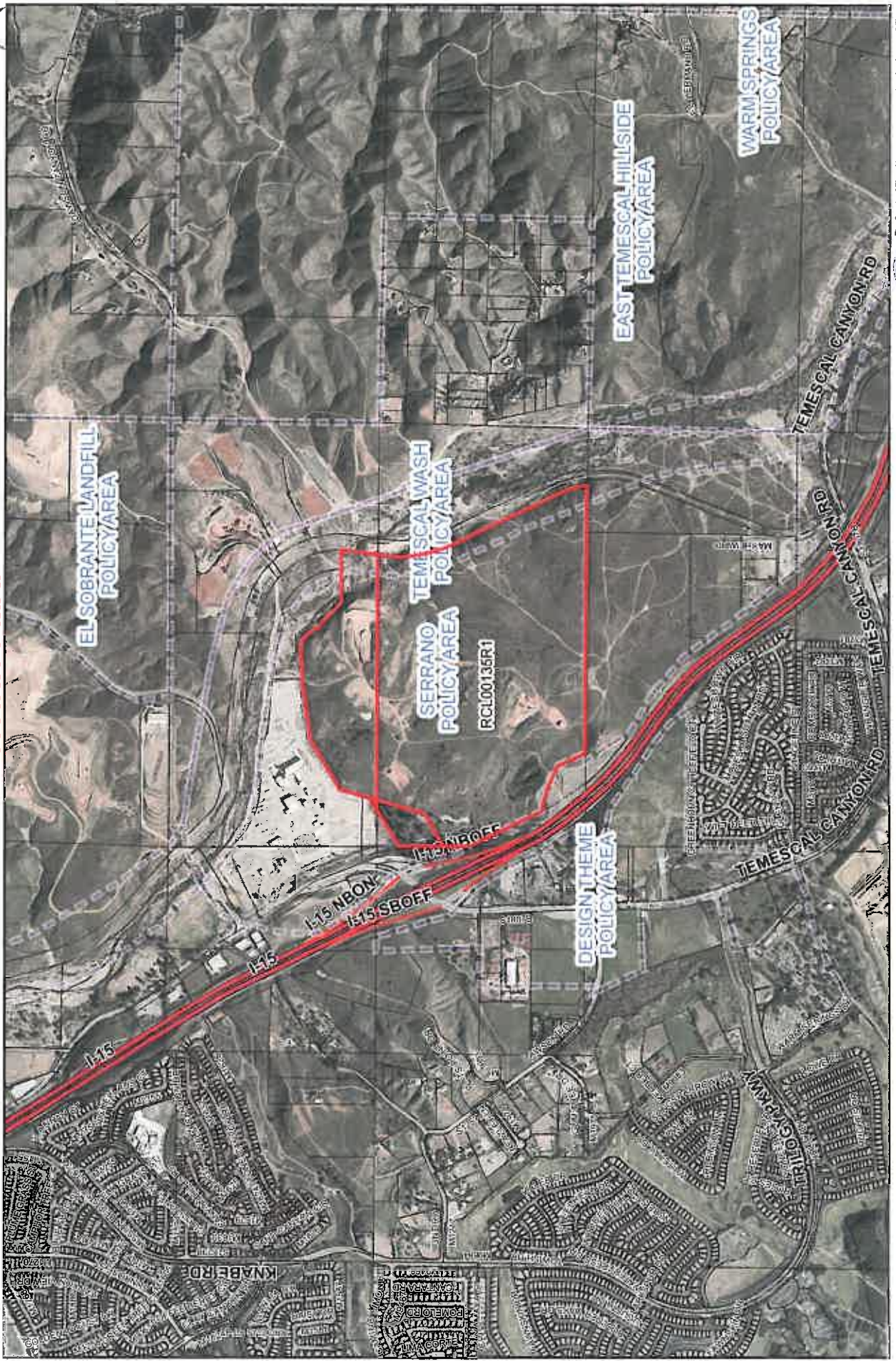
- 12. Surrounding Land Use (Ex. #1): Manufacturing to the North, south, Open Space to the South, Interstate 15 to the West, and Open Space to the East.

- 13. Project Data: Total Acreage: 285.66

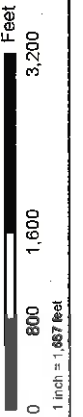
- 14. Environmental Concerns: CEQA Exempt Case

RIVERSIDE COUNTY PLANNING DEPARTMENT RCL00135R1 VICINITY MAP

Supervisor Jeffries
District 1



Orthophotos Flown 2111 (WR, CV) or 4107 (REMAP, Blythe)
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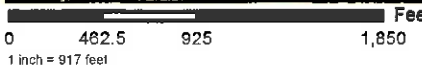
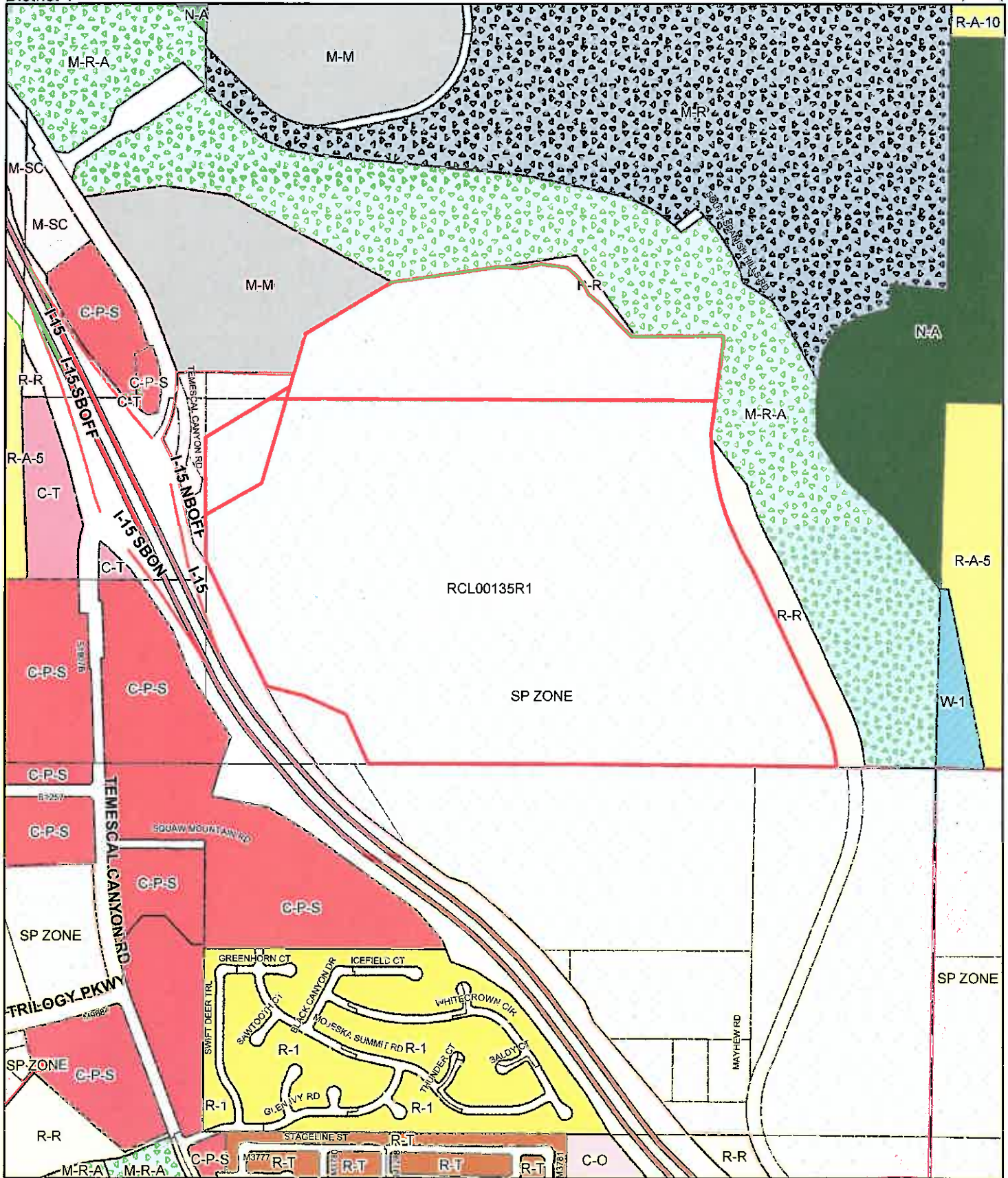


RIVERSIDE COUNTY PLANNING DEPARTMENT

RCL135R1

ZONING MAP

Supervisor Jeffries
District 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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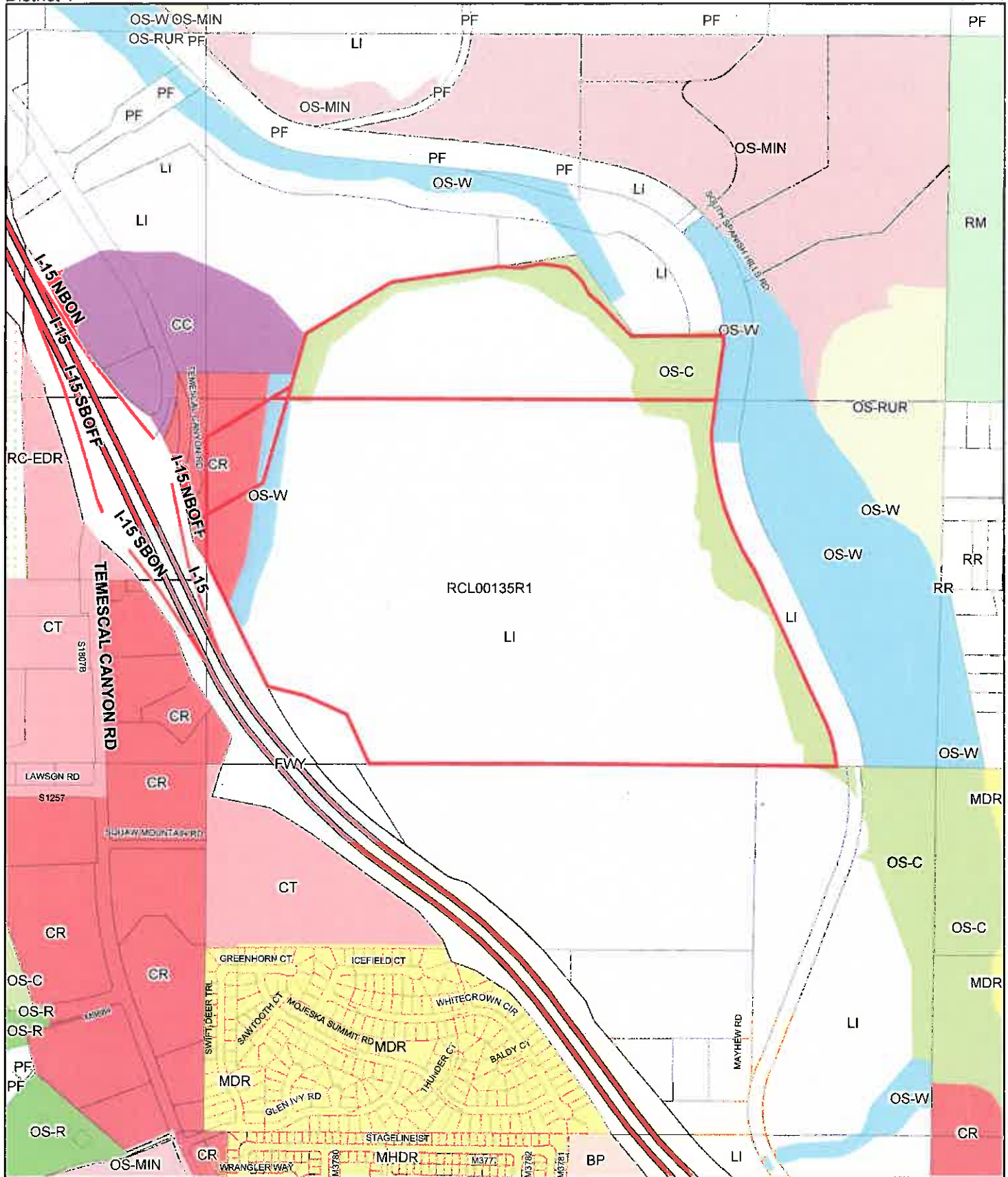
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RIVERSIDE COUNTY PLANNING DEPARTMENT

RCL135R1

GENERAL PLAN LAND USE MAP

Supervisor Jeffries
District 1



RCL00135R1

LI

0 462.5 925 1,850 Feet
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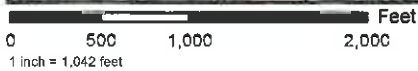
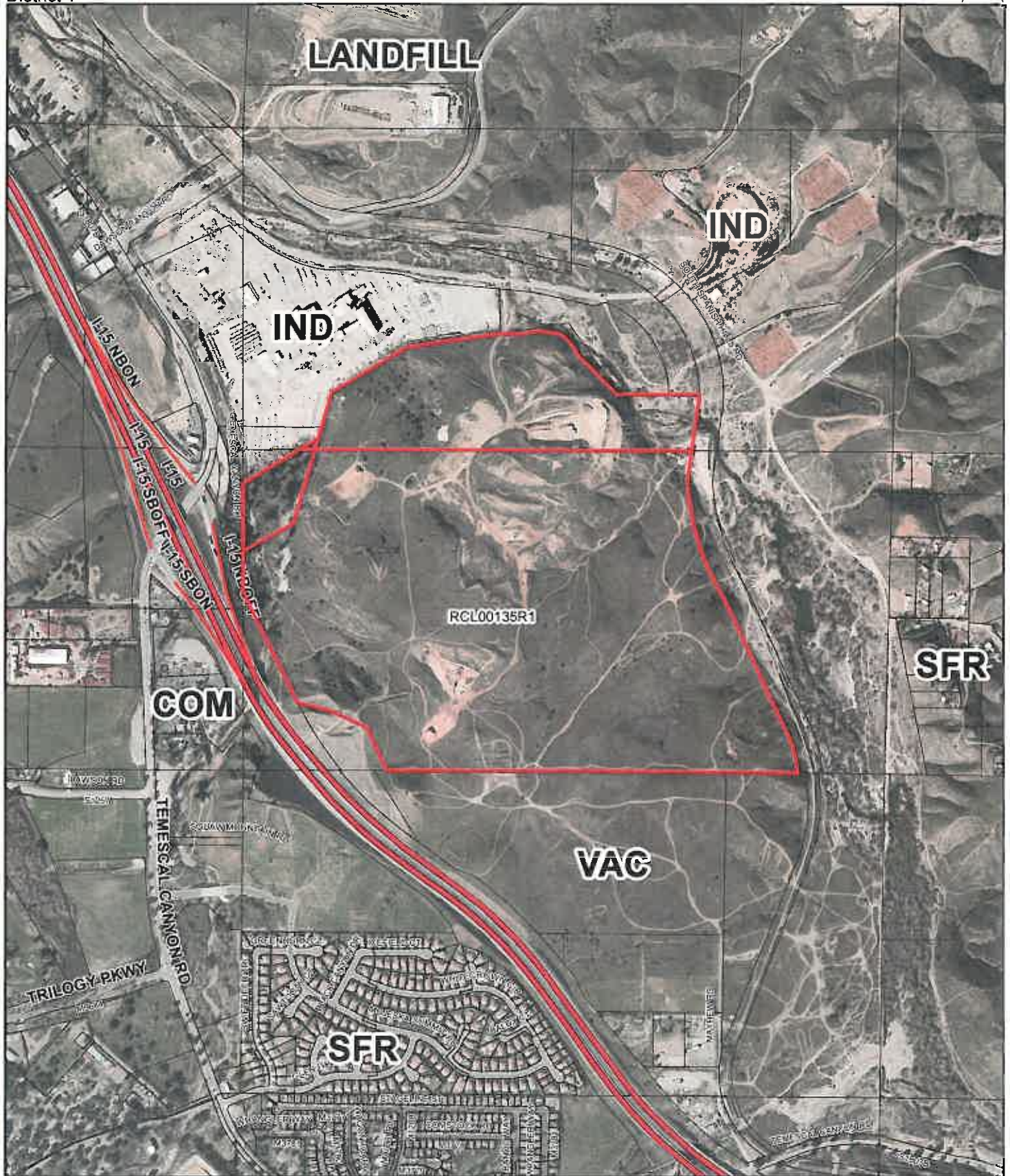
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RIVERSIDE COUNTY PLANNING DEPARTMENT

RCL135R1 LAND USES



Supervisor Jeffries
District 1



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PREVIOUS STAFF REPORTS

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisorial District: First
Project Planner: David L. Jones
Planning Commission: April 16, 2014

RECLAMATION PLAN NO. 135
ORDER TO COMPLY PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission heard testimony from County Planning Staff (staff) and the mine owner, discussed the OTC, and voted to continue the hearing to January 15, 2014. On January 15, 2014, upon staff's recommendation, the Planning Commission voted to set aside the OTC and directed staff to provide an update for the mining operation at the April 16, 2014 Planning Commission hearing.

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

ISSUES OF POTENTIAL CONCERN:

Although there has been progress made by the mine owner in correcting some of the most pressing issues and the operator has engaged a mining consultant to assist in correcting some of the physical site violations and to assist in preparation of the revised reclamation plan, the financial assurance for this mine has yet to be increased and progress relative to the mine operations revised reclamation plan has apparently stalled waiting for resolution of the short term corrective measures plan.

FINDINGS: The following findings are a summary of the activities performed subsequent to the January 15 Planning Commission hearing relative to the issues and corrective measures enumerated in the original OTC:

1. *Mining Outside of Approved Mining Reclamation Plan*

The mine operator's mining consultant has begun preparation of a revised reclamation plan for this site. A draft of the revised reclamation plan is reportedly in progress, but no amended exhibits have been submitted to the County as of this writing. A draft time-line schedule provided by the mine owner's consultant indicates a draft reclamation plan would be submitted for County review in July 2014.

2. *Over-steepened Slopes and Tailings/Fill Material Side Cast*

The mine operator's mining consultant produced a draft "Preliminary Grading Approach..." report dated January 14, 2014. This report addresses drainage areas, slope stability and erosion control measures. At the request of the mine owner, a site visit was conducted February 24, 2014 between the owner, a grading contractor and the County's Chief Engineering Geologist. The purpose of the site visit was to discuss proposed slope repairs and retention basin sizing pursuant to the Preliminary Grading Approach report. Subsequent to the site visit, staff met with County Transportation Department staff to discuss retention basin design and then issued comments to the mine owner, March 12, 2014, regarding the consultant's retention basin sizing calculations. The County has not received response to comments as of this writing.

3. *Non-filing of Annual SMARA Inspection Application*

The required inspection was conducted and the fees associated with the inspection have been paid.

4. *Updated Financial Assurance Cost Estimate*

Although there has been progress made by the mine operator in correcting some of the most pressing issues at the site and the operator has engaged a mining consultant, the financial assurance has not been increased as of this writing.

CONCLUSIONS: The following conclusions are based on the activities performed at this site subsequent to the January 15 Planning Commission hearing and the current status of the mine site:

1. The existing mining operation remains in violation of its approved reclamation plan.
2. The existing mining operation remains in violation of SMARA and County Ordinance No. 555 relative to the need for increased financial assurance.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application. A revised schedule for submittal of this plan should be obtained.
4. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism. The operator must submit an increase to their financial assurance, or a new total amount financial assurance, to accommodate reclamation of the existing and next year's planned disturbances.

RECOMMENDATIONS:

AFFIRM THE ORDER TO COMPLY WITH APPROPRIATE CHANGES TO THE PRESCRIBED PERFORMANCE DEADLINES AND DIRECT STAFF TO PROVIDE THE PLANNING COMMISSION A PROGRESS UPDATE FOR THE MINING OPERATION AT THE JUNE 18, 2014 PLANNING COMMISSION HEARING.

INFORMATIONAL ITEMS:

1. A few telephone conversations have been held with the mine owner and his consultants, a few e-mail communications have been sent to the mine owner and one site visit has been accomplished since the January 15, 2014 Planning Commission hearing.
2. Staff has provided verbal comments to the mine owner with regard to the protracted length of time required to accommodate many facets of the schedule and the time line schedule provided by his consultant. Staff and the mine owner are working together to shorten the overall schedule for compliance at this site.
3. The revised reclamation plan is anticipated to be submitted for County review and comment by the end of May 2014.
4. The mine site, given the initial remedial actions by the mine owner, suffered only minor erosion during the recent rain events.
5. As of this writing, no letters, in support or opposition have been received.
6. The mine operator (Mission Clay Products) previously submitted an application to revise their reclamation plan but, has not submitted the necessary amended exhibits and deposit based fee to continue processing this application as of this writing.
7. The project site is not located within:
 - a. A City;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. A fault hazard area;
 - g. A high liquefaction hazard potential area
 - h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).
8. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.
9. Existing General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W)

- | | | |
|-----|---|---|
| 10. | Surrounding General Plan Land Use (Ex. #3): | Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) |
| 11. | Existing Zoning (Ex. #2): | Specific Plan (SP) [SP00353 – Serrano) |
| 12. | Surrounding Zoning (Ex. #2): | Mineral Resources (M-R), Mineral Resources and Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-S), Specific Plan (SP) |
| 13. | Existing Land Use (Ex. #1): | Mining |
| 14. | Surrounding Land Use (Ex. #1): | Manufacturing to the North, south, Open Space to the South, Interstate 15 to the West, and Open Space to the East. |
| 15. | Project Data: | Total Acreage: 285.66 |
| 16. | Environmental Concerns: | CEQA Exempt Case |

Agenda Item No.: 3.2
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisorial District: First
Project Planner: David L. Jones
Planning Commission: January 15, 2014

RECLAMATION PLAN NO. 135
ORDER TO COMPLY PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission discussed the Order to Comply and voted to continue the hearing to January 15, 2014.

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

ISSUES OF POTENTIAL CONCERN:

Although there has been progress made by the mine operator in correcting some of the most pressing issues and the operator has engaged a mining consultant, the financial assurance has yet to be increased to accommodate the necessary reclamation.

FINDINGS: The following findings are a summary of the current progress at the mine site and the existing land use:

1. *Mining Outside of Approved Mining Reclamation Plan*
The mine operator has engaged a mining consultant to produce a revised reclamation plan for this site. Work has been started on the analysis of physical site conditions (slope stability analysis and drainage patterns) and a draft of the revised reclamation plan is in progress.
2. *Over-steepened Slopes*
The mine operator has engaged a mining consultant to produce a revised reclamation plan for this site. Work has been started on the analysis of physical site conditions (slope stability analysis and drainage patterns) and a draft of the revised reclamation plan is in progress. Some of the over-steepened slopes have been corrected.
3. *Tailings/Fill Material Side Cast*
The mine operator has engaged a mining consultant to produce a revised reclamation plan for this site. Work has been started on the analysis of physical site conditions (slope stability analysis and drainage patterns) and a draft of the revised reclamation plan is in progress. Some of the tailings/fill materials have been removed from the stream courses.
4. *Non-filing of Annual SMARA Inspection Application*
The operator submitted additional funding to extend the life of their 2012 Annual SMARA Inspection permit (BMP120021) on July 22, 2013. No new permit application or separate fees have been submitted as of this writing.
5. *Updated Financial Assurance Cost Estimate*
Although there has been progress made by the mine operator in correcting some of the most pressing issues and the operator has engaged a mining consultant, the financial assurance has yet to be increased to accommodate the necessary reclamation.
6. The project site is designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan.
7. The existing use, surface mining, is a permitted use in the in the Open Space – Water (OS-W) designation. The existing use, surface mining, is not expressly a permitted use in the in the Community Center (CC), Commercial Retail (CR), Light Industrial (LI), or Open Space: Conservation (OS-C) designation.
8. The project site is surrounded by properties which are designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan.
9. The zoning for the subject site is Specific Plan (SP).
10. The existing use, surface mining, is not a permitted conditional use in this Specific Plan. However, mining is a contemplated use until future development under the Specific Plan is initiated.

11. The existing use, surface mining, is not consistent with the development standards set forth in the Specific Plan. However, mine reclamation is designed to leave the site rough graded for future uses defined in the Specific Plan.
12. The project site is surrounded by properties which are zoned M-M, M-R-A, CPS, and R-R.
13. Similar mining uses have been previously constructed in the project vicinity.
14. This mine is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
15. This existing mining operation is not within a City but is within the City Sphere of Corona.
16. This existing mining operation is located within a very high fire hazard severity zone.
17. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).
18. The mining operation has gone outside of the limits of the approved reclamation plan.
19. The mining operation has constructed slopes steeper than allowed in the approved reclamation plan.
20. The mining operation has cast material into the waterway located at the northern end of the site.

CONCLUSIONS:

1. The existing mining operation remains in violation of its' approved reclamation plan. However, reasonable progress is being made to revise the reclamation plan in order to bring the operation into compliance.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application. Reasonable progress is being made to revise the reclamation plan in order to bring the operation into compliance.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism. The operator must submit an increase to their financial assurance, or a new total amount financial assurance, to accommodate reclamation of the existing and next year's planned disturbances.
4. The existing mining operation is in conformance Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan, but not consistent with Community Center (CC), Commercial Retail (CR) and other elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.
5. The existing project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 in that Specific Plan No.

353 is conditioned for the mining operation to cease prior to approval of any implementing projects.

6. The public's health, safety, and general welfare are not currently protected through project design.
7. The existing mining operation is compatible with the present development but not with future logical development of the area.
8. The existing mining operation may have a significant effect on the environment.
9. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

RECOMMENDATIONS:

DISCUSS THE MINING OPERATOR'S PROGRESS TO DATE, SET ASIDE THE ORDER TO COMPLY, AND DIRECT STAFF TO PROVIDE THE PLANNING COMMISSION A PROGRESS UPDATE FOR THE MINING OPERATION AT THE APRIL 4, 2014 PLANNING COMMISSION HEARING.

INFORMATIONAL ITEMS:

1. Numerous telephone conversations with the mine operator and his consultants and several site visits have been accomplished since issuance of the Order to Comply; including one site visit and several phone conversations since the December 6, 2013 Planning Commission hearing.
2. As of this writing, no letters, in support or opposition have been received.
3. As of this writing, the mine operator (Mission Clay Products) has not applied for their 2013 annual SMARA mine inspection.
4. As of this writing, the mine operator (Mission Clay Products) has submitted an application to revise their mining permit but, has not submitted the necessary amended exhibits and deposit based fee to continue processing this application.
5. The project site is not located within:
 - a. A City;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. A fault hazard area;
 - g. A high liquefaction hazard potential area

- h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).

- 6. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.

- 7. Existing General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W)

- 8. Surrounding General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W)

- 9. Existing Zoning (Ex. #2): Specific Plan (SP) [SP00353 – Serrano]

- 10. Surrounding Zoning (Ex. #2): Mineral Resources (M-R), Mineral Resources and Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-S), Specific Plan (SP)

- 11. Existing Land Use (Ex. #1): Mining

- 12. Surrounding Land Use (Ex. #1): Manufacturing to the North, south, Open Space to the South, Interstate 15 to the West, and Open Space to the East.

- 13. Project Data: Total Acreage: 285.66

- 14. Environmental Concerns: CEQA Exempt Case

Agenda Item No.: 3.3
Area Plan: Temescal Canyon
Zoning District: Gien Ivy Area
Supervisory District: First
Project Planner: David L. Jones
Planning Commission: December 4, 2013

RECLAMATION PLAN NO. 135 ORDER TO
COMPLY
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

ISSUES OF POTENTIAL CONCERN:

Mining Outside of Approved Mining Reclamation Plan

As explained above and in the OTC, the mining operation has extended its operations outside of the limits of the approved reclamation plan. County Ordinance No. 555 Section 9.a. requires the mining operator to pose adequate financial assurance for reclamation of disturbance prior to commencement of the surface mining operation.

Over-steepened Slopes

The reclamation plan does not allow vertical slopes; this mining operation has constructed several vertical slopes. This amounts to a potential safety hazard and a direct violation of the approved mining permit.

Tailings/Fill Material Side Cast

The mining operation has resulted in materials being side cast or pushed into the drainage located along the northern limits of the approved reclamation plan. In addition, the mining operation has failed to provide sufficient compaction and erosion control on fill slopes and other areas of the site resulting in excessive erosion. This amounts to a potential water quality impacts.

Non-filing of Annual SMARA Inspection Application

Pursuant to County Ordinance No. 555, an application for a special inspection permit shall be submitted and the special inspection permit fee set forth in Ordinance No. 671 shall be paid concurrently with the operator's report submitted pursuant to Section 2207 of the Public Resources Code by July 1st of each year. The operator failed to submit by July 1, 2013.

Updated Financial Assurance Cost Estimate

County Ordinance No. 555 requires the amount of a mining operation's financial assurance to be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and to be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. This mining operation has not provided an updated financial assurance cost estimate (FACE) this year. Mining disturbance has extended beyond the limits of which can be reclaimed under the current amount of financial assurance on file (\$49,318.85).

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #3): | Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) |
| 2. Surrounding General Plan Land Use (Ex. #3): | Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) [SP00353 – Serrano] |
| 4. Surrounding Zoning (Ex. #2): | Mineral Resources (M-R), Mineral Resources and Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-S), Specific Plan (SP) |
| 5. Existing Land Use (Ex. #1): | Mining |
| 6. Surrounding Land Use (Ex. #1): | Manufacturing to the North, south, Open Space to the South, Interstate 15 to the West, and Open Space to the East. |
| 7. Project Data: | Total Acreage: 285.66 |
| 8. Environmental Concerns: | CEQA Exempt Case |

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO JANUARY 15, 2014 PLANNING COMMISSION HEARING the findings of the Notice and Order to Comply to confirm the operator's understanding of the Notice and Order to Comply and to evaluate any progress the operator may have achieved since issuance of the Notice and Order to Comply.

FINDINGS: The following findings are a summary of existing land use and summary of the Notice and Order to Comply:

1. The project site is designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan.
2. The existing use, surface mining, is a permitted use in the in the Open Space – Water (OS-W) designation. The existing use, surface mining, is not expressly a permitted use in the in the Community Center (CC), Commercial Retail (CR), Light Industrial (LI), or Open Space: Conservation (OS-C) designation.
3. The project site is surrounded by properties which are designated Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan.
4. The zoning for the subject site is Specific Plan (SP).
5. The existing use, surface mining, is not a permitted conditional use in this Specific Plan. However, mining is a contemplated use until future development under the Specific Plan is initiated.
6. The existing use, surface mining, is not consistent with the development standards set forth in the Specific Plan. However, mine reclamation is designed to leave the site rough graded for future uses defined in the Specific Plan.
7. The project site is surrounded by properties which are zoned M-M, M-R-A, CPS, and R-R.
8. Similar mining uses have been previously constructed in the project vicinity.
9. This mine is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
10. This existing mining operation is not within a City but is within the City Sphere of Corona.
11. This existing mining operation is located within a very high fire hazard severity zone.
12. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).
13. The mining operation has gone outside of the limits of the approved reclamation plan.
14. The mining operation has constructed slopes steeper than allowed in the approved reclamation plan.
15. The mining operation has cast material into the waterway located at the northern end of the site.

CONCLUSIONS:

1. The existing mining operation is in conformance Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) on the Temescal Canyon Area Plan, but not consistent

with Community Center (CC), Commercial Retail (CR) and other elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.

2. The existing project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 in that Specific Plan No. 353 is conditioned for the mining operation to cease prior to approval of any implementing projects.
3. The public's health, safety, and general welfare are not currently protected through project design.
4. The existing mining operation is compatible with the present development but not with future logical development of the area.
5. The existing mining operation may have a significant effect on the environment.
6. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. The existing mining operation is in violation of its' approved reclamation plan.
8. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application.
9. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. As of this writing, the mine operator (Mission Clay Products) has not applied for their 2013 annual SMARA mine inspection.
3. As of this writing, the mine operator (Mission Clay Products) has submitted an application to revise their mining permit but, has not submitted the necessary amended exhibits and deposit based fee to continue processing this application.
4. The project site is not located within:
 - a. A City;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. A fault hazard area;
 - g. A high liquefaction hazard potential area

- h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).
5. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.

**ORDERS TO COMPLY
AND
NOTICES OF VIOLATION**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

July 1, 2014

Via Certified Mail

Mission Clay Products
Attention: Ken Garrett
P.O. Box 549
Corona, CA 92883
951-277-4600

Ben's Mine (RCL00135)
CA Mine ID #91-33-0034
Notice and Order to Comply

Dear Mr. Garrett,

Enclosed with this letter is a Notice and Order to Comply (OTC) with the California Surface Mining and Reclamation Act (SMARA), Public Resources Code, Division 2, Chapter 9, Section 2719 et seq. This Notice and OTC shall replace the Notice and OTC originally issued by the Planning Director October 15, 2013 and prematurely set aside, at staff's recommendation, by the Planning Commission January 15, 2014. This Notice and OTC essentially mirrors the October 15, 2014 OTC with modifications to compliance dates, added detail for the interim financial assurance, discussion regarding potential abandoned mine status, and information on the hearing date/time/location being the only changes.

Sincerely,

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

David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Encl: Notice, Order, Attachment A

cc: Juan C. Perez, Interim Planning Director
Mike Lara, Building Official
Bob Magee, Supervisor's Legislative Aide – 1st District
Shellie Ciack, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
File: RCL00135

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

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

IN THE MATTER OF)
Mission Clay Products)
)
MINING OPERATION)
BEN'S MINE – RCL00135)
CA MINE ID #91-33-0034)
)
ATTN:)
Ken Garrett)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

NOTICE IS HEREBY GIVEN THAT:

1. Mission Clay Products has violated provisions of California's Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California code of Regulations Section 3500 et seq., for which the County of Riverside (hereinafter "County") may issue Notice of Violations, Cease and Desist Orders, Orders to Comply and administrative penalties under Pub. Res. Code Section 2774.1.
2. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706(d)* by not adequately revegetating fill slopes.

RCL00135, Reclamation Section 2 states: "As the mining operations are completed in any given area, slopes will be constructed and stabilized and these slopes will be seeded for revegetation on a regular basis – see revegetation notes."

RCL00135, Reclamation Section 6 states: "Revegetation of disturbed soils may help slope stabilization."

RCL00135, Reclamation Section 13 states: "Revegetation will be accomplished by overseeding disturbed areas and slopes as indicated on the reclamation plan."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

3. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706 (c and d)* by side casting tailings/fill material into the water course on the north side of the site.

RCL00135, Project Description Section 5.a.(2) states: "The natural drainage courses will not be altered throughout the current and proposed mining operations."

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

RCL00135, Mining Section 11 states: "As previously discussed, this mining operation will not interfere with the natural intermittent drainage courses."

RCL00135 Reclamation Plan Exhibit Sheets 1-6 of 6 provides the limits for mining operations and does not indicate fill slopes.

California Code of Regulations 3706(c) states: " Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

4. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706(c and d)* by not properly maintaining tailings/fill material (insufficient compaction and excessive erosion).

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Reclamation Section 6 states: "Slopes will be compacted and re-compacted where necessary.

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

California Code of Regulations 3706(c) states: " Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

5. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan by constructing over-steepened (20-foot vertical) stockpiles and vertical mine working faces up to 30-feet high.

RCL00135 Reclamation Plan Exhibit Sheets 1 of 6 Reclamation Notes # 18 states: "Stability calculations with a safety factor of at least one and five tenths (1.5) shall be submitted by a soils engineer to the Department of Public Works for cut and fill slopes steeper than 2 to 1 or over 30' in vertical height.

6. *Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and California Code of Regulations 3706(a-d) by not properly maintaining storm water basins, allowing excessive erosion, and poor maintenance of down-drains (decoupled).*

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Reclamation Section 6 states: "Slopes will be compacted and re-compacted where necessary.

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

California Code of Regulations 3706(a) states: "Surface mining and reclamation activities shall be conducted to protect on-site and downstream beneficial uses of water in accordance with the Porter-Cologne Water Quality Control Act, Water Code section 13000, et seq., and the Federal Clean Water Act, 33 U.S.C. section 1251, et seq."

California Code of Regulations 3706(b) states: "The quality of water, recharge potential, and storage capacity of ground water aquifers which are the source of water for domestic, agricultural, or other uses dependent on the water, shall not be diminished, except as allowed in the approved reclamation plan.

California Code of Regulations 3706(c) states: "Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

7. *Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034, in violation of the approved reclamation plan, County Ordinance No. 555 Section 12 and California Code of Regulations Section 3502(g) by mining outside the limits of the approved mining and reclamation.*

RCL00135 Reclamation Plan Exhibit provides the limits for mining operations.

County Ordinance No. 555 Section 12 states: "A person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall submit to the Planning Department for approval by the Planning Director, a reclamation plan for vested operations that are conducted after January 1, 1976, and shall apply for a Special Inspection permit from the Building Director in the same manner and with the same frequency as those mining operators required to obtain a permit pursuant to this ordinance before commencing or expanding their operation.

California Code of Regulations Section 3502(g) states: "Should an expansion of an operation into an area not covered by an approved reclamation plan be determined by the lead agency to be a substantial deviation, an amended reclamation plan shall be prepared that ensures adequate reclamation for the surface mining operation. The amended reclamation plan shall incorporate current reclamation standards for the entire area governed by the plan that is impacted by the deviation. If reclamation has been substantially initiated at the time that a lead agency determines that an amended reclamation plan is required, the operator may complete reclamation of those areas according to the previously approved reclamation plan, except for those areas that are or will be affected by the proposed expanded mining activities which shall be subject to the requirements of the amended reclamation plan."

8. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of Public Resources Code, Division 2, Chapter 9, Section 2770(h)(1) by failing to apply for an interim management plan (idle operating status).

Public Resources Code, Division 2, Chapter 9, Section 2770(h)(1) states: "Within 90 days of a surface mining operation becoming idle, as defined in Section 2727.1, the operator shall submit to the lead agency for review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project for purposes of Division 13 (commencing with Section 21000). The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan, for purposes of this chapter. The interim management plan shall provide measures the operator will implement to maintain the site in compliance with this chapter, including, but not limited to, all permit conditions."

It should be noted: given the lapse of time between the required filing dates for an interim management plan, the lack of response to the Notice of Violation on the failure to apply for an interim management plan and the date of this OTC, this mine may be interpreted to be statutorily abandoned and a new mining permit may be required along with the required amended reclamation plan. Further review of this issue will be addressed at the Planning Commission hearing and in consultation with County Counsel.

9. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan by allowing unauthorized access to site-safety hazards.

RCL00135 Reclamation Section 4 states: "'No Trespassing" signs are located on the haul road gate and around the property lines."

10. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of County Ordinance No. 555 Section 8.b. and California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (a & e) by not submitting their application and associated fee for their annual mine inspection.

County Ordinance No. 555 Section 8.b. states: "Each operator shall apply for a Special Inspection permit from the Building Director at least once in each year, provided, however, that this subsection shall not be construed to require more than one inspection per year per permit. An application for a special inspection permit shall be submitted and the special inspection permit fee set forth in ordinance no. 6712 shall be paid concurrently with the operator's report submitted pursuant to Section 2207 of the Public Resources Code by July 1st of each year."

California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (a) states: "Inspection of a surface mining operation shall be conducted not less than once each calendar year to determine if the operation is in compliance with the requirements of Public Resources Code Chapter 9, commencing with section 2710."

California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (e) states: "The operator shall be responsible for the reasonable cost of the annual inspection conducted by the lead agency or by the board if the board is the lead agency."

11. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of County Ordinance No. 555 Section 8.b. and Public Resources Code Section 2773.1(1)(3) by not providing an updated financial assurance cost estimate.

County Ordinance No. 555 Section 9.a. states: "Prior to the commencement of surface mining operations, the operator shall post with the Building Director a financial assurance... the amount of the financial assurance shall be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and shall be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

Public Resources Code Section 2773.1(1)(3) states: The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

12. On November 15, 2012, Mission Clay Products received a Notice of violation dated November 13, 2012 by certified mail informing Mission Clay Products that mining operations conducted at the Mission Clay Products were in violation of their approved reclamation plan as described in items 2-9 above.
13. On August 28, 2013, Mission Clay Products received a Notice of violation dated August 22, 2012 by certified mail informing Mission Clay Products that mining operations conducted at the Mission Clay Products were in violation of their approved reclamation plan as described in items 10 and 11 above.

14. As of the date of this Notice and Order, Mission Clay Products has not submitted or obtained a revised reclamation plan and financial assurance approved pursuant to SMARA and they have not applied for their annual mine inspection for this inspection year.

IN THE MATTER OF)
Mission Clay Products)
)
MINING OPERATION)
BEN'S MINE – RCL00135)
CA MINE ID #91-33-0034)
)
ATTN:)
Ken Garrett)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

ORDER

Mission Clay Products IS HEREBY ORDERED TO COME INTO COMPLIANCE with the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq.; Specifically, Mission Clay Products is ordered to:

1. Prepare a revised reclamation plan in accordance the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555 Section, and specifically include plans to address the 16 conditions set forth in Attachment "A", and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation ("Department") within 15 days of the effective date of this Order.

It should be noted: given the lapse of time between the required filing dates for an interim management plan, the lack of response to the Notice of Violation on the failure to apply for an interim management plan and the date of this OTC, this mine may be interpreted to be statutorily abandoned and a new mining permit may be required along with the required amended reclamation plan. Further review of this issue will be addressed at the Planning Commission hearing and in consultation with County Counsel.

2. Post an interim financial assurance mechanism effective through December 31, 2014 in the amount of \$322,000 (\$5000 per acre for the estimated 64.4 acres of disturbance) within 15 calendar days of the effective date of this Order. The issuer must submit an original or certified copy of the interim financial assurance mechanism to Riverside County and the Department.
3. Provide an original or a certified copy from an independent financial institution authorized to do business and located within California of proof to both Riverside County and the Department that the current financial assurance mechanism has been renewed in full through December 31, 2014 within 10 calendar days from the effective date of this Order.
4. Provide an amended reclamation plan that fully responds to and incorporates any comments or requirements from the County and/or the Department no later than 15 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the

revised mining permit and associated reclamation plan originally submitted pursuant to paragraph 1 above.

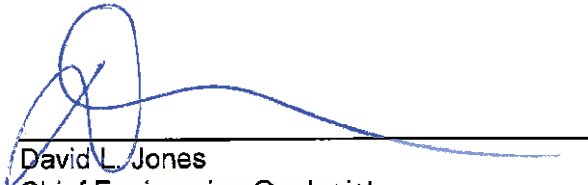
5. Submit a financial assurance cost estimate in accordance with SMARA, and the Regulations and Financial Assurance Guidelines adopted by the State Mining and Geology board, to Riverside County for approval and the Department within 5 calendar days of the approval of a revised mining permit and associated reclamation plan.
6. Provide an amended financial assurance cost estimate that fully responds to and incorporates any comments or requirements from Riverside County and/or the Department no later than 5 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the financial assurance cost estimate originally submitted pursuant to paragraph 5 above.
7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside County or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.
8. Commence reclamation pursuant to the approved revised reclamation plan.
9. Complete reclamation pursuant to the approved revised reclamation plan by the date specified in the approved reclamation plan. Both Riverside County and the Department must inspect and certify reclamation as being complete.
10. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan and is certified complete through inspection by both Riverside County and the Department.
11. Appear before the Riverside County Planning Commission on August 20, 2014 for a hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a. The hearing will be conducted in the 1st Floor Board Chambers located in the County Administrative Center, 4080 Lemon Street, Riverside County, California 92501 and will begin at 9:00 am or as soon as possible thereafter.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on August 20, 2014. If Mission Clay Products fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars (\$5,000) per day, assessed from the original dates of noncompliance (11/15/12 and 8/8/13).

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

Date

7/01/14


David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved reclamation plan (RCL00135).
2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.
3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.
4. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.
5. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.
6. The reclamation plan must provide for long term erosion and sediment control.
7. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.
8. The reclamation plan must provide for reclamation of all access roads.
9. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.
10. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.
11. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.
12. The reclamation plan must provide a current Statement of Responsibility.
15. The reclamation plan must provide current topography.
16. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.

17. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.
18. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stable as constructed.
19. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

October 15, 2013

Via Certified Mail

Mission Clay Products
Attention: Ken Garrett
23835 Temescal Road
Corona, CA 92883
951-277-4600

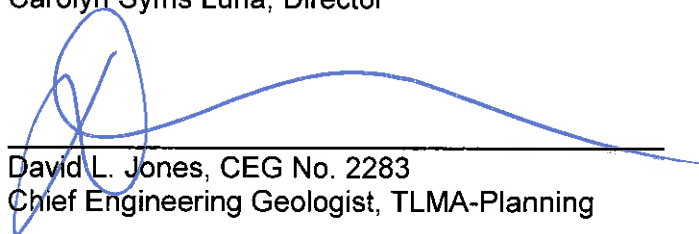
Ben's Mine (RCL00135)
CA Mine ID #91-33-0034
Notice and Order to Comply

Dear Mr. Garrett,

Enclosed with this letter is a Notice and Order to Comply with the California Surface Mining and Reclamation Act (SMARA), Public Resources Code, Division 2, Chapter 9, Section 2719 et seq.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Encl: Notice, Order, Attachment A

cc: Carolyn Sym Luna, Planning Director
Mike Lara, Building Official
Bob Magee, Supervisor's Legislative Aide – 1st District
Shellie Clack, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
File: RCL00135

B:\Geology\SMP\SMARA 2013\NOV-OTC\Ben's Mine\Order to Comply Bens Mine 10-15-13.docx

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

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

IN THE MATTER OF)
Mission Clay Products)
)
MINING OPERATION)
BEN'S MINE – RCL00135)
CA MINE ID #91-33-0034)
)
ATTN:)
Ken Garrett)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

NOTICE IS HEREBY GIVEN THAT:

1. Mission Clay Products has violated provisions of California's Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California code of Regulations Section 3500 et seq., for which the County of Riverside (hereinafter "County") may issue Notice of Violations, Cease and Desist Orders, Orders to Comply and administrative penalties under Pub. Res. Code Section 2774.1.
2. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706(d)* by not adequately revegetating fill slopes.

RCL00135, Reclamation Section 2 states: "As the mining operations are completed in any given area, slopes will be constructed and stabilized and these slopes will be seeded for revegetation on a regular basis – see revegetation notes."

RCL00135, Reclamation Section 6 states: "Revegetation of disturbed soils may help slope stabilization."

RCL00135, Reclamation Section 13 states: "Revegetation will be accomplished by overseeding disturbed areas and slopes as indicated on the reclamation plan."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gulying, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

3. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706 (c and d)* by side casting tailings/fill material into the water course on the north side of the site.

RCL00135, Project Description Section 5.a.(2) states: "The natural drainage courses will not be altered throughout the current and proposed mining operations."

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

RCL00135, Mining Section 11 states: "As previously discussed, this mining operation will not interfere with the natural intermittent drainage courses."

RCL00135 Reclamation Plan Exhibit Sheets 1-6 of 6 provides the limits for mining operations and does not indicate fill slopes.

California Code of Regulations 3706(c) states: " Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

4. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706(c and d)* by not properly maintaining tailings/fill material (insufficient compaction and excessive erosion).

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Reclamation Section 6 states: "Slopes will be compacted and re-compacted where necessary."

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

California Code of Regulations 3706(c) states: " Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

5. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan by constructing over-steepened (20-foot vertical) stockpiles and vertical mine working faces up to 30-feet high.

RCL00135 Reclamation Plan Exhibit Sheets 1 of 6 Reclamation Notes # 18 states: "Stability calculations with a safety factor of at least one and five tenths (1.5) shall be submitted by a soils engineer to the Department of Public Works for cut and fill slopes steeper than 2 to 1 or over 30' in vertical height."

6. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan and *California Code of Regulations 3706(a-d)* by not properly maintaining storm water basins, allowing excessive erosion, and poor maintenance of down-drains (decoupled).

RCL00135, Project Description Section 5.a.(4) states: "This mining activity has no potential for flooding downstream or causing downstream siltation."

RCL00135, Reclamation Section 6 states: "Slopes will be compacted and re-compacted where necessary."

RCL00135, Mining Section 9 states: "No wastes are produced by this mining operation".

California Code of Regulations 3706(a) states: "Surface mining and reclamation activities shall be conducted to protect on-site and downstream beneficial uses of water in accordance with the Porter-Cologne Water Quality Control Act, Water Code section 13000, et seq., and the Federal Clean Water Act, 33 U.S.C. section 1251, et seq."

California Code of Regulations 3706(b) states: "The quality of water, recharge potential, and storage capacity of ground water aquifers which are the source of water for domestic, agricultural, or other uses dependent on the water, shall not be diminished, except as allowed in the approved reclamation plan."

California Code of Regulations 3706(c) states: "Erosion and sedimentation shall be controlled during all phases of construction, operation, reclamation, and closure of a surface mining operation to minimize siltation of lakes and watercourses, as required by the Regional Water Quality Control Board or the State Water Resources Control Board."

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

7. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034, in violation of the approved reclamation plan, County Ordinance No. 555 Section 12 and *California Code of Regulations Section 3502(g)* by mining outside the limits of the approved mining and reclamation.

RCL00135 Reclamation Plan Exhibit provides the limits for mining operations.

County Ordinance No. 555 Section 12 states: "A person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall submit to the Planning Department for approval by the Planning Director, a reclamation plan for vested operations that are conducted after January 1, 1976, and shall apply for a Special Inspection permit from the Building Director in the same manner and with the same frequency as those mining operators required to obtain a permit pursuant to this ordinance before commencing or expanding their operation.

California Code of Regulations Section 3502(g) states: "Should an expansion of an operation into an area not covered by an approved reclamation plan be determined by the lead agency to be a substantial deviation, an amended reclamation plan shall be prepared that ensures adequate reclamation for the surface mining operation. The amended reclamation plan shall incorporate current reclamation standards for the entire area governed by the plan that is impacted by the deviation. If reclamation has been substantially initiated at the time that a lead agency determines that an amended reclamation plan is required, the operator may complete reclamation of those areas according to the previously approved reclamation plan, except for those areas that are or will be affected by the proposed expanded mining activities which shall be subject to the requirements of the amended reclamation plan."

8. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of Public Resources Code, Division 2, Chapter 9, Section 2770(h)(1) by failing to apply for an interim management plan (idle operating status).

Public Resources Code, Division 2, Chapter 9, Section 2770(h)(1) states: "Within 90 days of a surface mining operation becoming idle, as defined in Section 2727.1, the operator shall submit to the lead agency for review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project for purposes of Division 13 (commencing with Section 21000). The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan, for purposes of this chapter. The interim management plan shall provide measures the operator will implement to maintain the site in compliance with this chapter, including, but not limited to, all permit conditions."

9. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of the approved reclamation plan by allowing unauthorized access to site-safety hazards.

RCL00135 Reclamation Section 4 states: "'No Trespassing" signs are located on the haul road gate and around the property lines."

10. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of County Ordinance No. 555 Section 8.b. and California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (a & e) by not submitting their application and associated fee for their annual mine inspection.

County Ordinance No. 555 Section 8.b. states: "Each operator shall apply for a Special Inspection permit from the Building Director at least once in each year, provided, however, that

this subsection shall not be construed to require more than one inspection per year per permit. An application for a special inspection permit shall be submitted and the special inspection permit fee set forth in ordinance no. 6712 shall be paid concurrently with the operator's report submitted pursuant to Section 2207 of the Public Resources Code by July 1st of each year."

California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (a) states: "Inspection of a surface mining operation shall be conducted not less than once each calendar year to determine if the operation is in compliance with the requirements of Public Resources Code Chapter 9, commencing with section 2710."

California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1, Section 3504.5 (e) states: "The operator shall be responsible for the reasonable cost of the annual inspection conducted by the lead agency or by the board if the board is the lead agency."

11. Mission Clay Products has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Ben's Mine, RCL00135, CA Mine ID# 91-33-0034 in violation of County Ordinance No. 555 Section 8.b. and Public Resources Code Section 2773.1(1)(3) by not providing an updated financial assurance cost estimate.

County Ordinance No. 555 Section 9.a. states: "Prior to the commencement of surface mining operations, the operator shall post with the Building Director a financial assurance... the amount of the financial assurance shall be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and shall be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

Public Resources Code Section 2773.1(1)(3) states: The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

12. On November 15, 2012, Mission Clay Products received a Notice of violation dated November 13, 2012 by certified mail informing Mission Clay Products that mining operations conducted at the Mission Clay Products were in violation of their approved reclamation plan as described in items 2-9 above.
13. On August 28, 2013, Mission Clay Products received a Notice of violation dated August 22, 2012 by certified mail informing Mission Clay Products that mining operations conducted at the Mission Clay Products were in violation of their approved reclamation plan as described in items 10 and 11 above.
14. As of the date of this Notice and Order, Mission Clay Products has not submitted or obtained a revised reclamation plan and financial assurance approved pursuant to SMARA and they have not applied for their annual mine inspection for this inspection year.

IN THE MATTER OF)
Mission Clay Products)

MINING OPERATION)
BEN'S MINE – RCL00135)
CA MINE ID #91-33-0034)

ATTN:)
Ken Garrett)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

ORDER

Mission Clay Products IS HEREBY ORDERED TO COME INTO COMPLIANCE with the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq.; Specifically, Mission Clay Products is ordered to:

1. Prepare a revised reclamation plan in accordance the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555 Section, and specifically include plans to address the 16 conditions set forth in Attachment "A", and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation ("Department") within 15 days of the effective date of this Order.
2. Post an interim financial assurance mechanism effective through December 31, 2014 in the amount of \$322,000 within 15 calendar days of the effective date of this Order. The issuer must submit an original or certified copy of the interim financial assurance mechanism to Riverside County and the Department.
3. Provide an original or a certified copy from an independent financial institution authorized to do business and located within California of proof to both Riverside County and the Department that the current financial assurance mechanism has been renewed in full through July 31, 2014 within 10 calendar day from the effective date of this Order.
4. Provide an amended reclamation plan that fully responds to and incorporates any comments or requirements from the County and/or the Department no later than 15 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the revised mining permit and associated reclamation plan originally submitted pursuant to paragraph 1 above.
5. Submit a financial assurance cost estimate in accordance with SMARA, and the Regulations and Financial Assurance Guidelines adopted by the State Mining and Geology board, to Riverside County for approval and the Department within 5 calendar days of the approval of a revised mining permit and associated reclamation plan.

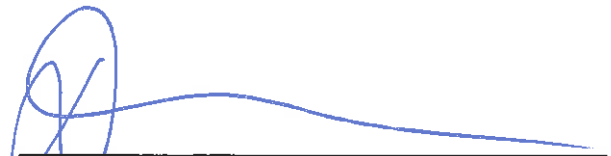
6. Provide an amended financial assurance cost estimate that fully responds to and incorporates any comments or requirements from Riverside County and/or the Department no later than 5 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the financial assurance cost estimate originally submitted pursuant to paragraph 5 above.
7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside County or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.
8. Commence reclamation pursuant to the approved revised reclamation plan by March 31, 2014.
9. Complete reclamation pursuant to the approved revised reclamation plan by December 31, 2014, excepting revegetation. Both Riverside County and the Department must inspect and certify reclamation as being complete.
10. Complete revegetation pursuant to the approved revised reclamation plan by March 1, 2015 wherein revegetation success monitoring shall begin. Both Riverside County and the Department must inspect and certify revegetation planting as being complete.
11. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan that is certified complete by inspection by both Riverside County and the Department.
12. Appear before the Riverside County Planning Commission on December 4, 2013 for the hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on December 4, 2013. If Mission Clay Products fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars (\$5,000) per day, assessed from the original date of noncompliance.

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

10/15/13

Date



David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved reclamation plan (RCL00135).
2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.
3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.
4. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.
5. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.
6. The reclamation plan must provide for long term erosion and sediment control.
7. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.
8. The reclamation plan must provide for reclamation of all access roads .
9. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.
10. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.
11. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.
12. The reclamation plan must provide a current Statement of Responsibility.
15. The reclamation plan must provide current topography.
16. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.

17. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.
18. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stable as constructed.
19. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".



COUNTY OF RIVERSIDE

TRANSPORTATION and LAND MANAGEMENT AGENCY

DEPARTMENT OF BUILDING AND SAFETY



Mike Lara
Director

Notice of Violation

November 13, 2012

Mailed by Regular U.S. Mail and
Certified Mail No. 7001 2510 0003 8636 4912

Mission Clay Products
ATTN: Ken Garrett
P.O. BOX 549
Corona, Ca 92878

RE: CA Mine ID: 91-33-0034
RCL00135

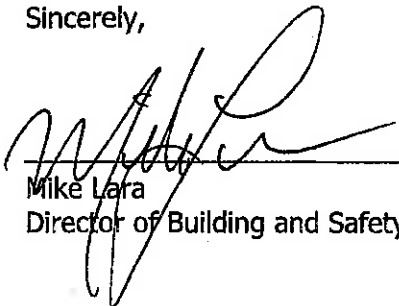
Dear Surface Mine Operator,

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of RCL00135. **You have 30 days to comply with this Notice of Violation.**

Violations:

1. Fill slopes have not been adequately revegetated
2. Tailings/fill material side cast into water course on north side of site
3. Tailings/fill material not properly maintained-insufficient compaction and excessive erosion
4. Stockpiles over-steepened (20-foot vertical), vertical mine working face up to 30-feet high
5. Storm water basins not properly maintained, excessive erosion, decouple down-drains
6. Mining outside the limit of the approved reclamation plan
7. Failure to apply for interim management plan (idle operating status)
8. Unauthorized access to site-safety hazard.

Sincerely,



Mike Lara
Director of Building and Safety

PROOF OF SERVICE BY MAIL

CASE NAME or NO.: MISSION CLAY PRODUCTS; CA Mine ID 91-33-0034; RCL00135

I, the undersigned, am employed in the County of Riverside, over the age of 18 years; that my business address is 4080 Lemon Street, 14th Floor, Riverside, CA 92502-1440, County of Riverside, Building and Safety Department.

I am readily familiar with the business practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal service on the same day in the ordinary course of business.

That on the 13th day of November 2012, I served a copy of the document(s) to which this proof of service is attached:

NOTICE OF VIOLATION

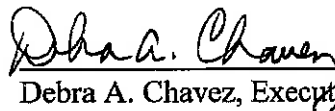
By placing a copy thereof in an envelope for deposit in the United States Postal Service addressed as follows:

Mission Clay Products
Attn: Ken Garrett
P.O. Box 549
Corona, CA 92878

The envelope was sealed and placed for collection and mailing at Riverside, California, on the same date following ordinary business practices.

I certify under penalty of perjury that the foregoing is true and correct.

Executed 11-13-12, 2012 at Riverside, California.

 (Signature)
Debra A. Chavez, Executive Assistant



COUNTY OF RIVERSIDE

TRANSPORTATION and LAND MANAGEMENT AGENCY

DEPARTMENT OF BUILDING AND SAFETY



*Mike Lara
Director*

Notice of Violation

Mission Clay Products
Ben's Mine
P.O. Box 549
Corona, Ca 92878

August 22, 2013

RE: CA Mine ID: 91-33-0034
RCL00135

Dear Surface Mine Operator,

This notice is to inform you that no later than **July 1st of each calendar year**, you are required by California Law (Public Resources Code 2207) and Riverside County Code 5.48 (County Ordinance 555), to submit to the Director of Building and Safety, Lead Agency for mining activity in Riverside County, a copy of your 2012 Annual Mining Report (MRRC-2). You must submit additional information including applications for your annual Special Inspection Permit and Building Industrial Commercial Storm Water Permit included with the applicable fees.

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of RCL00135.

You have 30 days to comply with this Notice of Violation.

Site is found in non-compliance with reclamation standards (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 9, Section 3007 et seq.)

In addition to the Annual Report all surface mine operators are required to submit the following:

1. Surface Mine Permit/ BIC Permit. (Annual Inspection Permit Application).
2. Annual updated financial assurance cost estimates.
3. Provide a current Statement of Responsibility.
4. New aerial topography with property lines and setbacks identified.
5. Certify all disturbances are within the limits of the Surface Mining/Reclamation Plan.
6. Indicate maximum depth of excavations.
7. Provide quantity in cubic yards and tons of minerals mined during the reporting period.

8. Provide a statement from a Certified Engineering Geologist/Geotechnical Engineer that all slopes (cut & fill), both active and inactive, are within the permitted boundaries, at the approved angles and are stabilized.
9. Provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".
10. Provide a copy all of approved Financial Assurance Mechanisms posted.
11. Provide proof of Annual Inspection Fees paid to the Office of Mining and Reclamation.

Sincerely,

Mike Lara
Director of Building and Safety

NOTICE OF PUBLIC HEARING

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

RECLAMATION PLAN NO. 135, NOTICE AND ORDER TO COMPLY – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL00135R1. Project Manager: David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 20, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact David Jones at (951) 955-6863 or e-mail dljones@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the California Environmental Quality Act (CEQA) for the above-described application does not apply to PRC 15061 (B)(3). The Planning Commission will consider the proposed action at the public hearing.

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on 7/22/14
the attached property owners list was prepared by PAUL RULL,
APN(s) or case numbers RCL00135R1 for
Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1,300'.

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

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

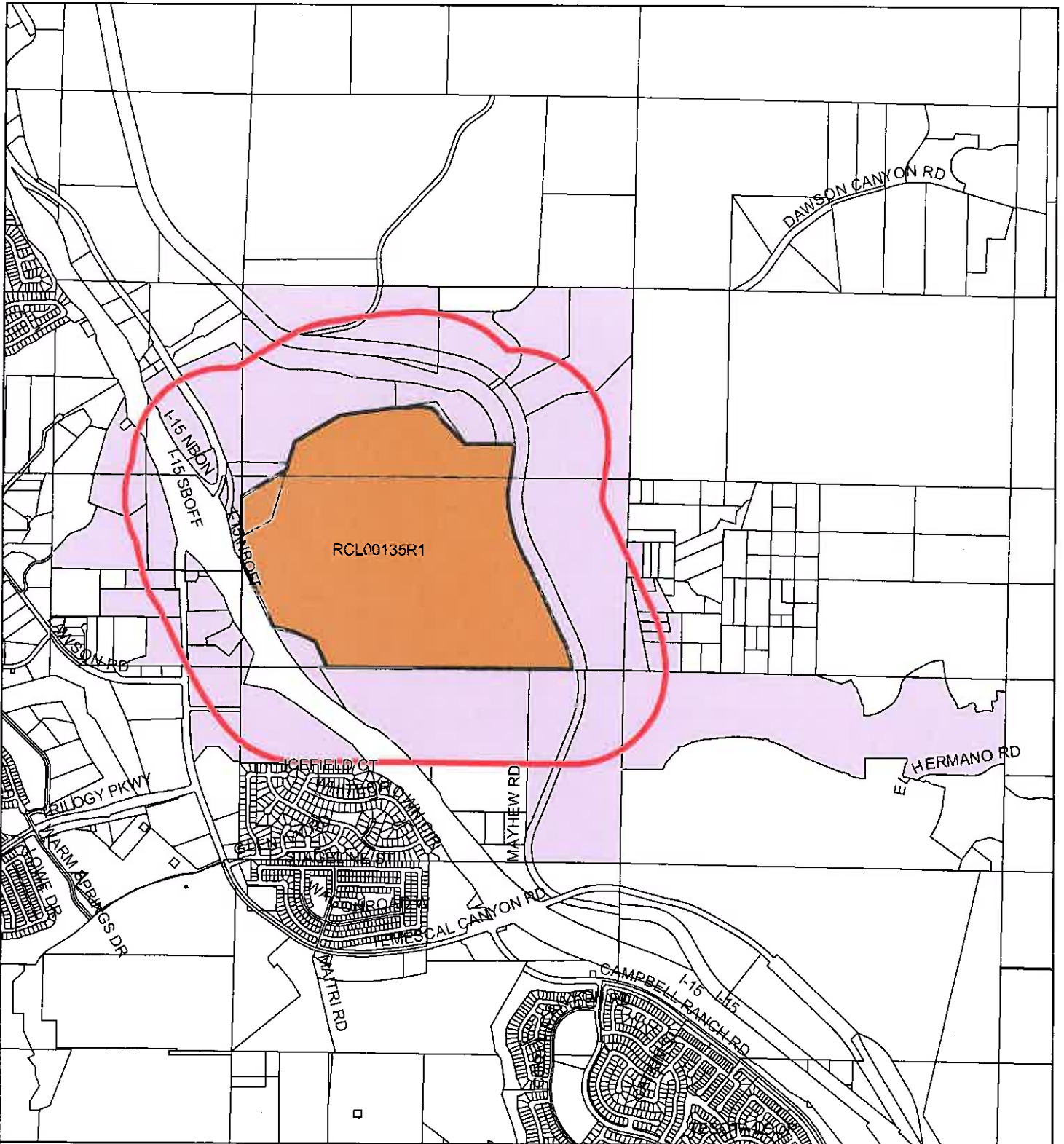
NAME: PAUL RULL

TITLE: PROJECT MANAGER

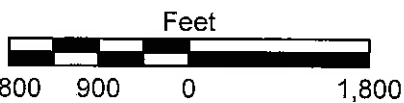
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

RCL00135R1 (1,300 Foot Buffer)



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



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.

ALBERT N BAHU
C/O TOMS FARMS
23255 TEMESCAL CANYON RD
CORONA, CA. 92883

ALBERT N BAHU
C/O TOMS FARMS
23760 TEMESCAL CYN
CORONA, CA. 92883

MARIA E BANUELOS
1605 W 9TH ST
POMONA, CA. 91766

THOMAS H BARNES
C/O MAY BAHU
823 S BRAMBLE LN
ANAHEIM, CA. 92802

BBG KRG INC
P O BOX 1839
CORONA, CA. 92878

MICHAEL V CLEPPER
11101 SPANISH HILLS DR
CORONA, CA. 92883

CORONA CLAY CO
1501 BELVEDERE RD
WEST PALM BEACH, FL. 33406

CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

CORONA CLAY CO
22079 KNABE ST
CORONA, CA. 92883

CORONA CLAY CO
NONE
22079 KNABE RD
CORONA, CA. 92883

CORONA NORCO UNIFIED SCHOOL DIST
C/O TED ROZZI
2820 CLARK AVE
NORCO, CA. 92860

CORONA NORCO UNIFIED SCHOOL DISTRICT
C/O TED ROZZI
2820 CLARK AVE
NORCO, CA. 92860

DAVID E CROCKETT
30249 LANDS END PL
CANYON LAKE, CA. 92587

DELEO 28
C/O GERALD DELEO
22079 KNABE RD
CORONA, CA. 92883

WALTER N GARRETT
P O BOX 1839
CORONA, CA. 92878

MICHAEL R GRAFF
11150 SPANISH HILLS DR
CORONA, CA. 92883

HARRY KOESLAG
11071 VIEW LN
CORONA, CA. 92883

MARTIN LANGE
11081 VIEW LN
CORONA, CA. 92883

LEINEN FAMILY
1240 MAGNOLIA AVE
CORONA, CA. 92879

YUN YING LIN
6888 LINCOLN AVE STE A
BUENA PARK, CA. 90620

MCP INDUSTRIES INC
P O BOX 1839
CORONA, CA. 92878

JANICE M MORGER
3325 W LINCOLN
ANAHEIM, CA. 92801

NUCAST INDUSTRIES INC
23220 PARK CANYON DR
CORONA, CA. 92883

RONALD W PHARRIS
2050 MAIN ST STE 250
IRVINE, CA. 92614

RONALD W PHARRIS
2050 MAIN STE STE 250
IRVINE, CA. 92614

PHARRIS GROUP
2050 MAIN ST STE 250
IRVINE, CA. 92614

DAVE STEVEN PLANTE
11211 SPANISH HILLS DR
CORONA, CA. 92883

RANCHO SERRANO INC
5120 CAMPUS DR STE 100
NEWPORT BEACH, CA. 92660

ARTHUR V SARINANA
23896 AUGUSTA DR
CORONA, CA. 92883

WILLIAM JAY TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS, CA. 92570

TOM BARNES INV
5120 CAMPUS DR STE 100
NEWPORT BEACH, CA. 92660

TOM BARNES INV
C/O FIDUCIARY SERVICES LIMITED
4041 MACARTHUR BLV 270
NEWPORT BEACH, CA. 92660

TOM BARNES INV
C/O KENNETH CUMMINS
5120 CAMPUS DR STE 100
NEWPORT BEACH, CA. 92660

GREG TONKINSON
16376 SLOVER AVE
FONTANA, CA. 92337

USA WASTE OF CALIF
C/O WASTE MGMT INC
P O BOX 1450
CHICAGO, IL. 60690

USA WASTE OF CALIF INC
C/O WASTE MANAGEMENT INC
P O BOX 1450
CHICAGO, IL. 60690

VERMEULEN PROP 5
C/O MAXSON COONEY PROP
772 W TOWN & COUNTRY RD
ORANGE, CA. 92868

Agenda Item No.: 3.5
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: David Mares
Planning Commission: August 20, 2014
Previously at PC:6/18/14

CHANGE OF ZONE NO. 7826
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

FURTHER PLANNING CONSIDERATIONS:

August 20, 2002

This item was first presented to the Planning Commission on June 18, 2014. At that time, Planning Staff presented the proposed ordinance amendment and the Commission considered the items and took an action to recommend to the Board of Supervisors that they find the amendment to be exempt from CEQA and adopt the proposed zoning ordinance. Subsequent to the Commission's action, staff has been in discussion with two of the Supervisors who raised concerns regarding the proposed text amendments to Section 18.18 (Detached Accessory Buildings) and Section 18.28a. (Second Unit Permits).

It was then decided to return the proposed amendment to the Commission to present the proposed changes, since the California Government Code (Sec. 65857) requires that any modifications to a proposed ordinance not previously considered by the Commission before the legislative body (Board of Supervisors) could approve said ordinance. Due to an error in the public hearing notice for this item, it has been determined that proper public hearing notice was not achieved. Therefore, it will be necessary for the Commission to continue this item and staff will re-advertise this item for public hearing at the September 17, 2014 Planning Commission meeting.

The proposed change to Section 18.18, is intended to establish an upper threshold of a 5,000 square feet for building or structure size that would allow the Planning Director to make a determination that due to certain factors a plot plan application with an environmental assessment would be required and a subsequent public hearing would be held prior to taking action on said proposal.

The proposed change to Section 18.28a. is intended to reduce the lot size from 5 acres to 4 acres where a second unit could exceed the 1,800 square foot limitation and instead require the one family dwelling to be at least twice the size of the second unit.

Additionally, subsequent to the original Planning Commission hearing, Planning Staff had been contacted by two persons involved in development within the mountain communities near Idyllwild. They both raised concerns regarding the proposed deletion of Section. 18.18.B. 3., which allowed the construction of private garages to be built to the front and/or side lot lines were the front half of the property has an average slope greater than one foot rise or fall in a seven foot run. They both requested that the subsection remain, or some alternative language be created to allow garages to be constructed in some circumstances as described herein. When Staff originally recommended deletion of this subsection, it was based on consultation with the Transportation Department staff who indicated that retaining this language could create public safety issues when vehicle entering or exiting such a garage would be backing into or out of a roadway.

Attached is some of the correspondence regarding this issue.

PROJECT DESCRIPTION AND LOCATION:

D.M.

The proposed zoning ordinance amendment is one of a series of phased amendments to the Land Use Ordinance of Riverside County (Ordinance No. 348) which were recently authorized for initiation by the Board of Supervisors and will apply Countywide. This amendment proposes to amend the following sections of Ordinance No. 348 which will be explained in more detail below:

1. Section 18.18. (Detached Accessory Buildings)
2. Section 18.28. (Conditional Use Permits)
3. Section 18.28a. (Second Unit Permits)
4. Section 18.29. (Public Use Permits)
5. Section 18.30. (Plot Plans)
6. Section 18.43. (Modifications to Approved Permits)

Section 18.18. - (Detached Accessory Buildings)

The proposed amendment to Section 18.18 of Ordinance No. 348 aims to simplify, streamline, and return to the some of the approval procedures and some of the development standards previously in place for proposed detached accessory buildings and structures within the unincorporated areas of the County.

The current language in this Section requires persons who wish to construct most types of detached accessory buildings or structures to submit a Plot Plan application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Plot Plan application is reviewed by various County agencies and must be scheduled for a public hearing before the Planning Director so that a decision can be made. This process can often become a lengthy and costly process for applicants. The amendment to this Section proposes to return to procedures previously in place by removing the Plot Plan requirement for detached accessory buildings and structures and replace it with a Counter Services approval process in most cases in an effort to reduce time and cost to applicants wanting to build accessory buildings or structures to improve their property.

Removal of the Plot Plan application requirement, will allow an applicant to proceed directly to Counter Services staff who will review the proposal for compliance with the Development Standards of this Section and if in compliance, on to the Department of Building and Safety for the necessary permits to construct. The amended text proposed to the development standards for this Section will allow more flexibility in the design and placement of the structure for some applicants; therefore allowing them to improve their property in a manner that is specific to their individual needs, while maintaining a level of basic standards to insure consistency.

Section 18.28. – (Conditional Use Permits)

The primary purpose of amending this Section is to change the length of time in which to “use” the permit. This is generally considered the time in which to begin “substantial construction” of the approved permit. Current language grants that the permit is to be used within one year of the approved (“effective”) date, or such additional time as may be set forth in the conditions of approval, but shall not exceed a total of three years. The language goes on to state that if a permit was granted a period of time less than three years, a request for an extension of time from the Board of Supervisors (regardless of whether the Planning Commission or the Board originally approved the permit), and if the extension is granted, the total time allowed to use the permit shall not exceed a period of three years. This language is identical to that used in Section 18.29 for Public Use Permits.

It is interesting to note that current language for Section 18.30 (Plot Plan) differs slightly in that the language in that Section states that extensions request will be considered by the hearing body or officer that original approved the plot plan; and additionally, plot plans are to be used within 2 years or such additional time as may be set forth in the conditions of approval, but may not exceed a total of five years.

In all three instances, the approval of any extension of time may only be granted upon a determination that that valid reason exists for the applicant or the successor-in-interest for not using the plot plan within the required period of time. Planning staff researched historical records but was unable to identify a single instance where any extension request was not granted.

As part of this ordinance amendment all three Sections (18.28., 18.29., & 18.30.) are proposed to be streamlined and made consistent with each other and match the length of time currently available to approved tentative subdivisions. The proposed language grants all three permit types an eight year period in which to use the approved permit and removes the language regarding extensions of time.

While this proposed language differs from the concept presented to the Board as part of the request to initiate this ordinance amendment to implement "business friendly" modifications, it is staff's position that adjusting the initial length of time in which to use a permit, without involving any extension of time requests, is a simpler, more streamline, method of dealing with this issue. It also circumvents the historical difficulties of requiring applicants or their successors-in-interest to accurately track those time periods in order to ensure timely filing of extension of time requests, as well as avoiding problems that can arise if additional conditions of approval are proposed by County Land Development Committee members deemed necessary to ensure compliance with the then current rules and regulations which may be determined onerous to the land owner.

Lastly, given the frequent interrelationship of use permits and subdivisions of land, and the length of time those approved tentative maps are granted (currently three years, with five one-year extensions possible), together with the recent State-Wide subdivision extensions that have been granted by the legislature over the last seven years, the logic of keeping use permits and subdivisions synchronized is good for the development community and provides consistency in the development process.

The proposed amendments to Section 18.28 of Ordinance No. 348 also intend to remove all application submittal requirement items. The list of items is contained within the Planning Department's applicable application form and need not be in the ordinance itself. By removing the items from the ordinance it will simplify the process of modifying the application submittal requirements in the future without having to process an ordinance amendment.

It should also be noted that the amendment proposes a slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment. The intent is to minimize applicant's confusion as well as maximize transparency in the actual cost of this type of application.

Section 18.28a. – (Second Unit Permits)

The proposed amendments to Section 18.28a of Ordinance No. 348 aim to simplify, streamline, and return to some of the development standards previously in place for second unit permits in the unincorporated areas of the County. The amendment will also amend the approval procedures relating

to Second Units. The current ordinance requires applicants to submit a Second Unit Permit application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Second Unit Permit application is reviewed by various County agencies prior to a decision being made by the Planning Director. This process can often become a lengthy and costly for applicants.

This amendment proposes to modify the current review process to allow for an administrative approval process in most cases as long as the proposal complies with the applicable development standards. The amendment will reduce time and cost for applicants wanting to build second units on their property in order to meet housing needs.

If approved as proposed, this would lead to the retirement the Second Unit Permit application and removal of this application from Ordinance No. 671 (fees).

Section 18.29.- (Public Use Permits)

As was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, and to eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 18.30.- (Plot Plans)

Again, as was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, as well as eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 19.43. – (Modifications to Approved Permits)

One of the other issues this Ordinance amendment is attempting to address deals with signage for commercial and industrially zoned properties, and the development of a streamlined method of addressing this concern.

The proposed amendment attempts to deal with the current requirements whereby applicants for commercial and industrial development can either spend the time and money necessary to design free-standing and wall-mounted signage even before a project gets approved; or accept a condition that requires the submittal of a subsequent plot plan for said future signage.

Through the addition of the proposed text to Section 18.94, the permitting of signage in compliance with Section 19.4 (On-Site Advertising Structures and Signs) will allow an applicant to submit a Substantial Conformance application for the proposed signage. The intended procedure would have the Public

Counter staff take in the application and if the staff determines the proposal complies with the standards described in Section 19.4, the application can be approved, and the staff can then generate the appropriate building permits. If the plans don't comply, and corrections can't or won't be immediately made, the application can then be assigned to Planning Department staff to further address the proposal.

One of the benefits of this proposal is that records of the signage will be captured as a related activity to the latest land use entitlement on record for the property, which will aid in County record keeping.

BACKGROUND:

The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more "Business Friendly," encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. The Board of Supervisors has approved a phased approach to amending Ordinance No. 348 in order to implement changes in an incremental manner as soon as they are reviewed, considered and adopted. This process should provide tangible immediate benefits rather than delaying implementation of all amendments at a later date in time.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

FIND that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines 15061 (b)(3), based on the findings and conclusions incorporated in the staff report;

ADOPT ORDINANCE NO. 348.XXXX, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The ordinance amendment will apply to Detached Accessory Buildings, Conditional Use Permits, Public Use Permits, Plot Plans, Second Unit Permits, On-Site Advertising Structures and Signs, as well as the establishment of a Zoning Administrator within the unincorporated County. The revisions proposed by this amendment will not alter the existing verification requirements for legal nonconforming structures and uses as set forth in Section 18.8 of Ordinance No. 348.
3. The Planning Department has found that in accordance with CEQA Guidelines Section 15061(b)(3), Ordinance No. 348.XXXX does not have the potential for causing a significant effect on the environment. Section 15061(b)(3) states that "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." It

can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because this ordinance amendment does not create any reasonably foreseeable physical change in the environment. No new land disturbance or development project is associated with this ordinance amendment and it does not commit the County to approve any new development.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Designations established for the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan as the amendment does not eliminate or add legal nonconforming structures or uses.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Monday, July 21, 2014 2:23 PM
To: Mares, David
Subject: Re: oops

Dear Mr. Mares,

It has been brought to my attention that the allowance of detached garages in the mountain areas to be able to go to the front property line in steep conditions is being dropped from the code.

I've been a home designer in the Idyllwild area for 25 years and have many times had to rely on this provision as the only way to allow construction of a garage on certain properties.

Given how common these steep properties are and coupled with the often difficult snow conditions up here, I think (and obviously the code originally agreed) that the zero setback in certain conditions is a very reasonable allowance.

I don't know of any problem that has resulted from the use of the original code. I would greatly appreciate from you any examples of problems that have arisen.

I would urge you or whomever in positions of authority to reconsider.

Idyllwild and the mountain communities have a unique and desirable charm. Tailoring county ordinances to allow design with our natural environment is wise, attractive and preferable.

Thank you very much,
I look forward to hearing from you,
David Lilieholm
David J. Lilieholm, Design
951-659-5750

On Mon, Jul 14, 2014 at 3:44 PM, Jim Marsh <jqqm@msn.com> wrote:

I forgot Dave Mares email:
dmares@rctlma.org

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Tuesday, July 22, 2014 10:07 AM
To: Mares, David
Subject: Sec. 18.18

Mr Mares,

Thank you for getting back with me.

I will track down the garages I've done, photograph them in relation to the streets and try to find the permit numbers.

I understand the transportation concerns. However with our 2 lane streets of maybe 24 feet wide, within the right-of-ways of at least 50 to 60 feet, usually there is a car length from the street to even a zero setback garage. This allows for backing out without a blind traffic issue.

I do however like your suggestion that additional scrutiny could be paid regarding particular properties and potential traffic issues.

Thank you again,
David

Mares, David

From: Jim Marsh <jqqm@msn.com>
Sent: Wednesday, August 13, 2014 11:02 PM
To: Mares, David
Subject: Section 18.18.b.3
Attachments: CZ7826 change to Ordinance 348.pdf

Happy day David,

Attached is a PDF of a letter and a drawing concerning the removal of section 18.18.b.3 in Ordinance 348. if it seems appropriate to you, could you please give it to the Planning Commissioners before the meeting?

Thank you for all your help.

Jim Marsh Architect
951-658-4733

8-12-2014

Happy day Planning Commission,

RE: CZ7826 (revisions to Ordinance 348)

I understand you are considering removing section 18.18.b.3 from Ordinance 348. This section reads:

"Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation a private garage may be built to the street and side lines."

I think removal of this section from Ordinance 348, would be detrimental to the residents of Riverside County. This section has allowed many residents of Idyllwild to have a garage on their property, (who otherwise could not have had one). I have personally used this section more than 10 times and I know several of my peers have also utilized it.

I heard that Transportation is concerned about the safety of having a garage near the front property line. I think this concern is mitigated by the very nature of 1 in 7 minimum slope requirement...this condition generally only occurs on very lightly used streets, such as those found in the residential areas of Idyllwild. On the streets where I have utilized section 18.18.b.3, I would estimate the average traffic volume is one car every ten minutes (hardly enough to be safety concern). Also, the front property line is normally 12 to 20 feet behind the edge of the street, leaving a built-in buffer for a garage (see attached drawing).

On steep sloping properties, a garage located at the front property line is actually safer than not having a garage. In most of the cases I have been involved with, the owners were previously forced to park their vehicles in the street right-of-way (because of the slope issues on their property). In some cases, they had to park only a foot away from moving traffic. (see attached drawing) This is obviously more dangerous than the parking in a garage that is 12 to 20 feet from moving traffic. Parking in the right-of-way also creates a danger and a liability for the snowplows. I think the Department of Transportation would much rather see cars parked in a garage outside of the street right-of-way, especially during their snowplowing operations. It is clearly a safer situation to get the vehicles in a garage out of the street right-of-way. I have been working in Idyllwild for 30 years and I have seen over a hundred garages that are on, or close to, the front property line. I do not know of one accident or safety concern due to any of these garages.

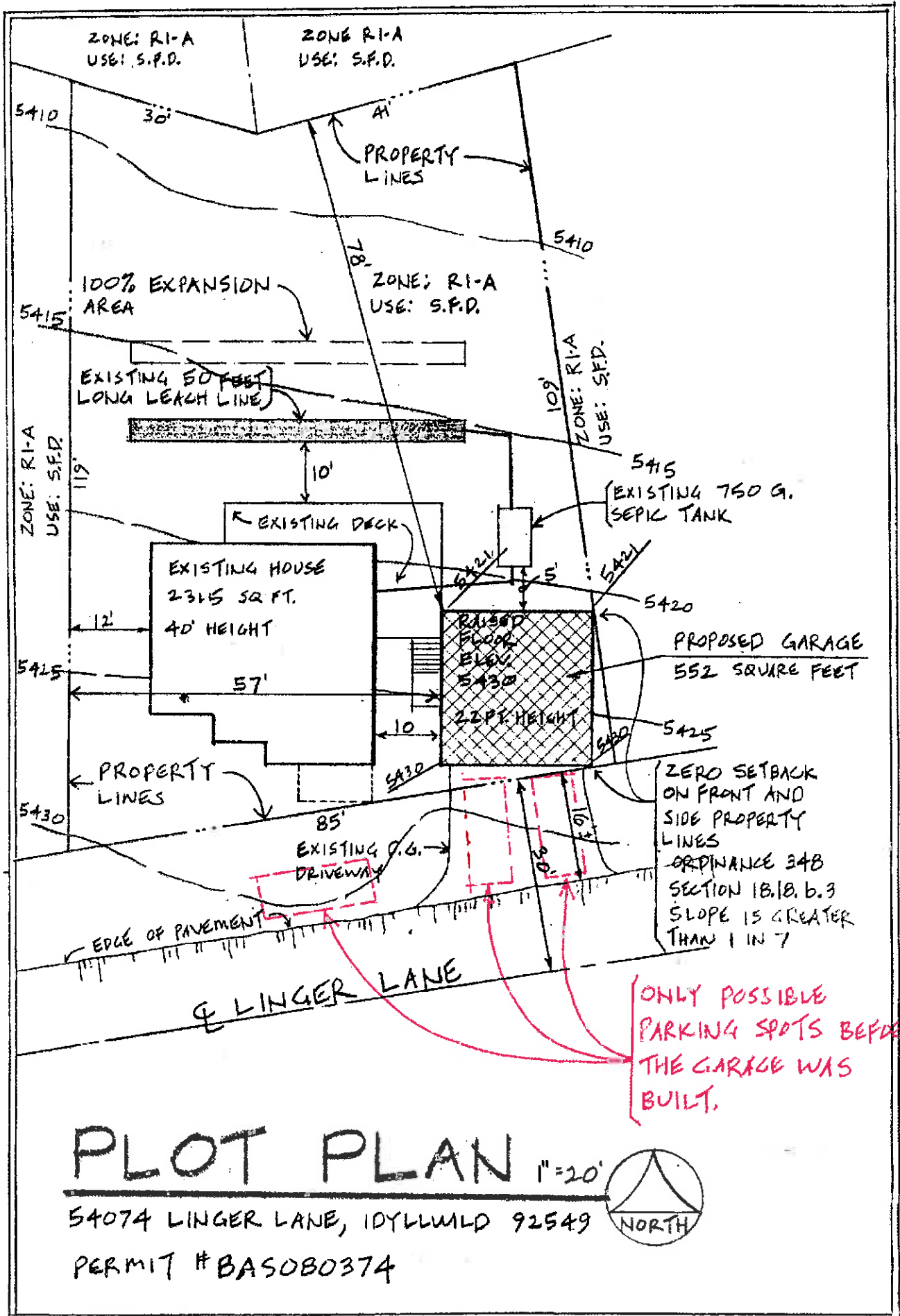
I have also attached the Plot Plan of a garage I permitted using section 18.18.b.3. Without this section in the ordinance, the owner could not have built a garage on his property. The owner is thankful he does not have to park on the street any more. Even though this garage is on the front property line, there is still 16' to the actual street.

Also, to prevent any monstrosities, it might be appropriate to include a size limit, "... ***a private garage less than 650 square feet in area may be built to the street and side lines.***"

In conclusion: if section 18.18.b.3 is removed from Ordinance 348, a high percentage of the properties in Idyllwild will never be able to have a garage, and many unsafe parking conditions will remain forever.

Thank you for your consideration,


Jim Marsh Architect



Agenda Item No.: 3.6
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisory District: Third/Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: August 20, 2014

CHANGE OF ZONE NO. 7832
Applicant: Robert Olson
Engineer/Representative: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7832 proposes to change the site's zoning from Citrus/Vineyard (C/V) Zone to Wine Country - Winery Existing (WC-WE) Zone.

This site is located north of Via Adore, south of Monte de Oro, east of Via El Pia Bonia and west of De Portola Rd at 39050 De Portola Rd. Temecula Ca 92591.

BACKGROUND:

The recently adopted General Plan Amendment No. 1077(GPA1077) placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The Danza del Sol Winery currently operates on this site. Plot Plan PP05531 was approved for this site in the 1980's and permits a winery, wine sales area, tasting room, and wine storage. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 acres min.), Temecula Valley Wine Country Policy Area - Winery District
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 acres min.), Temecula Valley Wine Country Policy Area-Winery District to the north, east and south and Rural Residential (R:RR) (5 acre min.) to the east
3. Existing Zoning (Ex. #3): Citrus/Vineyard (C/V) Zone
4. Proposed Zoning (Ex. #3): Wine Country - Winery Existing (WC-WE) Zone
5. Surrounding Zoning (Ex. #3): Citrus/Vineyard (C/V) Zone, Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½)
6. Existing Land Use (Ex. #1): Winery
7. Surrounding Land Use (Ex. #1): Vina de Lestonnac Retreat Center to the north, vineyards, vacant parcels, and single family residents to the south, east, and west.
8. Project Data: Total Acreage: 10
9. Environmental Concerns: No Further Environmental Documentation

MS

Required pursuant to CEQA Guidelines Section 15162

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7832, amending the zoning classification for the subject property from C/V Zone to WC-WE Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site is designated AG: Agriculture (10 acre min.) within the Temecula Valley Wine Country Policy Area - Winery District; of the Southwest Area Plan.
2. The existing use, a winery with incidental commercial uses, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site is Citrus/Vineyard (C/V) Zone.
4. The project site is surrounded to the north and south by properties that are also designated AG: Agriculture (AG: AG) (10 acre min.) within the Temecula Valley Wine Country Policy Area - Winery District; the properties to the east are designated Rural: Rural Residential (R: RR) (5 acre min.).
5. The proposed zoning for the subject site is Wine Country - Winery Existing (WC-WE) Zone.
6. Danza del Sol was a winery included in Figure 4A of Ordinance No. 348.4729 which set forth the wineries to be included within the WC-WE Zone.
7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
8. The project site is surrounded by properties which are zoned Citrus/Vineyard (C/V), Residential - Agriculture (R-A - 2 ½).
9. Similar wineries, residential units, agriculture uses, and Vina de Lestonnac Retreat Center have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
11. This project is not within the City Sphere of Influence of Temecula.
12. Change of Zone No. 7832 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Existing Zone, respectively.
13. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7832 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7832 is changing the property's zoning classification to Wine Country - Winery Existing Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Winery Existing Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and
 - e. Change of zone No. 7832 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Existing Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery Existing (WC-WE) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

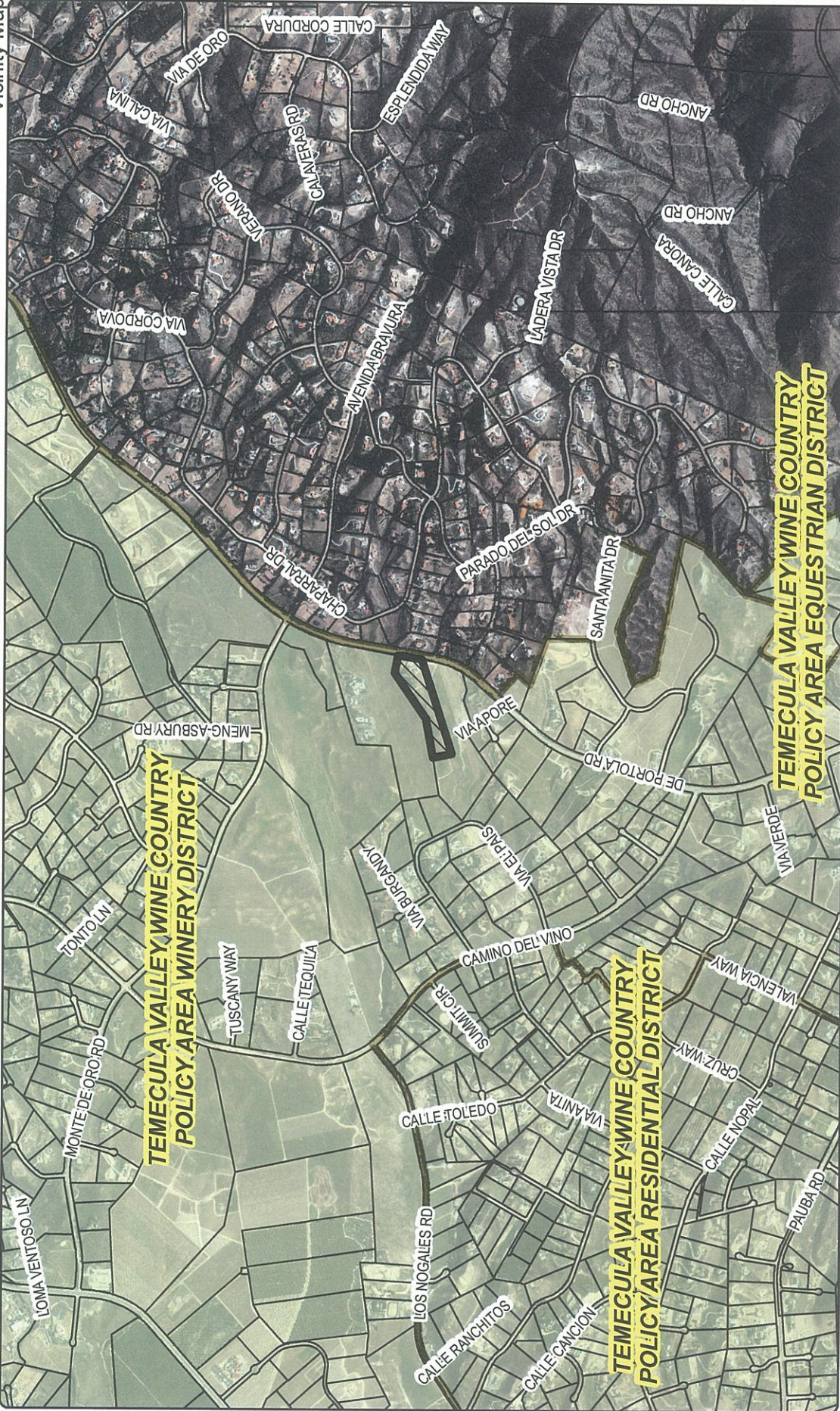
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula sphere of influence;
 - b. A 100-year flood plain or dam inundation area;
 - c. A fault zone; or,
 - d. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. County Service Area No. 149;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - e. Paleontological Sensitive area;
 - f. Subsidence Area;
 - g. Partially within a liquefaction area;
 - h. Within a ½ mile of unnamed fault in Elsinore fault zone;
 - i. Zone A, 14.84 Miles from Mt. Palomar Observatory; and,
 - j. Within the Murrieta Creek-Santa Gertrudis Valley Area Drainage Plan boundary.
4. The subject site is currently designated as Assessor's Parcel Number 941290006.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07832
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 06/25/2014
Vicinity Map



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 30



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 30

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

LAND USE

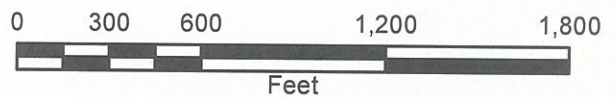
Supervisor Stone
District 3

Date Drawn: 06/25/2014
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 30

Assessors Bk. Pg. 941-29
Thomas Bros. Pg. 960 F2
Edition 2014



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

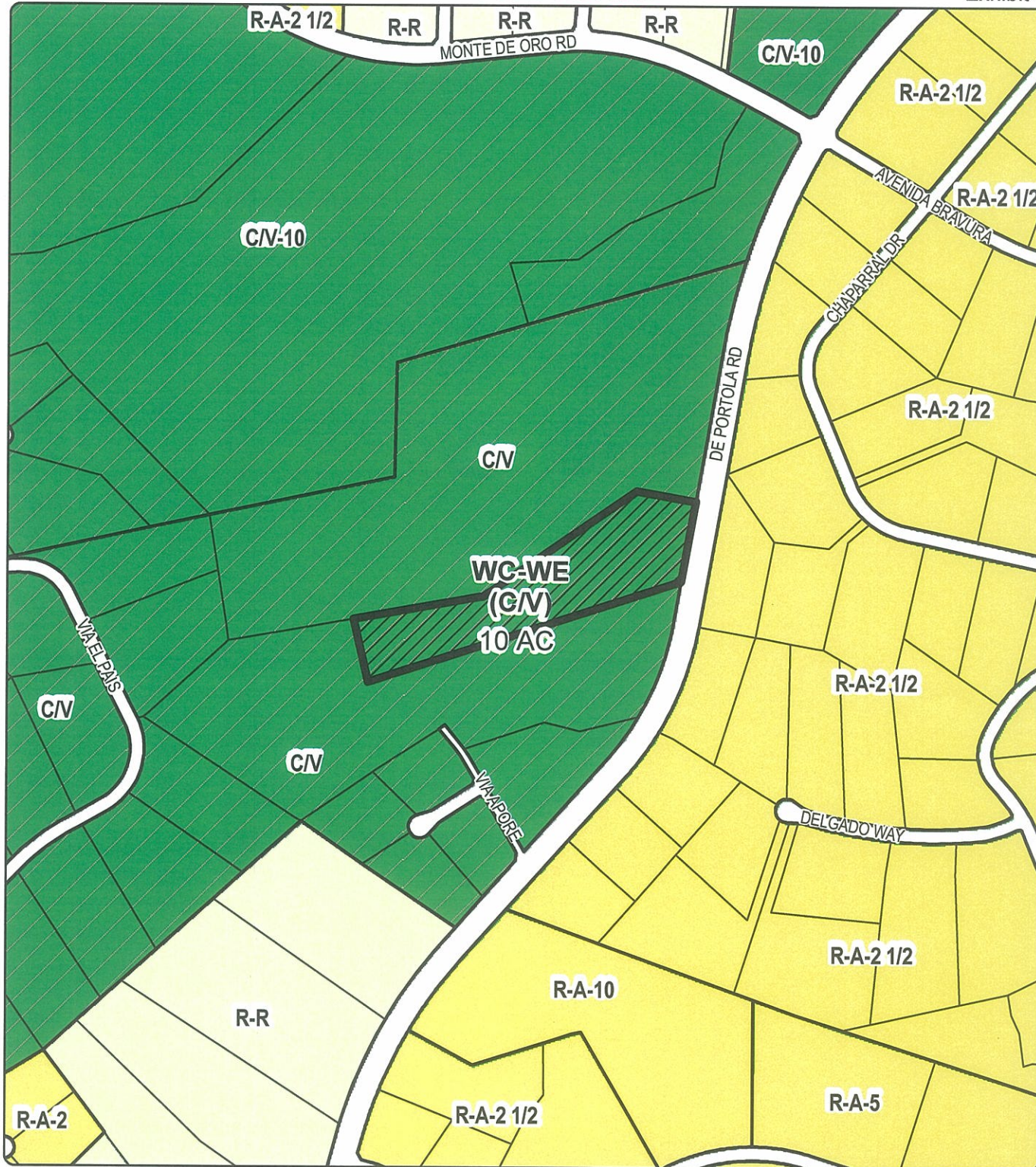
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 06/25/2014
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 30

Assessors Bk. Pg. 941-29
Thomas Bros. Pg. 960 F2
Edition 2014



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

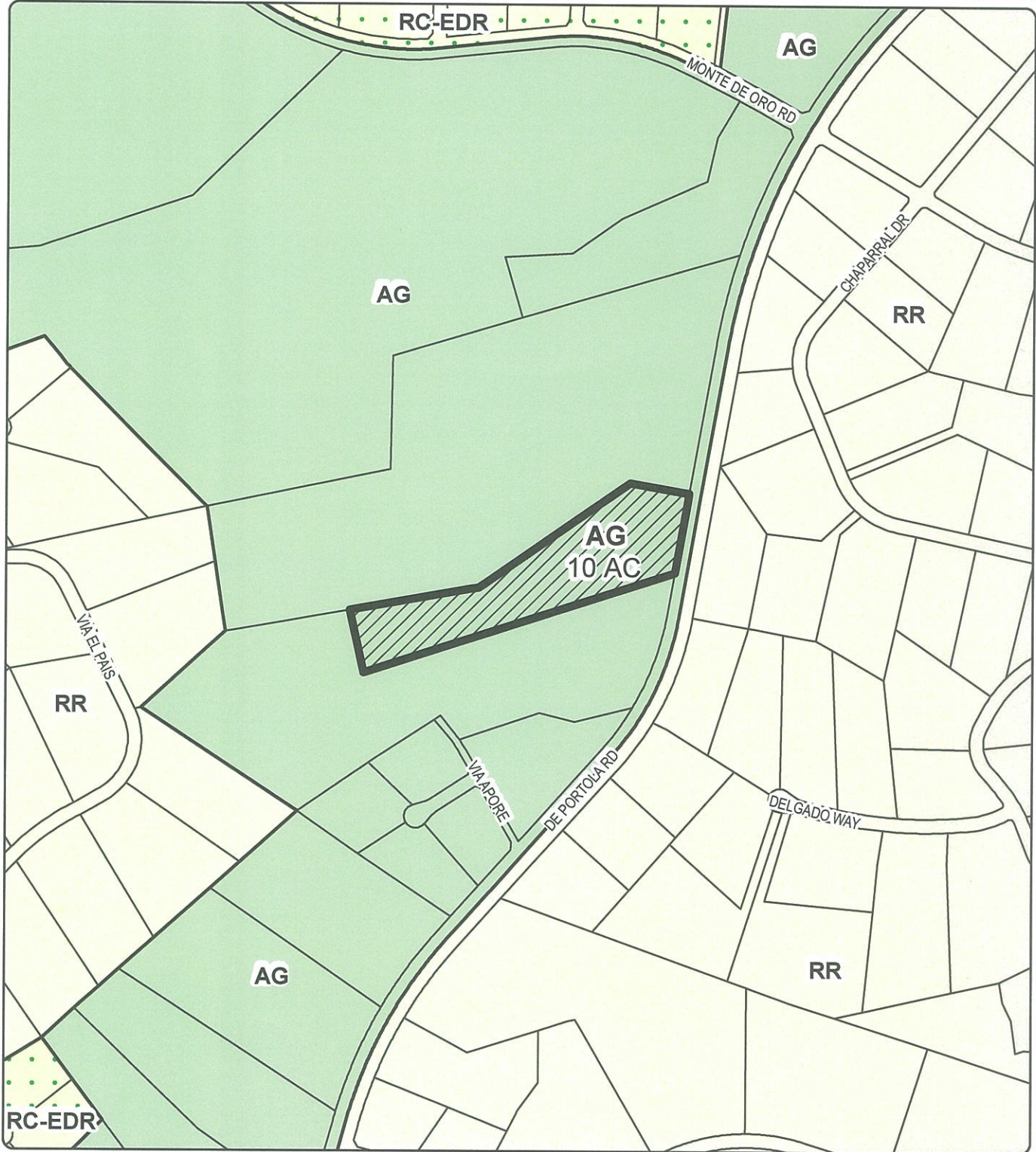
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07832

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 06/25/2014
Exhibit 5



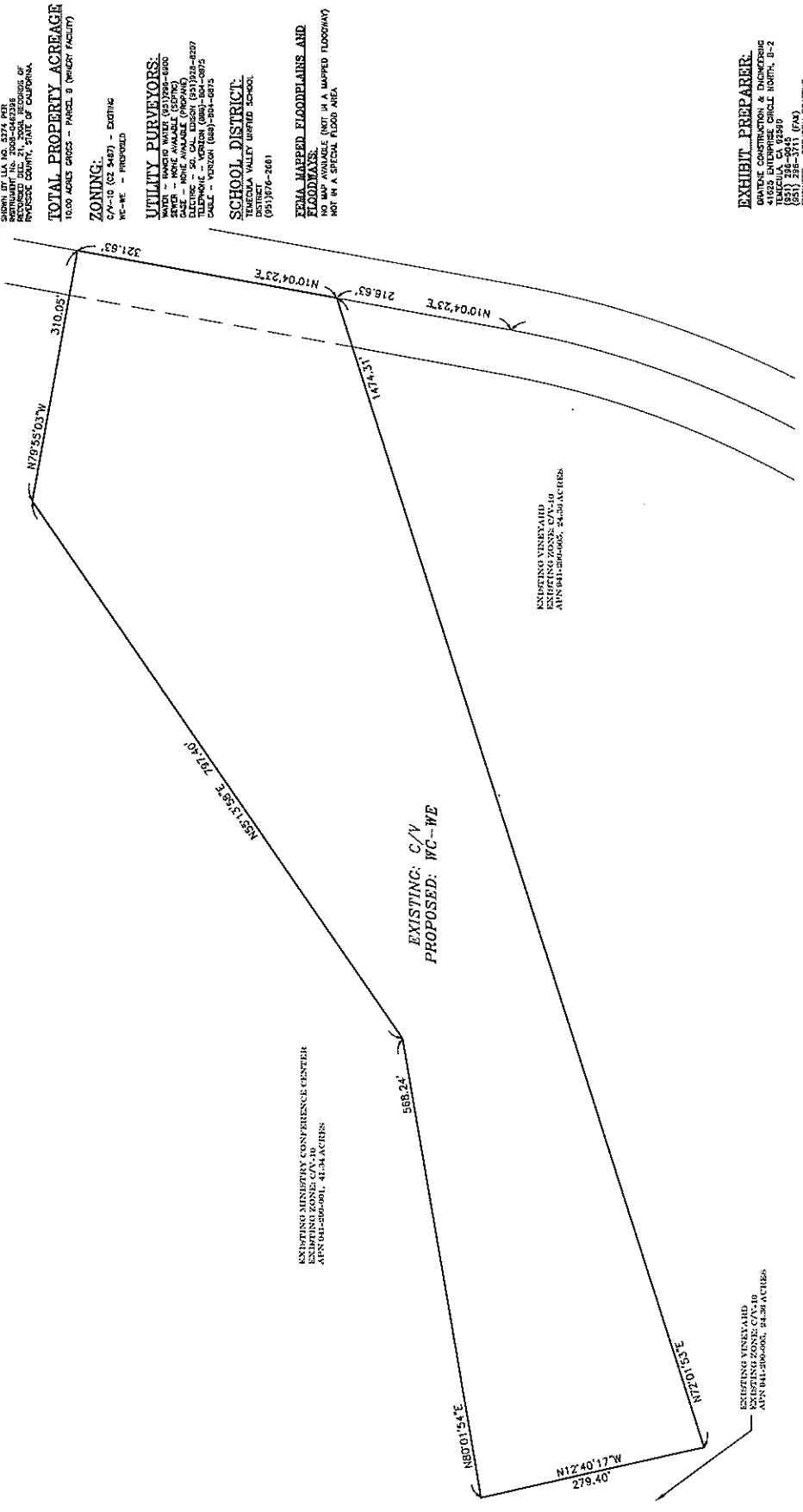
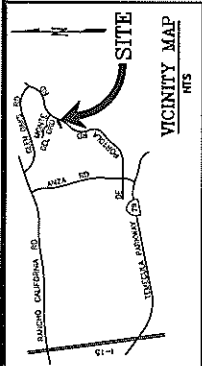
Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 30

Assessors Bk. Pg. 941-29
Thomas Bros. Pg. 960 F2
Edition 2014



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

CHANGE OF ZONE



OWNER/APPLICANT:
 DANZA DEL SOL WINERY, LLC
 2842 ULLMAN PARK DRIVE, SUITE 3036
 TEMECULA, CA 92590
 (951) 907-2433

PROJECT ADDRESS:
 39650 DE PORTOLA ROAD
 TEMECULA, CA 92592

ASSESSOR'S NO.:
 411-200-005

LEGAL DESCRIPTION:
 PARCELS 9 OF PARCEL MAP 3374 AS
 SUBDIVISION MAP NO. 2000-04238
 APPROVED JULY 27, 2000, RECORD OF
 SALES NO. 2000-04238
 PREPARE COUNTY, STATE OF CALIFORNIA.

TOTAL PROPERTY ACREAGE:
 10.00 ACRES 80223 - PARCEL 9 (WINEY FACILITY)

ZONING:
 C/V-10 (CZ 8482) - EXISTING
 WC-WE - PROPOSED

UTILITY PURVEYORS:
 WATER - BANCROFT WATER (951) 709-1500
 SEWER - BANCROFT WATER (951) 709-1500
 POWER - PSC&S (951) 709-1500
 GAS - PSC&S (951) 709-1500
 TELEPHONE - WESTON (951) 709-1500
 CABLE - WESTON (951) 709-1500

SCHOOL DISTRICT:
 SACRAMENTO VALLEY UNITED SCHOOL
 DISTRICT
 (951) 976-2681

FEMA HAZARD FLOODPLAINS AND FLOODWAYS:
 NO MAP AVAILABLE (NOT IN A MAPPED FLOODWAY NOT IN A SPECIAL FLOOD AREA)

EXHIBIT PREPARER:
 BRATENE ENGINEERING & CONSULTING
 41523 ENTERPRISE CIRCLE SOUTH, B-2
 TEMECULA, CA 92590
 (951) 296-2043
 ENGINEER: GREGORY B. BRATENE
 REG. # 10871

DATE: _____
 PREPARED BY: _____

REVISIONS	DATE

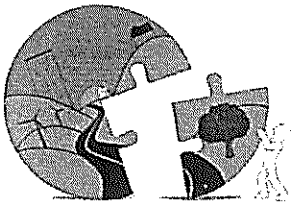
CHANGE OF ZONE
DANZA DEL SOL WINERY
PORTION OF PARCEL 1 OF PM 7466
39650 DE PORTOLA RD, TEMECULA 92592

Bratene Engineering & Consulting
 Civil Engineers - REG. 21971
 General Contractors - Lic. 378242
 41523 Enterprise Circle South, B-2
 Temecula, CA 92590
 (951) 296-2043
 (951) 296-2711



PROJECT NO.	
DRAWING NO.	
DATE	
SCALE	

CZ



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207832 DATE SUBMITTED: 6/4/2014

APPLICATION INFORMATION

Applicant's Name: Robert Olson E-Mail: bolson@gmail.com
 Mailing Address: 39050 DE PORTOLA ROAD
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (952) 807-8383 Fax No: () _____

Engineer/Representative's Name: OZ BRATENE E-Mail: brateneconst@prodigy.net
 Mailing Address: 41625 ENTERPRISE CIRCLE So., #B-2
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (951) 296-3711

Property Owner's Name: FRASER DEVELOPMENT, LLC E-Mail: _____
 Mailing Address: 6842 LILLIAN LANE
EDEN PRAIRIE MN 55346
City State ZIP

Daytime Phone No: (952) 807-8383 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

ROBERT OLSON
PRINTED NAME OF APPLICANT

Robert Olson
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.

FRASER DEVELOPMENT, LLC
PRINTED NAME OF PROPERTY OWNER(S)

Robert Olson
SIGNATURE OF PROPERTY OWNER(S)

by. ROBERT OLSON, DIRECTOR
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 941-290-006

Section: 29 Township: T7S Range: R1W

Approximate Gross Acreage: 10.0

General location (nearby or cross streets): North of VIA APOKE, South of MONTA DE ORO, East of VIA EL PAIS BONITA, West of DE PORTOLA RD.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2001: Pg 960, F-2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CHANGE ZONE TO CONFORM TO RECENT COUNTY
ORDINANCE CHANGE.

Related cases filed in conjunction with this request:

PP 553151



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7832 (CZ7832)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsv

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robert Olson

Project Applicant

39050 De Portola Road, Temecula CA 92592

Address

North of Apore, South of Monte De Oro, East of El Pais Bonita and West of De Portola - 39050 De Portola Road, Temecula CA 92592

Project Location

Change of Zone No. 7832 proposes to change the existing zoning of Citrus/Vinyard (C/V) zone to Wine Country-Winery Existing (WC-WE) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7832 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7832 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7832 is changing the property's zoning classification to WC-WE Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-WE Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7832 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-WE Zone analyzed in EIR No. 524.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 7/14/2014

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06080 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405790

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

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

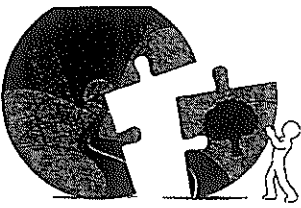
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OLSON ROBERT \$50.00
paid by: CASH
CA FISH AND GAME COUNTY CLERK DOC FEE FOR CZ07832
paid towards: CFG06080 CALIF FISH & GAME: DOC FEE
at parcel: 39050 DE PORTOLA RD TEM
appl type: CFG3

By _____ Jun 04, 2014 16:34
GLKING posting date Jun 04, 2014

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Original Determination Declaration for Notice of Determination was routed to County Clerks for posting on.

3/11/14 Date [Signature] Initial

Juan C. Perez TLMA Director/ Interim Planning Director

TO: [X] 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.

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524

Phayvanh Nanthavongdouangsy County Contact Person 951-955-6573 Phone Number

SCH No. 2009121076 State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department Project Applicant 4080 Lemon St. 12th Floor Riverside Ca 92501-1409 Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

- 1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 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] TLMA Director / Interim Planning Director March 11, 2014 Date

Date Received for Filing and Posting at OPR:

3-28 MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1400921

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: COUNTY OF RIVERSIDE
paid by: JV 0001661564 \$3,079.75
CFG FOR WINE COUNTRY COMMUNITY PLAN
paid towards: CFG06040 CALIF FISH & GAME: DOC FEE
at parcel: 21420 MEMORY LN PERR
appl type: CFG3

By ADANIELS Jan 30, 2014 13:08
posting date Jan 30, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

64
 3 PAYING CFG06040 PER PHAYVANH
 IONGDOUANGSY
 HALLIMAH, ELEONOR, PHAYVANH, REVENUE

Ledger Group: ACTUALS
 Source: ONL
 Reversal: N
 Reversal Date:

Reference Number: TLARC
 Accounting Period: 8
 Fiscal Year: 2014
 Operator ID: E203740

Prepared By:
 Aimee Daniels 5-6843
 TLARC

Debit	Prog	Class	Fy/Grant	Stat	Standard Amt	Description	Reference	Base Amount
3120100000						PLANNING PAYING CFG06040	R1400921	-3,079.75
3120100000						PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000						PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000						PLANNING PAYING CFG06040	R1400921	-3,079.75

Total Debit	Total Base Debit	Total Base Credit
4	6,159.50	6,159.50

TLMA
 JAN 30 2014
 APPROVED

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 7832 - No New Environmental Documentation is Required – Applicant: Robert Olson – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (10 acre min.) - Temecula Valley Wine Country Policy Area - Winery District – Location: Located north of Via Adore, south of Monte de Oro, east of Via el Pia Bonia and west of De Portola Road - 10 Gross Acres - Zoning: Citrus/Vineyard (C/V) Zone - **REQUEST:** Change of Zone to Wine Country - Winery Existing Zone (WC-WE). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 20, 2014
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact project planner, Phayvanh Nanthavongdouangsy, at (951) 955-6573 or e-mail pnanthav@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/25/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07832 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

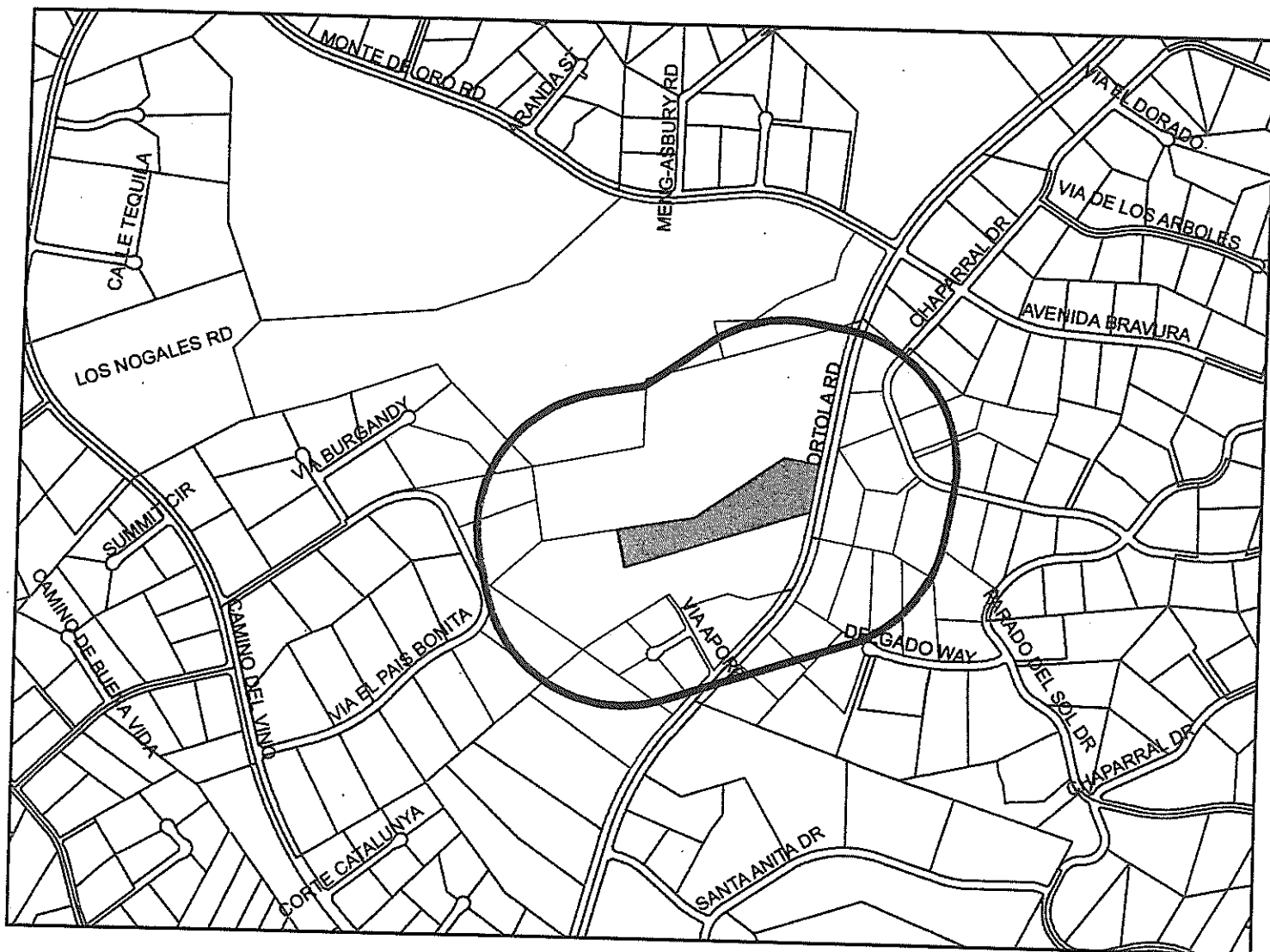
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

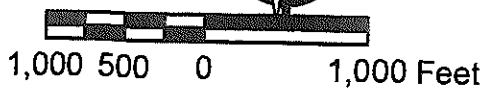
* Checked by Playmank
Expires 12/25/14

CZ07832 (1000 feet buffer)



Selected Parcels

941-300-013	941-260-008	941-300-011	941-260-009	941-300-001	927-240-025	927-240-020	927-240-004	941-300-006	927-240-001
941-290-005	941-290-006	927-240-002	927-260-006	927-260-001	927-240-018	941-300-010	941-270-024	927-260-004	941-300-012
927-240-003	927-260-005	941-320-003	941-320-004	941-270-023	927-260-009	927-260-010	941-270-036	927-240-021	927-260-007
927-240-022	941-290-001	927-240-024	927-240-023	927-260-008	927-260-003	941-270-035			



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: 927240001, APN: 927240001
GAYLE SCHENK, ETAL
40620 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927240022, APN: 927240022
KELLY HEFLEY, ETAL
39110 DE PORTOLA
TEMECULA, CA. 92592

ASMT: 927240002, APN: 927240002
ASSOC, ETAL
C/O WAYNE HANSOM
17812 DOROTHY CT
TEMECULA CA 92592

ASMT: 927240023, APN: 927240023
PATRICIA BYCZEK, ETAL
37 GOLF RIDGE DR
DOVE CANYON CA 92679

ASMT: 927240003, APN: 927240003
REBECCA JAGODA, ETAL
40720 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927240024, APN: 927240024
SORAYA BADIANT
33918 PARADOR ST
TEMECULA CA 92592

ASMT: 927240004, APN: 927240004
STEFANIE SHORE, ETAL
40750 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927240025, APN: 927240025
MARIANNE MASINO, ETAL
40625 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927240018, APN: 927240018
JOAN CRAIG, ETAL
40785 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927260001, APN: 927260001
STEVEN HSIEH, ETAL
26702 BRIDLEWOOD DR
LAGUNA HILLS CA 92653

ASMT: 927240020, APN: 927240020
MARYAN COMEAUX, ETAL
40775 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927260003, APN: 927260003
KATHLEEN LEIGHTON, ETAL
37168 DELGADO WAY
TEMECULA, CA. 92592

ASMT: 927240021, APN: 927240021
CAROL ANDERSON, ETAL
40755 CHAPARRAL DR
TEMECULA, CA. 92592

ASMT: 927260004, APN: 927260004
JAYME MATHENY, ETAL
37150 DELGADO WAY
TEMECULA, CA. 92592

ASMT: 927260005, APN: 927260005
JOSEPH BIRO, ETAL
37120 DELGADO WAY
TEMECULA CA 92592

ASMT: 941260009, APN: 941260009
MANISHA RAHEJA, ETAL
1509 VIA CORONEL
PALOS VERDES EST CA 90274

ASMT: 927260006, APN: 927260006
CHRISTINE BALLEW, ETAL
38925 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 941270023, APN: 941270023
NANCY DUARTE, ETAL
P O BOX 890314
TEMECULA CA 92589

ASMT: 927260007, APN: 927260007
ROSALYN NICKELSON
38901 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 941270024, APN: 941270024
BASILIO CAMPOS, ETAL
C/O BASILIO CAMPOS
8562 MARYLEE DR
GARDEN GROVE CA 92641

ASMT: 927260008, APN: 927260008
PATRICIA KUTSCHER, ETAL
38811 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 941270035, APN: 941270035
TODD CASHMAN
2427 CAMINO OLEADA
SAN CLEMENTE CA 92673

ASMT: 927260009, APN: 927260009
GAIL FITZPATRICK, ETAL
38685 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 941270036, APN: 941270036
RICK ABRAHAMS
36475 VIA EL PAIS
TEMECULA, CA. 92592

ASMT: 927260010, APN: 927260010
JOCELYN BAYLESS, ETAL
37125 DELGADO WAY
TEMECULA, CA. 92592

ASMT: 941290001, APN: 941290001
SISTERS OF THE CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92680

ASMT: 941260008, APN: 941260008
KIRSTEN THORNBURG, ETAL
36351 VIA BURGANDY
TEMECULA, CA. 92592

ASMT: 941290006, APN: 941290006
FRASER DEV
6842 LILLIAN LN
EDEN PRAIRIE MN 55346



ASMT: 941300001, APN: 941300001
EFFIE FOSKARIS, ETAL
3421 E MANDEVILLE PL
ORANGE CA 92867

ASMT: 941300006, APN: 941300006
MARGARET GRANLUND, ETAL
P O BOX 892140
TEMECULA CA 92589

ASMT: 941300010, APN: 941300010
PATRICIA GARCIA, ETAL
36760 BIANCA WAY
TEMECULA, CA. 92592

ASMT: 941300011, APN: 941300011
HEIDI RUSTIN, ETAL
32635 ROTHENBERG DR
TEMECULA CA 92592

ASMT: 941300012, APN: 941300012
JEANNE ANDERSON, ETAL
34094 TUSCAN CREEK WAY
TEMECULA CA 92592

ASMT: 941300013, APN: 941300013
TANYA GAITAN, ETAL
PO BOX 1612
TEMECULA CA 92593

ASMT: 941320004, APN: 941320004
PATRICIA LIN
C/O EUSTON HOMES
910 CAMINO DEL MAR NO A
DEL MAR CA 92014



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▲  Bend along line to
Feed Paper expose Pop-up Edge™ ▲



Applicant

Robert Olson
39050 De Portola Road
Temecula, CA 92592

Attn: Oz Bratene
Bratene Construction & Engineering
41625 Enterprise Circle South #B-2
Temecula, CA 92590

Fraser Development, LLC
6842 Lillian Lane
Eden Prairie, MN 55346

Easy Peel® Labels
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AVERY® 5160®

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Temecula, CA 92590

Fraser Development, LLC
6842 Lillian Lane
Eden Prairie, MN 55346

Agenda Item No.: 3.7
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: August 20, 2014

APPEAL OF PLOT PLAN NO. 14522 REVISED
PERMIT NO.1
CEQA Exempt
Appellant: World's Biggest Cabazon
Dinosaurs
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522 a 2,916 sq.ft. gift shop, a 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

The appeal application, staff reports, memorandums and environmental documents provided to the Planning Director are attached hereto and incorporated herein by reference.

BACKGROUND:

The project site is an important attraction in Riverside County, and a unique landmark for visitors and travelers along Interstate 10.

The original Plot Plan No. 14522 was approved by the County at a Director's Hearing meeting on March 25, 1996. The approval entitled a commercial center with five fast food restaurants, one sit down restaurant, a 12,000 sq.ft. 60 room motel, and a 25,000 sq.ft. museum building and gift shop on 11.9 gross acres. At the time of the approval, there was an existing restaurant (Wheel Inn), and two dinosaur exhibits (one with a gift shop), which were entitled under Plot Plan No. 14522. As of today, there are three restaurant pads developed; the existing Wheel Inn restaurant, a Burger King restaurant, and a restaurant currently vacant, as well as the two existing dinosaur exhibits. These uses have been permitted and are allowed, and will not be affected by the outcome of the proposed Plot Plan No. 14522 Revised Permit No. 1.

The existing development that was constructed without permit proposed in Plot Plan No. 14522 Revised Permit No. 1 was never approved or entitled by the County, and is significantly different than what was approved under the original Plot Plan No. 14522 (see Exhibit A and D for site plan layout of both projects). The design layout of Plot Plan No. 14522 Revised Permit No. 1 is located within areas of the original project approved for buildings, driveaisles, parking, landscaping and interim truck parking. In addition, the original approval identified that several existing buildings were to be removed including the gift shop as proposed in Plot Plan No. 14522 Revised Permit No. 1. Subsequently, Code Enforcement has cited the proposed project for zoning violations and land use without Planning Department approval which are still currently outstanding. The following are current outstanding code cases on the project site:

- CV05-03618 – Accumulated rubbish
- CV06-04143, CV08-04982, CV08-04986, CV08-04984 – Construction without required permits
- CV08-05344 – Grading without permits

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1

PC Staff Report: August 20, 2014

Page 2 of 8

- CV08-04980, CV08-04985, CV08-04983 – Zoning violations and land use without approval

On October 16, 2012, the Board of Supervisors found that the property owner had violated Ordinance Nos. 348 and 457 due to the constructions without permits, grading without permits and land use violations; that the violations constituted a public nuisance; and ordered that the nuisance be abated.

Establishing a use and the construction of facilities and operation thereof as proposed Revised Permit No. 1 project without proper County building permits is a significant risk to the overall public health and safety of its patrons and employees. Once all the onsite buildings and structures have obtained the relevant entitlement building and safety permits and clearances, in addition to the required lot line adjustment to move the property line from under the existing gift store building, the project site will be safe to operate.

	Approved Entitlement	Not Approved Entitlement	Built with Permits	Built w/o Permits	Not Built
PP14522	-5 fast food restaurant -1 sit down restaurant -1 existing restaurant -12,00 sq.ft. 60 room motel -25,000 sq.ft. museum and gift shop -2 dinosaurs exhibits (one gift shop)		-2 fast food restaurants -1 existing restaurant -2 dinosaur exhibits (one with gift shop)		-3 fast food restaurants -1 sit down restaurant -60 room motel -25,000 sq.ft museum and gift shop
PP14522R1		-2,916 sq.ft. gift shop -1,060 caretaker unit -34,279 sq.ft. area outdoor dinosaur exhibits		-2,916 sq.ft. gift shop -1,060 caretaker unit -34,279 sq.ft. area outdoor dinosaur exhibits	

A project chronology has been submitted as part of this staff report package. The chronology outlines activities on the project site including what has been previously approved, current and closed code enforcement cases, and a timeline of the project; Plot Plan No. 14522 Revised Permit No.1. The last major activity on the project was on January 27, 2014, when the applicant resubmitted a revised submittal package which included:

- Unrevised site plan
- Project business plan and alternate parking plan,
- Building elevation photos,
- Floor plan for gift shop and indoor museum building,
- Emails between the applicant and Building and Safety Department regarding the requirement for building plans and permits, and
- Geology Report prepared by Geo Tek Inc. was previously submitted.

APPEAL OF PLOT PLAN NO. 14522 REVISED PERMIT NO.1

PC Staff Report: August 20, 2014

Page 3 of 8

Staff reviewed this package and informed the applicant in writing on February 24, 2014, that the following corrections were still outstanding and the following requested items were not provided; 1. the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum have building plans submitted for all buildings and structures for review and approval with the Building and Safety Department, and 2. the Planning Department required a lot line adjustment to relocate a lot line from under the existing gift store building. The applicant was required to submit these plans and permits within 60 days of the letter. On April 24, 2014, the applicant contacted Staff indicating that they are in the process of looking for vendors to prepare the requested materials; however, to date, no resubmittals or applications for lot line adjustments or building permits have been filed. These items have been regularly requested of the applicant since the first Land Development Committee meeting on August 22, 2013.

This project was scheduled for a Director's Hearing meeting on June 23, 2014, because of the lack of progress the applicant has made in satisfying the Land Development Committee and Planning Department corrections and processing the project. It should be noted that the application has now been on file for over 2 years while the underlying construction and land use violations continue unabated. Additionally, the property owner continues to operate its business on the site. Staff cannot make findings for approval of the project due to the fact that staff request for additional materials, plans and permits have largely been ignored and that without this information a continued threat to public health and safety exists and the project is inconsistent with the General Plan.

APPEAL:

The applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal application with the County on July 2, 2014 (see Exhibit E), appealing the Planning Director's denial of Plot Plan No. 14522 Revised Permit No. 1 at Director's Hearing meeting on June 23, 2014, citing the following reasons for appeal:

1. Land Development Committee review process is substantially completed,
2. Lot Line Adjustment No. 5491 has been submitted with the Planning Department and is currently being reviewed.
3. Required building plans for unpermitted buildings and structures will be submitted to the Building and Safety Department for plan check.

The Land Development Committee is requesting a lot line adjustment and building plans for unpermitted buildings and structures onsite to ensure that the business can operate without risk to the public health and safety of its patrons and employees.

Item #1 is an accurate statement that the majority of Land Development Committees have completed their review and added their conditions of approval to the project; however, the Planning and Building and Safety Departments have not cleared their review as there are still health and safety issues with existing structures and buildings and a building straddling a parcel line.

Item #2 was submitted on June 18, 2014, and is currently being reviewed by staff. The required lot line adjustment is necessary due to the fact that the existing gift shop was constructed on top of the property line and needs to be relocated.

Item #3 has been repeatedly requested of the applicant to submit the required documents for plan check on five separate occasions dating back to the first Land Development Committee meeting on September 27, 2012, and with the most recent request occurring on February 24, 2014. As of the time this staff report was prepared, the required building plans had not been submitted, reviewed, or approved by the

County. Approved building plans are critical to ensure that the operating business does not pose a threat to the public health and safety.

Staff would like to clarify some statements made by the appellant in his appeal application:

1. The appellant contends that the Board of Supervisors on January 10, 2012, ordered staff to proceed with a substantial conformance application for this project, and that staff modified this order with the requirement of a Revised Permit application. The Board minutes from this meeting has been submitted by the appellant (see Exhibit E, Figure A), and they state:

“On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED to direct staff to work with owner on an amended plot plan to be in substantial conformance”.

Staff contends that the Board’s direction was for the property owner to work with staff in preparing a revised plot plan application due to the fact that there has been significant changes made from the original approval of Plot Plan No. 14522 on March 25, 1996. Staff contends that the appellant is incorrectly interpreting the phrase the Board used, “to be in substantial conformance”, as direction to move forward with a Substantial Conformance application. Staff also contends that due to the significant deviation by the existing project from the original approved plot plan, a substantial conformance application is not the correct application to use based on its definition (Section 18.43.b.1):

“A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on a surrounding property”.

Staff finds that the proposed project does not meet the definition of a substantial conformance, and that the approval of Plot Plan No. 14522 did not allow for the existing use in its size, intensity and location. Staff contends that the project has been substantially modified from the original approval, and determined that a Revised Permit to an approved project was the correct application to use in this case based on its definition (Section 18.43.c):

“A revised permit means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director”.

2. The appellant incorrectly states that the lot line adjustment and building plans submittal required by staff are “pre-conditions of approval”. These items are outstanding corrections as part of the Land Development Committee (LDC) review. Staff has always informed the applicant that these items were required before LDC could be cleared, and never agreed to make these items conditions of approval. A lot line adjustment is required to ensure that the property line is moved from under the existing building. Staff opposes making the lot line adjustment a condition of approval due to the fact that the existing gift store was built on the lot line and the requirement of the lot line adjustment will not be triggered since no new building or grading is proposed after Plot Plan No. 14522R1 is approved.

3. The appellant states that the project's gift shop has been reviewed by a licensed engineer to eliminate concerns regarding safety issues (see Exhibit E, Figure E letter dated January 23, 2012 from Lonnie Mount S.E). This letter cites the 2010 Building Code which is no longer in effect; furthermore it states further investigation is required to make such a determination. No information or plans have been provided at the time that this staff report was written. Staff contends that the letter is insufficient and that building plans must be submitted to the Building and Safety Department for review and approval.
4. The appellant's request of the Planning Commission to make a decision to return this project back to Director's Hearing is incorrect. The appeal of the Director's Hearing meeting decision means that the Planning Commission is now the current hearing body, and will be responsible for making a decision regarding the appeal.

The California Environmental Quality Act (CEQA) states that CEQA review does not apply to projects which a public agency rejects or disapproves (Section 15270). The Planning Director has rejected the project and staff recommended denial at Director's Hearing due to a lack of information to determine the project application is complete. Therefore, if the appeal is denied, a Notice of Exemption will be filed indicating its exemption from CEQA review. An environmental assessment will be necessary and required if the appeal is upheld and the project moves forward with a recommendation of approval.

Any further work on this project will require the following from the applicant:

- (1) Provide sufficient funds to cover the current negative balance amount.
- (2) Provide an additional deposit to cover expected future work needed by staff.
- (3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail,
Rural: Rural Desert, Areas subject to Indian
Jurisdiction |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial, Controlled
Development Areas-10 acre minimum, Rural
Residential |
| 5. Existing Land Use (Ex. #1): | Gift store and outdoor dinosaur exhibits, |
| 6. Surrounding Land Use (Ex. #1): | Gas station, vacant land |
| 7. Aerial Map (Ex. #8): | |
| 8. Project Data: | Total Site Acreage: 54.7 acres
Total Project Acreage: 0.9 acres
Total Building Area: Approximately 5,000 sq.ft. |
| 9. Environmental Concerns: | Pursuant to CEQA Guidelines Section 15270,
CEQA does not apply to projects which a public
agency rejects or disapproves |

RECOMMENDATIONS:

CONTINUE to the September 17, 2014, Planning Commission meeting in order to allow time for staff to meet with the applicant to prepare a compliance plan addressing all outstanding issues, based on the findings and conclusions set forth in this staff report.

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

1. The project site has a General Plan land use designation of Community Development: Commercial Retail.
2. The zoning for the subject site is Scenic Highway Commercial.
3. Existing Plot Plan No. 14522 allows for the following uses: a commercial center for 5 fast food restaurants, one site down restaurant, a 60 room motel and a museum and gift shop. The existing restaurant, 2 dinosaurs and gift shop inside the dinosaur were allowed to remain on site. The applicant proposes to add the following uses: a 2,916 sq.ft. gift shop, a caretaker unit, a 34,276 square foot area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.
4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.
5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.
6. The surrounding area is mainly vacant besides a gas station and restaurant.
7. This project is not located within a City Sphere of Influence.
8. The existing gift store and indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. Lot Line Adjustment No. 5491 application has been submitted and is currently being reviewed by staff.
9. The project site has numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.
10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the Building and Safety Department for review and approval.
11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors.
12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process.

13. The following General Plan Policies apply to the subject site:
 - (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
 - (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
14. An environmental assessment was not prepared as part of this project because staff previously recommended denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.
15. As of writing this staff report, the project has a current negative balance of -\$5,007.11. The applicant has been informed of this outstanding negative balance.

CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is inconsistent with other requirements of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite.
3. The proposed additional uses are permitted uses with the Scenic Highway Commercial zone set forth in Ordinance No. 348.
4. The project is not in compliance with Section 18.30.c.1 and 2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant has not submitted the required information has requested by staff.
5. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
 - (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
 - (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
6. The public's health, safety, and general welfare are not protected through the existing project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been provided for Building and Safety Department review by the applicant.
7. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

8. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.
9. Any further work on this project will require the following from the applicant:
 - (1) Provide sufficient funds to cover the current negative balance amount.
 - (2) Provide an additional deposit to cover expected future work needed by staff.
 - (3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

**PROJECT DESCRIPTION NARRATIVE
WORLDS BIGGEST DINOSAURS
PLOT PLAN 14522 R1**

DRAFT 10-08-2013

SUMMARY.

The World's Biggest Dinosaurs project is a tourist destination for travelers along the I-10 corridor between Los Angeles and Arizona that consists of a dinosaur exhibit area and museum/gift shop. Both the outdoor dinosaur exhibit and indoor museum and gift shop require paid admission to enter. Customers visiting the World's Biggest Dinosaurs facilities are attracted by the original sculptured artwork that is comprised of full size Tyrannosaurus Rex and Apatosaurus.

The proposed land use (PP14522R1) contemplates a revision to an approved project that has met all of its original Conditions of Approval. In August 2008 the County of Riverside completed a safety inspection (including all electrical) of the premises finding no violation. The project is located in the unincorporated area of Cabazon at the Main Street/I-10 interchange. The site address is 50770 Seminole Drive, Cabazon, CA 92230

OPERATIONS

The World's Biggest Dinosaurs facility receives most of its visitors on weekends. Sunday's have historically been the peak day of the week for paying customers to enter the Dinosaur Exhibit area and related Gift Shop/Museum. The highest volume of visitations occurs during the summer months with a typical count of 18,000 individuals over a three (3) month span (June through August). Average attendance during the other 9 off-peak months are approximately 2,000 per month. The equivalent of 1/3 of the summer traffic at the facility.

The Exhibit and Museum/Gift Shop are open for business from 9 AM -8 PM during the summer and 10 AM – 5 PM at other times throughout the year.

The maximum number of employees during the summer peak period is five (5) with three (3) employees on the largest shift at any one time. The facility can operate with only one (1) or two (2) employees during the off-peak months during any given shift.

The World's Biggest Dinosaurs operate year-round with the exception of Christmas and Thanksgiving days for a total of 363 days per year. The annual number of visitors to the World's Biggest Dinosaurs Exhibit area is 35,000 of which 18,000 take place during the summer peak season as previously indicated.

PARKING CONSIDERATIONS

Visitation to the World's Biggest Dinosaurs are spread out throughout the day in both summer and off-peak seasons. A typical group or family will stay inside the exhibit and commercial area for 1 hour or less. Using a peak demand of a Holiday summer Sunday (4th of July) it can be anticipated that no more than 24 individual patrons will occupy the Exhibit area at any one time. All if not most of the transient customers arrive in vehicles with 3-4 passengers. This example took place on July 4, 2013 where a total of 6 passenger cars were using the designated (14) parking spaces that are identified on the proposed Plot Plan. Staff and employees park in areas that are not utilized by the guests of the facility.

PP14522R1 Planning Application Summary

3/26/12 - DRT application submitted to Planning

9/5/12 – Project transmitted and scheduled for DRT meeting

9/27/12 – DRT meeting. Comments given to applicant (Planning, Geology, Landscaping, Transportation, BS Grading, BS Plancheck)

12/4/12 – Correction status letter sent to applicant informing them of the outstanding DRT comments

8/1/13 – Applicant submitted plans

8/6/13 scheduled for DRT comment agenda

8/22/13 – DRT meeting. Comments given to applicant (Planning, Geology, Landscaping, BS Plancheck)

1/27/14 – Applicant submitted plans.

2/24/14 – Correction status letter sent to applicant informing them of the outstanding DRT comments with a resubmittal deadline of 60 days (Planning, BS Plancheck) (Landscaping and Geology routes will be cleared when fees are positive).

4/24/14 – DRT required materials deadline. Applicant has not addressed comments

Code Enforcement Cases

Prior/Closed Cases

- 519-180-021
 - CV01-1238 – mobile home install without permits; opened 4/23/01, closed 5/28/02
 - CV01-1239 – accumulated rubbish; opened 4/23/01, closed 3/29/02
 - CV05-3617 – substandard mobile home; open 8/1/05, closed 09/25/07 (new case for mobile home install without permits)
 - CV06-4145 – land use without planning department approval (go-kart track); opened 6/26/06, closed 9/25/07
 - CV07-0033 – vehicle abatement (offered junk your clunker); opened 9/24/07, closed 4/21/08
 - CV07-8000 – substandard mobile home; opened 9/24/07, closed 4/21/08
 - CV08-05342 – substandard structure (detached metal garage); opened 6/16/08, closed 10/3/08

- 519-190-036
 - CV08-05345 – substandard electrical (construction without permits – electrical from tail of T-Rex to ticket booths in dino park); opened 6/16/08, closed 10/3/08

Current/Open Cases

- 519-180-021
 - CV05-3618 – accumulated rubbish; opened 7/14/05
 - CV06-4143 – construction without required permits; opened 6/26/06
 - CV08-04980 – zoning violations; opened 6/4/08

- 519-190-029
 - CV08-04985 – land use without planning department approval/zoning ; opened 6/6/08
 - CV08-04986 – construction without permits; opened 6/4/08
 - CV08-05344 – grading without required permits; opened 6/16/08

- 519-190-037
 - CV08-04982 – land use without planning department approval; opened 6/4/08

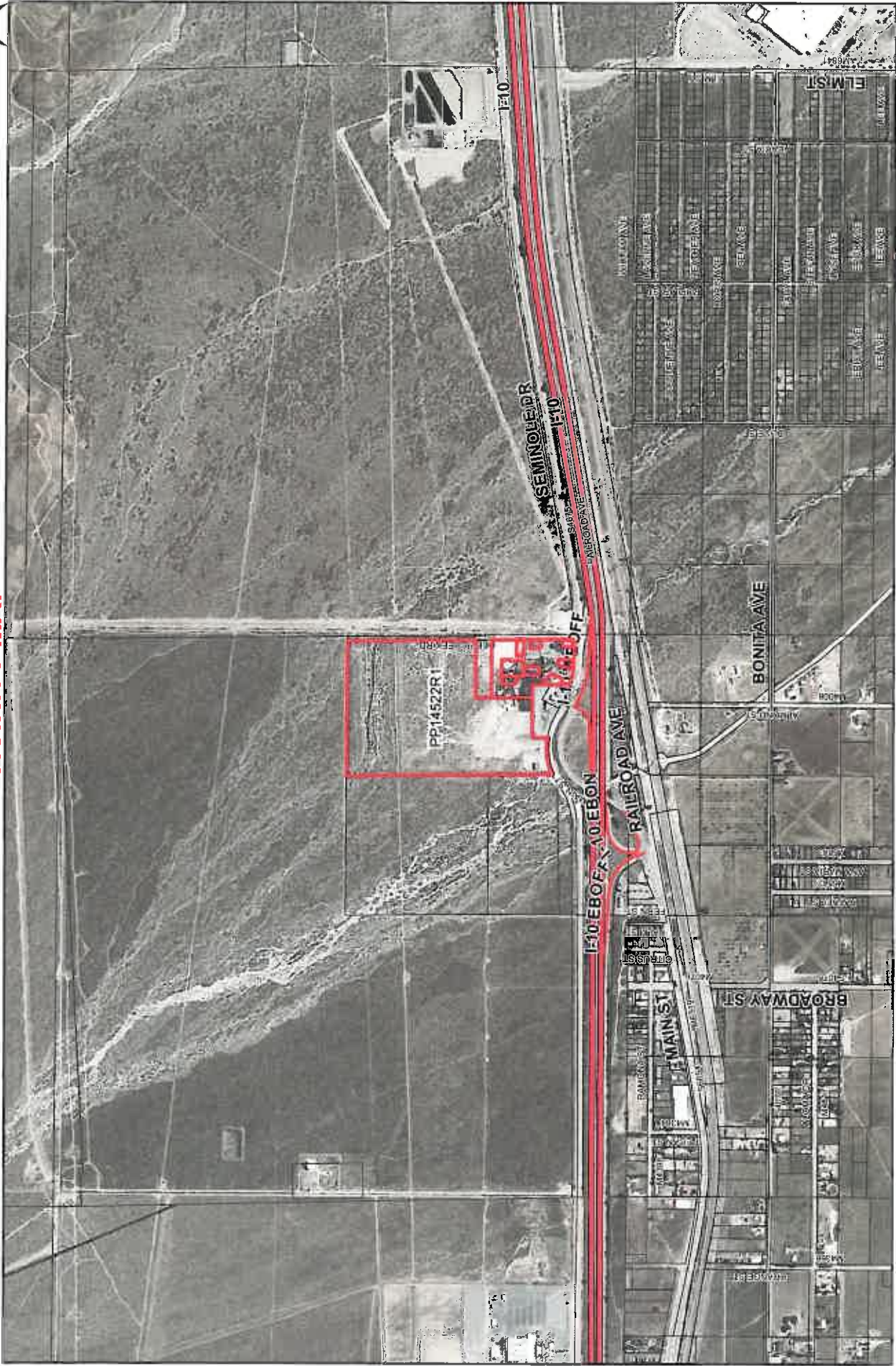
- 519-190-036
 - CV08-04983 – land use without planning department approval; opened 6/4/08
 - CV08-04984 – construction with permit(s) – accessory structures; opened 6/4/08

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

VICINITY MAP

Supervisor Ashley
District 5



0 625 1,250 2,500 Feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by prull on 5/8/2014



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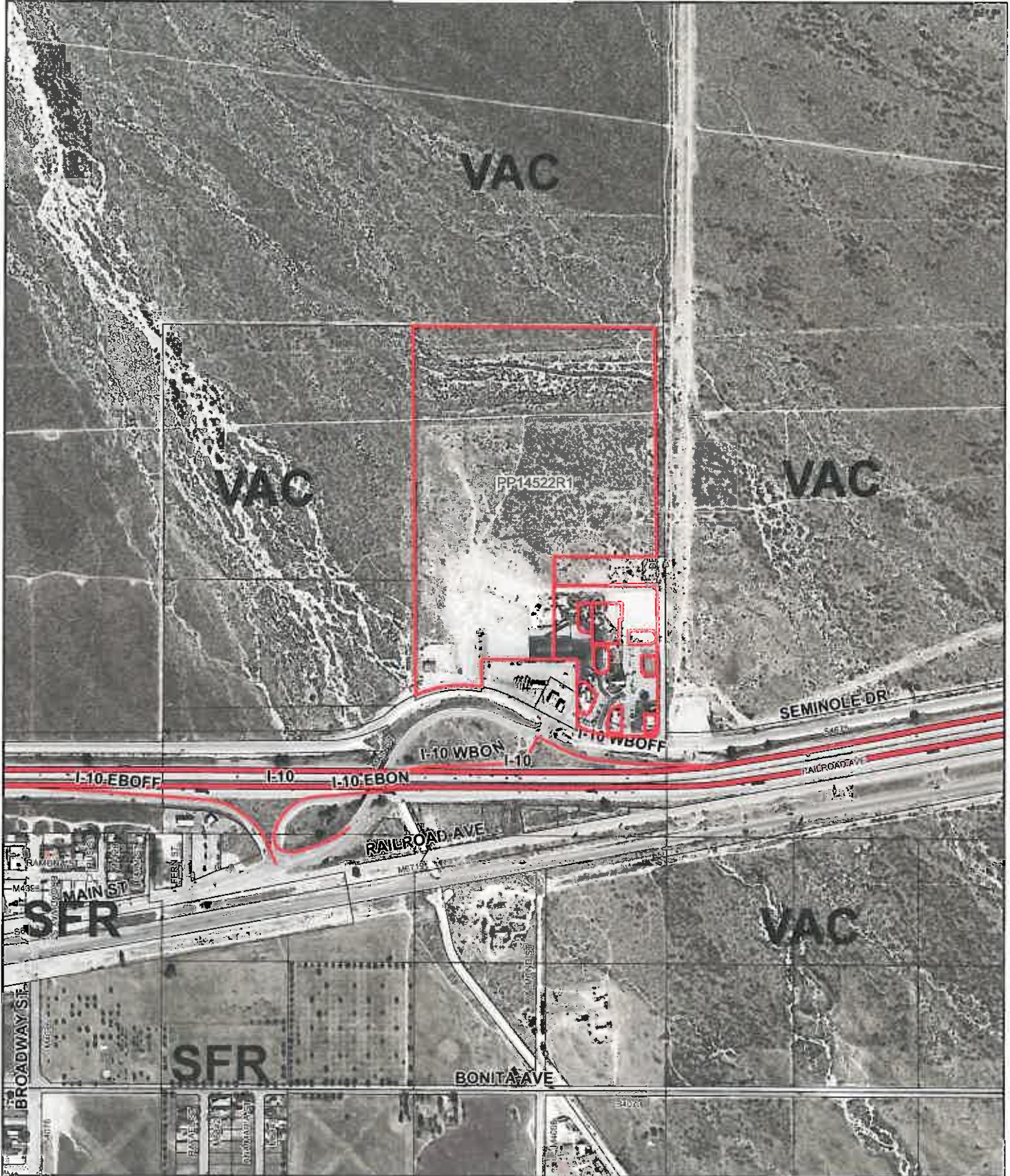
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

LAND USE MAP

Supervisor Ashley
District 5

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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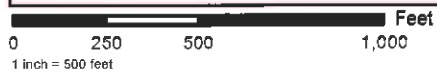
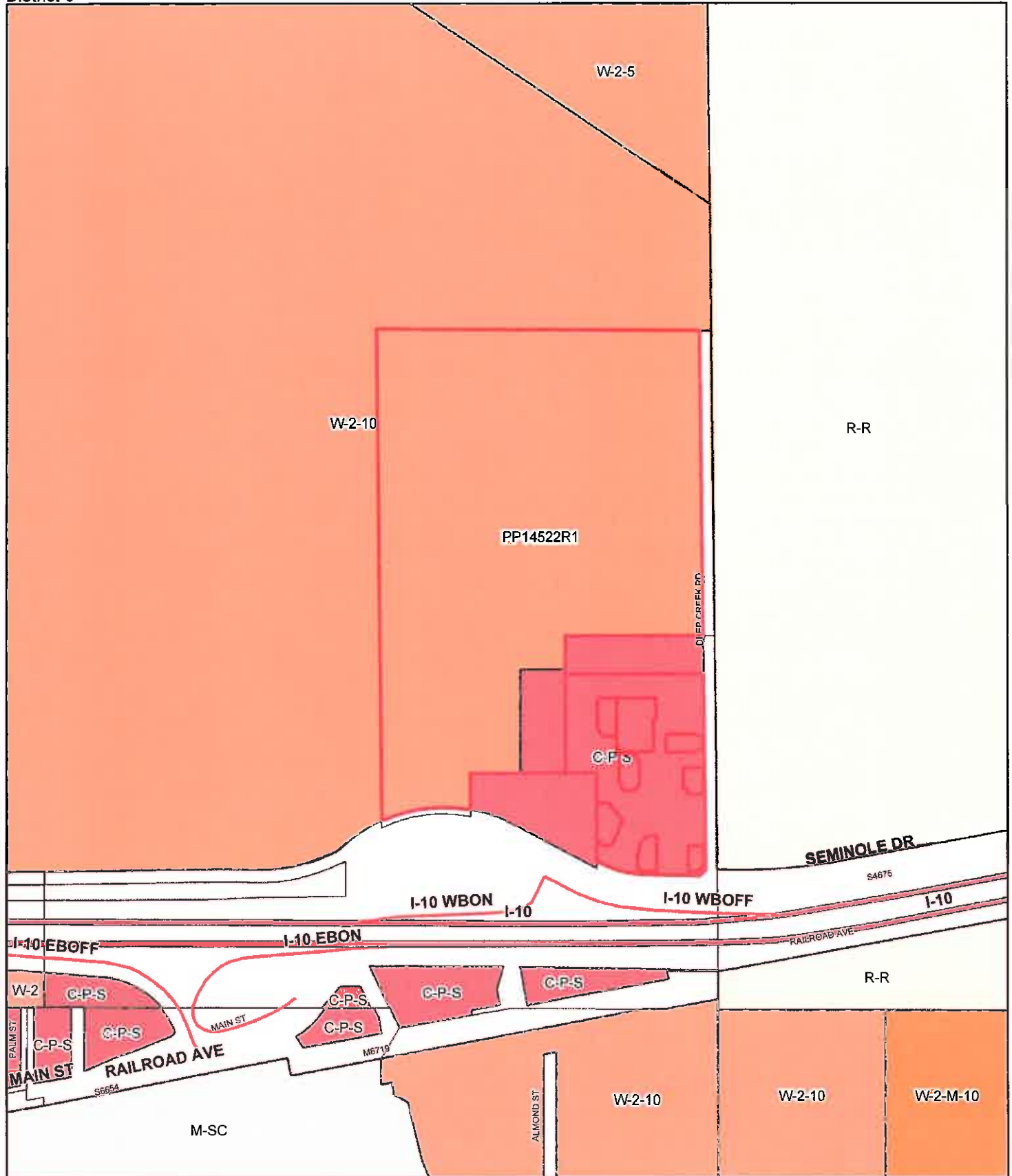
0 335 670 1,340
1 inch = 687 feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1 ZONING MAP



Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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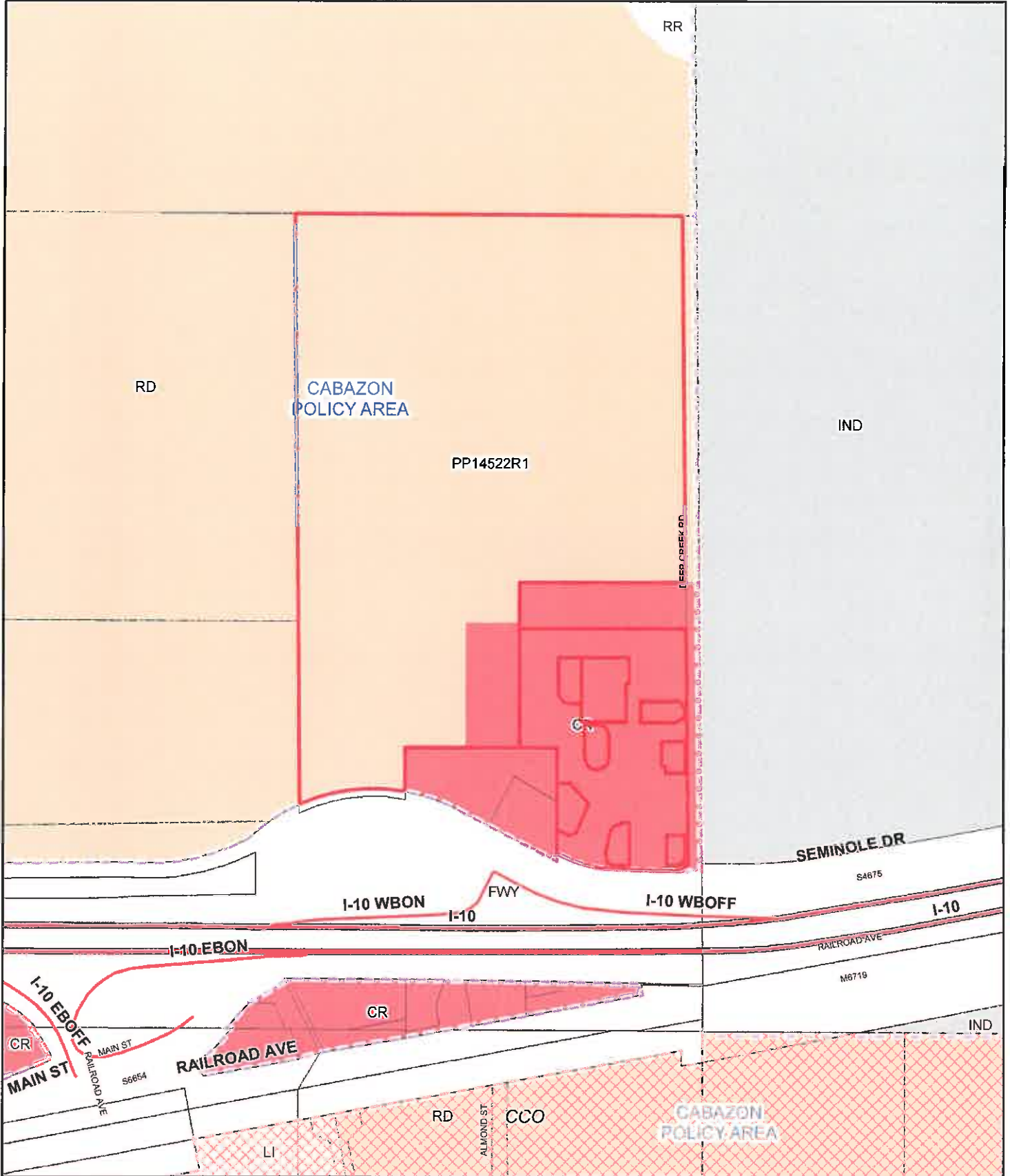
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP14522R1

GENERAL PLAN LAND USE MAP

Supervisor Ashley
District 5

N

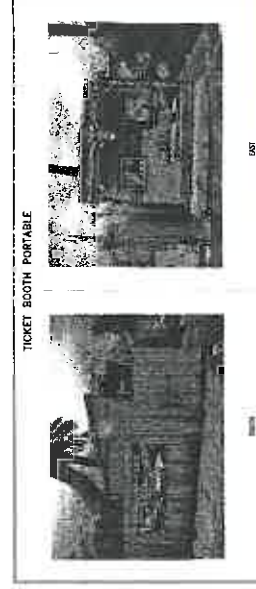
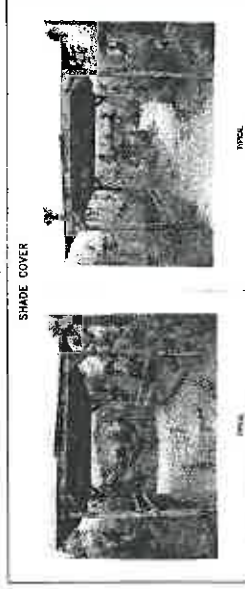
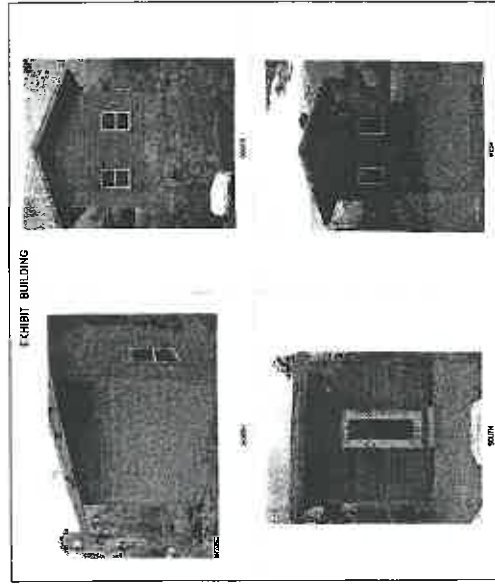
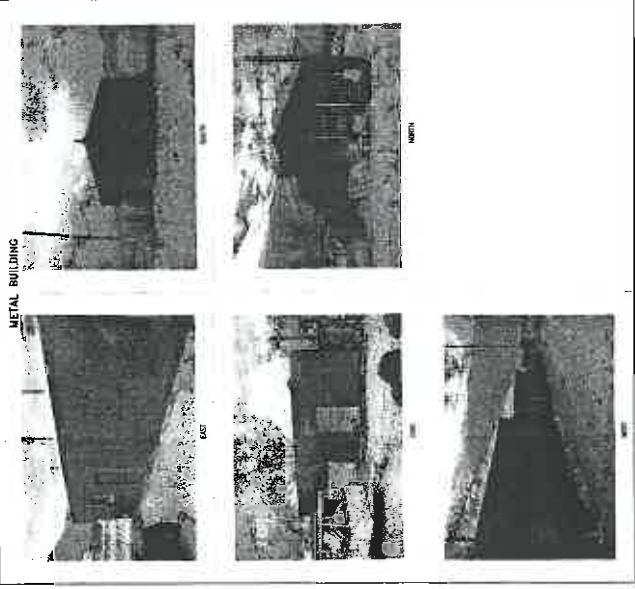
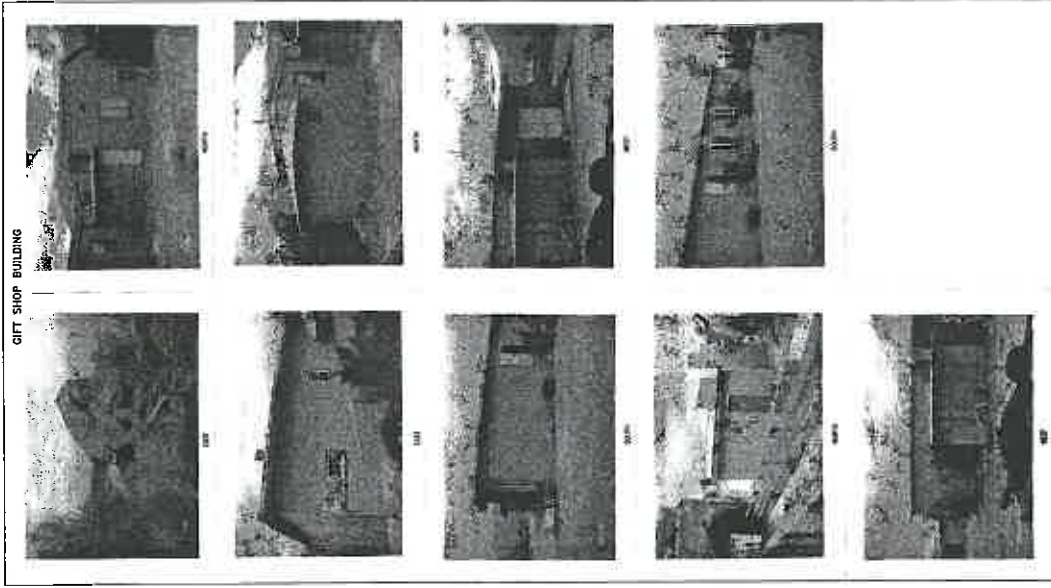
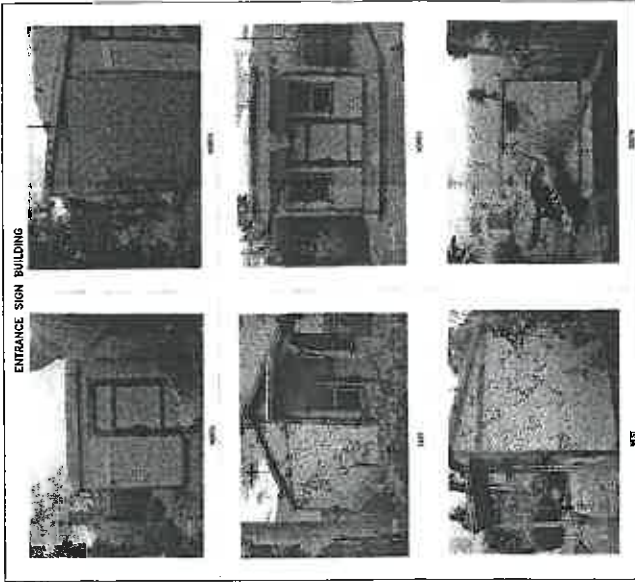


Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
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**CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1
BUILDING ELEVATION EXHIBIT**



Underground Services Alert
CALL TOLL FREE
1-800-
227-2600
FOR INFORMATION ABOUT SERVICE VISIT US AT
WWW.UTAHUNDERGROUND.COM

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NO.	DATE	BY	REVISIONS



RECOMMENDED FOR APPROVAL

DATE	CHECKED BY

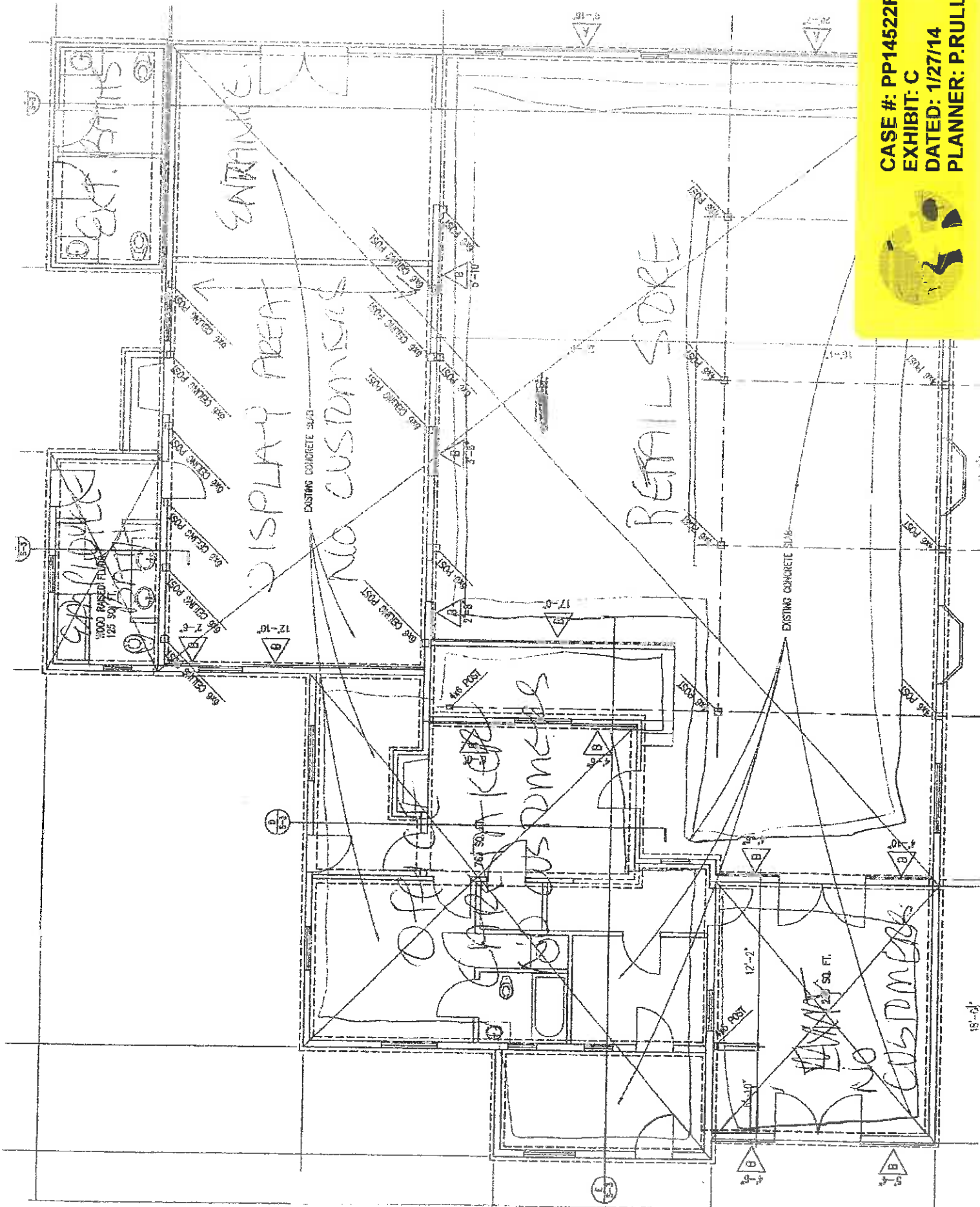
DATE

CHECKED BY



PREPARED BY
DAVID A. COOK
P.E. NO. 22724
STATE OF UTAH

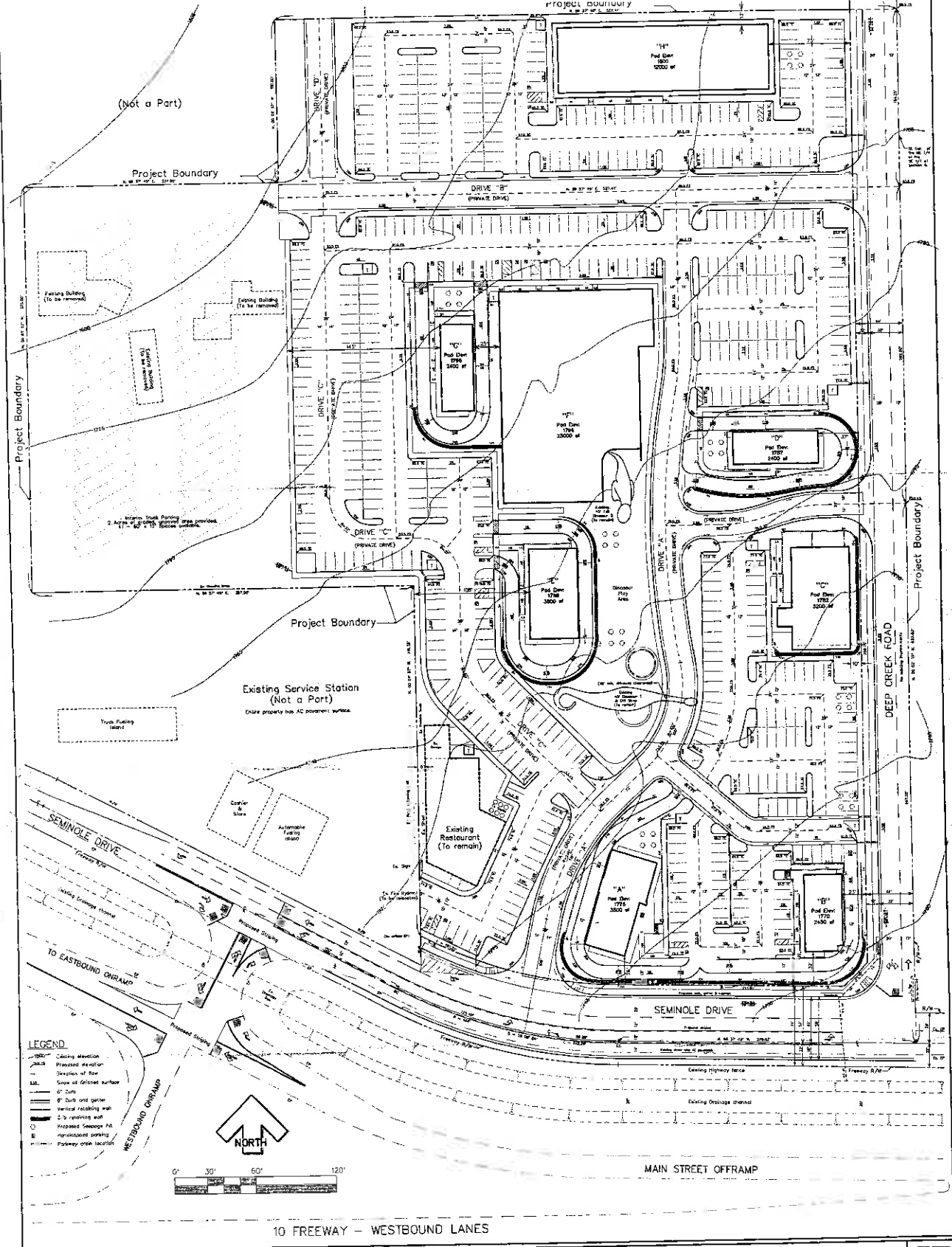
**CASE #: PP14522R1 AMD#1
EXHIBIT: B
DATED: 1/27/14
PLANNER: P.RULL**



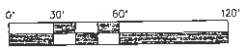
CASE #: PP14522R1 AMD#1
EXHIBIT: C
DATED: 1/27/14
PLANNER: P.PRULL



CASE #: PP14522R1 AMD#1
 EXHIBIT: D (sheets 1-2)
 DATED: 7/23/14
 PLANNER: P.RULL



- LEGEND**
- Existing elevation
 - Proposed elevation
 - Direction of flow
 - Face of drilled surface
 - 6" curb
 - 8" curb and gutter
 - vertical retaining wall
 - 2' by 4" vertical sign
 - Proposed Sewage PD
 - manipulated parking
 - Parkway area location



MIKA CABAZON PARTNERSHIP
 P.O. Box 3163
 Newport Beach, CA 92659
 PH: (714) 964-8643

PLOT PLAN

RICHARDS MUETING WILKES
 6829 Riverside Ave., Suite 115
 Riverside, CA 92506
 PH: (951) 276-8010 Fax: (951) 276-8013



NO. 2	DATE	BY	CHKD.
1	7/23/14	PR	PR
2			
3			
4			
5			



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CASE #: PP14522R1 #AMD1
 EXHIBIT: E (sheets 1-10)
 DATED: 7/2/14
 PLANNER: P.RULL

RECEIVED
JUL 03 2014
ADMINISTRATIVE
RIVERSIDE COUNTY

APPLICATION FOR APPEAL

DATE SUBMITTED: July 3, 2014

Appeal of application case No(s): Plot Plan 14522R1

Name of Advisory Agency: Planning Director List all concurrent applications

Date of the decision or action: June 23, 2014

Appellant's Name: World's Biggest (Cabazon) Dinosaurs E-Mail: denise@cabazondinosaurs.com

Mailing Address: P.O. Box 330
Cabazon City CA State 92230 ZIP

Daytime Phone No: (714) 325-4790 Fax No: ()

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.

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

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> o Land Division (Tentative Tract Map or Tentative Parcel Map) o Revised Tentative Map o Minor Change to Tentative Map o 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"> o 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"> o General Plan or Specific Plan Consistency Determination o 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"> o 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"> o Plot Plan o Second Unit Permit o Temporary Use Permits o Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> o 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"> o Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> o Certificate of Compliance o Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> o 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

DEVELOPMENT REVIEW PROCESS IS SUBSTANTIALLY COMPLETED.

BUILDING PLANS FOR ALL CWP STRUCTURES WILL BE SUBMITTED TO THE BUILDING & SAFETY DEPARTMENT FOR PLAN CHECK.

LOT LINE ADJUSTMENT HAS BEEN FILED (LLA 5491) AND IS IN PLAN REVIEW WITH COUNTY SURVEYOR.

APPLICANT REQUESTS THAT ALL COUNTY REVIEW AGENCIES ISSUE CONDITIONS OF APPROVAL BASED ON LDC/DRT CLEARANCES (11 out of 13). SEE ATTACHED LDC STATUS REPORT (Exhibit F).

*** SEE APPEAL JUSTIFICATION SUPPLEMENT

Use additional sheets if necessary.

World's Biggest (Cabazon) Dinosaurs

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

July 3, 2014

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.

APPEAL JUSTIFICATION – SUPPLEMENT (PP 14522R1)

The reason for the appeal is the applicant has conformed to all the requirements of the county even though the County staff modified the order of Substantial Conformance that was unanimously approved by the Board of Supervisors on January 10, 2012 . This modification done in contrast to the finding of Substantial Conformance has created complexities to the approval process and delays in the process due to interpretive elements outside the Ruling of Substantial Conformance (See A).

We were required to submit 2 pre conditions of approval items prior to Planning Staff completing its Staff Report and Recommendation for Approval (See B). We agreed to comply with these requests (See C).

You can see the correspondence from staff regarding our compliance efforts and our letter stating that we would do the things they required prior to the Directors Hearing. The lot line adjustment (LLA 5491) was formally submitted prior to the Director’s Hearing (See D).

Construction drawings were not submitted but are under preparation at this time. We expect to make significant progress towards the Building Permit plan check prior to the Planning Commission hearing.

The museum / gift shop had a safety review conducted by a licensed engineer to eliminate concerns regarding safety issues. (See E). 11 out of 13 County Departments have recommended approval (See F).

The Appellant would respectfully request that the Commission return this Planning case back to Staff for final review/completion for subsequent recommendation of Approval for Directors’ Hearing as we have started or completed all the new pre-conditions placed on this Planning application.

Or in the alternative we request that you give instructions to Planning Staff to comply with the Board of Supervisor’s substantial conformance ruling.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

418B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
December 28, 2011

SUBJECT: Abatement of Public Nuisance [Construction Without Permits, Land Use Violations, Grading & Accumulated Rubbish]
Case Nos. : CV05-3618, CV 06-4143, CV08-04980, CV 08-04985, CV08-04986, CV08-05344, CV 08-04982, CV08-04983 & CV08-04984
Subject Properties: 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon;
APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036; District: Five

RECOMMENDED MOTION: That the Board of Supervisors:

1. Declare the unpermitted structures (construction without permits), land use violation(s), grading without permits, and accumulated rubbish (i.e., broken concrete) on the real properties located at 50770, 50990, 50950 and 50960 Seminole Drive, Cabazon, Riverside County, California, APNS: 519-180-021, 519-190-029, 519-190-037, 519-190-036 (the "Properties") are a public nuisance and a violation of Riverside County Ordinance Nos. 345, 457 and 541, which prohibit illegal land use, construction without the required permits, grading of more than fifty (50) cubic yards without a grading permit, and prohibits any amount of accumulated rubbish on the properties;

(Continued)

[Signature]
PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost: \$	In Current Year Budget:
	Current F.Y. Net County Cost: \$	Budget Adjustment:
	Annual Net County Cost: \$	For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY: *[Signature: Michael R. Shetler]*
Michael R. Shetler
County Executive Office Signature

Policy Policy
Consent Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and IT WAS FURTHER ORDERED to direct staff to work with owner on an amended plot plan to be in substantial conformance.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.: | District: 5 | Agenda Number:

9.3

A



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Date: February 24, 2014

To: Trip Hord
P.O. Box 1235
Riverside CA 92502

CC: Cabazon Family Partnership
Attn: Gary Kanter
P.O. Box 330
Cabazon CA 92230

RE: Plot Plan No. 14522 Revised Permit No.1 Corrections Update

Staff received your latest resubmittal package dated January 27, 2014, including your response memo. Staff has reviewed your memo and has worked with the various Development Review Team (DRT) departments to address your concerns. Landscaping and Geology DRT corrections will be changed to conditions of approval. However the following is required before we can schedule the project to a public hearing:

- Planning. Based on staff's previous comments regarding the identified existing parcel line through the gift store building, we are requiring that this be fixed with a lot line adjustment application (LLA). An LLA application shall be submitted, reviewed, and approved before this revised plot plan can be schedule for public hearing.
- Building & Safety: Plan Check. The Building & Safety Department is requiring that either approved building permits are submitted for all buildings and structures on-site, or the applicant submits building plans for all buildings and structures for review and approval by the Building & Safety Department.

Please have these corrections submitted to the Planning Department within 60 days of this letter. In addition, please be aware that your project balance is currently negative. As of today, the current balance is -\$2,122.99. The project has been assessed \$3,060.00. In order for staff to continue to work on your project, please address these fees as soon as possible.

If you have any questions, please feel free to contact me at prull@rctlma.org call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director

Paul Rull, Project Manager

CC: Juan Perez, Karin Watts-Bazan, Rendell Klaarenbeek, Steve Hernandez

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

B



Ambrose Hord <ambrosehord@gmail.com>

PP14522R1 corrections

Trip Hord <ambrosehord@gmail.com>
To: "Rull, Paul" <PRULL@rctlma.org>

Thu, Apr 24, 2014 at 10:22 AM

Paul:

Let me tell you where we are at.

1) Lot Line Adjustment - The Applicant intends to use the services of Action Surveys (Gabriel Ybarra) to prepare the LLA package. We are in the process of finalizing this contract.

2) Charles Brown Architect will be retained to coordinate the construction plan preparation for the museum and gift shop structure. The AutoCAD files will be transferred to Mr. Brown who will be soliciting estimates for the Mechanical and Electrical plan components.

We do appreciate your help with wrapping up this Plat Plan entitlement. As a side note, it is unfortunate that we were not allowed to complete our land use approval process via Substantial Conformance as directed by the Board of Supervisors Minute Order for this Code case. We would be operating legally by now and the gift shop/museum would be up to code.

Thanks again for your assistance.

TH

[Quoted text hidden]

C



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR LOT LINE ADJUSTMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: LLA 05491 DATE SUBMITTED: 6-18-14

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: ()

Land Surveyor/Civil Engineer's Name: Gabel, Cook & Assoc. E-Mail: craig@cegca.com

Mailing Address: 7177 Brockton Ave. Ste 339
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 788-8092 x103 Fax No: ()

Property "A" Owner: Mka Cabazon Partnership E-Mail: garykanter@aol.com

Mailing Address: 2651 Irvine Ave. #141
Costa Mesa CA 92627
City State ZIP

Daytime Phone No: (714) 325-4790 Fax No: ()

Assessor's Parcel Number(s) of Property "A": 519-190-029

Street Address of Property "A," if applicable: 50990 Seminole Dr. Cabazon CA

Property "B" Owner: Mka Cabazon Partnership E-Mail: garykanter@aol.com

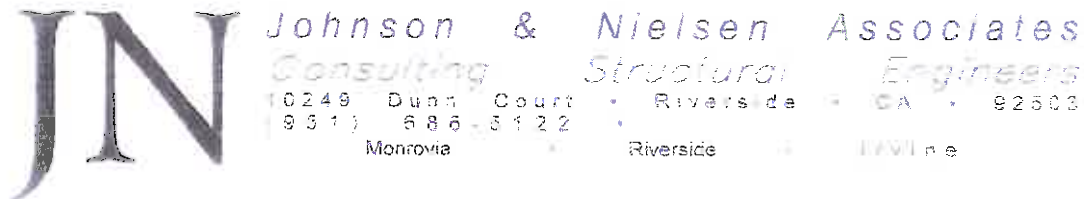
Mailing Address: 2651 Irvine Ave. #141 Costa Mesa CA 92627
Street

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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"

D



January 23, 2012

To: Gary & Denise Kanter

Re: Cabazon Dinosaurs Gift Shop and Museum

Subject: Structural evaluation

Dear Mr. Kanter:

This memo is to confirm our earlier conversation and observations at the site. The site observation included of the visible roof system and removal of exterior wall sheathing to view the wall construction. Based on this cursory observation we feel the building may possibly meet the requirements of the 2010 CBC but further investigation will be required for confirmation.

Our firm agrees to investigate the construction of various structures on the property with respect to the current building code. We will prepare structural plans of the existing buildings and indicate the work needed to achieve compliance with the structural portions of the code. We expect to find only minor issues, with nothing at this point, that would prevent this structure from being deemed safe. We estimate our work will be completed in approximately 120 days

If you have further questions, please feel free to call.

Sincerely,

Lonnie Mount, SE



E



LDC Status - PP 14522R1 (Cabazon Dinosaurs)

Trip Hord <ambrosehord@gmail.com>
 To: Ambrose Hord III <ambrosehord@gmail.com>

Mon, Jun 30, 2014 at 5:22 PM

PLANNING CASE LDC STATUS FOR PP14522R1

Results for: PP14522R1 as of 6/30/2014 5:20:50 PM

DEPARTMENT	STATUS	RECEIVED	ASSIGNED	COMPLETED
B&S: PLAN REVIEW	DENIED	08/27/2013	09/03/2013	09/03/2013
RIVERSIDE FLOOD	Approved-wConditions	08/19/2013	08/28/2013	08/28/2013
ARCHAEOLOGIST	Approved	08/12/2013	08/19/2013	08/27/2013
COACHELLA FLOOD	Passed	08/12/2013		08/19/2013
ENV. HEALTH	Approved-wConditions	08/12/2013	08/22/2013	08/22/2013
FIRE	Approved-wConditions	08/12/2013	08/20/2013	08/20/2013
GEOLOGIST	DENIED	08/12/2013	08/27/2013	08/27/2013
B&S: GRADING	Approved-wConditions	08/12/2013	08/21/2013	08/21/2013
LANDSCAPE REVIEW	DENIED	08/12/2013	08/12/2013	08/12/2013
PARKS & REC.	Approved	08/12/2013	08/19/2013	08/19/2013
BIOLOGIST	Approved	08/12/2013	09/04/2013	09/04/2013
PLANNING	DENIED	08/12/2013	08/12/2013	08/15/2013
TRANS. DEV. REVIEW	Approved-wConditions	08/12/2013	10/24/2013	10/24/2013

F

DIRECTOR'S HEARING 6/23/14
STAFF REPORT PACKAGE



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Date: June 23, 2014

To: World's Biggest Cabazon Dinosaurs
P.O. Box 330
Cabazon CA 92230

CC: Trip Hord
P.O. Box 1235
Riverside CA 92502

MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627

RE: Plot Plan No. 14522 Revised Permit No. 1
Regional Team: Riverside

On June 23, 2014, the **Riverside County Planning Director** denied the above referenced case based on the staff report findings and conclusions.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Sincerely,

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



Paul Rull, Project Manager

Y:\Planning Case Files-Riverside office\PP14522R\DH-PC-BOS Hearings\DH-PC\DH 10-Day Denial Letter.doc

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

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

2.1

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth/Fifth
Project Planner: Paul Rull
Directors Hearing: June 23, 2014

PLOT PLAN NO.14522 REVISED PERMIT NO.1
CEQA Exempt
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to permit an existing gift store and dinosaur exhibit area including a 2,916 sq.ft. gift shop, 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur exhibits and landscaping on 54.7 acres.

The project is generally located on the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND

The project is an important attraction in Riverside County, and a unique landmark for visitors and travelers along Interstate 10. The County's intent is to assure that the buildings and site are properly permitted and maintained so that it meets the appropriate building codes and provides a safe environment for all visitors and employees.

Original Entitlement

The original Plot Plan No. 14522 was approved by the County at a Director's Hearing meeting on March 25, 1996. The approval entitled a commercial center with five fast food restaurants, one sit down restaurant, a 12,000 sq.ft. 60 room motel, and a 25,000 sq.ft. museum building and gift shop on 11.9 gross acres. At the time of the approval, there was an existing restaurant (Wheel Inn), and two dinosaur exhibits (one with a gift shop), which were entitled under Plot Plan No. 14522. Since then, the following applications on the project site have been approved by the County (see Project Chronology for more detail):

- PM28365 – Schedule E subdivision of 60 acres into 10 commercial parcels and a 45 acre remainder parcel
- PP15143 – Landscaping plans for PP14522
- FSM28364 - Recorded
- PP14522SC2 – Realignment of driveway and relocation of Pad B and C
- PP15384 – Proposed phasing map
- PP15393 – Sign plans for Denny's Restaurant
- PP14522SC3 – Patio addition to existing Wheel Inn restaurant and phasing plan

The existing development proposed in Plot Plan No. 14522 Revised Permit No. 1 was never approved or entitled by the County.

Code Enforcement

The project site has an active history of code enforcement cases, of which some have been resolved, and others are still currently outstanding (see Project Chronology). The following are current outstanding code cases:

- CV05-03618 – Accumulated rubbish
- CV06-04143, CV08-04982, CV08-04986, CV08-04984 – Construction without required permits

- CV08-05344 – Grading without permits
- CV08-04980, CV08-04985, CV08-04983 – Zoning violations and land use without approval

On October 16, 2012, the Board of Supervisors found that the property owner had violated Ordinance Nos. 348 and 457 due to the constructions without permits, grading without permits and land use violations; that the violations constituted a public nuisance; and ordered that the nuisance be abated.

Court Litigation

County enforcement of the accumulated rubbish violation has been litigated and a decision in favor of the County has been appealed by the applicant to the Appellate Court. On June 4, 2012, the property owner filed a Petition for Writ of Administrative Mandamus against the County challenging the Board of Supervisor's findings concerning the violations, public nuisance and abatement order.

ISSUES OF POTENTIAL CONCERN:

Planning Chronology

The application for Plot Plan No. 14522 Revised Permit No. 1 was submitted to the Planning Department on March 26, 2012. A project chronology has been submitted as part of this staff report package. The chronology outlines activities on the project site including what has been previously approved, current and closed code enforcement cases, and a timeline of the project; Plot Plan No. 14522 Revised Permit No.1. The last major activity on the project was on January 27, 2014, when the applicant resubmitted a revised submittal package which included:

- Unrevised site plan
- Project business plan and alternate parking plan,
- Building elevation photos,
- Floor plan for gift shop and indoor museum building,
- Emails between the applicant and Building and Safety Department regarding the requirement for building plans and permits, and
- Geology Report prepared by Geo Tek Inc. was previously submitted.

Staff reviewed this package and informed the applicant in writing on February 24, 2014, that the following corrections were still outstanding and the following requested items were not provided; 1. the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum have building plans submitted for all buildings and structures for review and approval with the Building and Safety Department, and 2. the Planning Department required a lot line adjustment to relocate a lot line from under the existing gift store building. The applicant was required to submit these plans and permits within 60 days of the letter. On April 24, 2014, the applicant contacted Staff indicating that they are in the process of looking for vendors to prepare the requested materials; however, to date, no resubmittals or applications for lot line adjustments or building permits have been filed. These items have been regularly requested of the applicant since the first Land Development Committee meeting on August 22, 2013.

This project has been scheduled for a Director's Hearing meeting because of the lack of progress the applicant has made in satisfying the Land Development Committee and Planning Department corrections and processing the project. It should be noted that the application has now been on file for over 2 years while the underlying construction and land use violations continue unabated. Additionally, the property owner continues to operate its business on the site. Staff cannot make findings for approval of the project due to the fact that staff request for additional materials, plans and permits have largely

been ignored and that without this information a continued threat to public health and safety exists and the project is inconsistent with the General Plan.

No CEQA Required

The California Environmental Quality Act (CEQA) states that CEQA review does not apply to projects which a public agency rejects or disapproves (Section 15270). The County is rejecting the project and recommending denial due to a lack of information required by staff to determine the project application is complete. Therefore, if the project is denied, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

Fees Required

The project deposit based fee balance is currently negative -\$3,186.69, and is expected to increase with additional staff charges to process the project. Per County policy, staff cannot bill directly to projects that have a negative balance. Therefore, Staff's time spent working on the staff report package and attending the public hearing meetings will be tracked and accounted for, and subject to cost recovery from the applicant, with the intention that this amount will be fully reimbursed by the applicant.

Any further processing after Director's Hearing will not occur until the outstanding costs has been recovered, and additional fees are submitted for Staff's anticipated time to process any future reviews of materials submitted by the applicant.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail,
Rural: Rural Desert, Areas subject to Indian
Jurisdiction |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial, Controlled
Development Areas-10 acre minimum, Rural
Residential |
| 5. Existing Land Use (Ex. #1): | Gift store and outdoor dinosaur exhibits,
restaurant, vacant area, vacant building |
| 6. Surrounding Land Use (Ex. #1): | Gas station, vacant land |
| 7. Aerial Map (Ex. #8): | |
| 8. Project Data: | Total Site Acreage: 54.7 acres
Total Project Acreage: 0.9 acres
Total Building Area: Approximately 5,000 sq.ft. |
| 9. Environmental Concerns: | Pursuant to CEQA Guidelines Section 15270,
CEQA does not apply to projects which a public
agency rejects or disapproves |

RECOMMENDATIONS:

DENIAL of **PLOT PLAN NO.14522 REVISED PERMIT NO.1**, based on the findings and conclusions set forth in this staff report.

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

1. The project site has a General Plan land use designation of Community Development: Commercial Retail.
2. The zoning for the subject site is Scenic Highway Commercial.
3. Section 9.50.a.35 of Ordinance NO. 348 allows a Gift Store as a permitted use, subject to approval of a plot plan, in the Scenic Highway Commercial zone.
4. The project site is surrounded by properties which are designated in the General Plan as Community Development: Commercial Retail, Rural: Rural Desert, and Areas subject to Indian Jurisdiction.
5. The project site is also surrounded by properties which are zoned Scenic Highway Commercial, Controlled Development Areas-10 acre minimum, and Rural Residential.
6. The surrounding area is mainly vacant besides a gas station and restaurant.
7. This project is not located within a City Sphere of Influence.
8. The existing gift store indoor museum building was built over an existing lot line for Parcel 1 on Parcel Map 28365. A lot line adjustment application has not been filed by the applicant to relocate this property line.
9. The project site has numerous code violations for the accumulation of trash onsite, construction without permits, zoning, grading without permits, and land uses without Planning Department approval. These violations are still outstanding.
10. Structures and buildings onsite were constructed without the benefit of grading and building permits, and plans for these structures and buildings have not been submitted to the County for review.
11. The existing unpermitted structures and buildings located on the project site have been determined to be a threat to the public health, safety and general welfare and were declared to be a public nuisance on October 16, 2012 by the Board of Supervisors. Permits for these existing buildings and structures have not been issued by the Building and Safety Department because the applicant has not submitted the necessary building and grading plans.
12. The project application is incomplete. Staff does not have the necessary requested plans, permits, or materials to support the application and complete the land development review process, and is therefore recommending denial. The necessary materials, plans and permits have been requested by the Land Development Committee and Planning Department. The most recent letter to the applicant, dated February 24, 2014, identified a deadline date for submittal of the final documents needed for completion of processing; submittal of valid building permits or submittal of building plans for review, and a lot line adjustment. The applicant responded in an email dated April 24, 2014, indicating that they were in the process of hiring consultants to do the necessary work. As of writing this staff report, the requested documents have not been submitted.

13. An environmental assessment was not prepared as part of this project because staff is recommending denial due to a lack of information required by staff to determine the project complete. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). An environmental assessment will be necessary and required if the project moves forward with a recommendation of approval by staff.
14. As of writing this staff report, the project has a current negative balance of -\$3,186.69. The applicant has been informed of this outstanding negative balance.

CONCLUSIONS:

1. Although the proposed use, an existing gift store and dinosaur exhibit area, is a permitted use within the Community Development: Commercial Retail Land Use Designation, the project is inconsistent with other facets of the Riverside County General Plan regarding public health and safety due to the lack of permits of the existing buildings and structures onsite and the applicant has not submitted the required information requested.
2. Although the proposed use is a permitted use with the Scenic Highway Commercial zoning classification of Ordinance No. 348, the project is inconsistent with Section 18.30.c.1&2 of Ordinance No. 348, Requirements for Approval for Plot Plans, as the applicant has not submitted the required information has requested by staff.
3. The unpermitted structures and buildings are inconsistent with the following County General Plan policies:
 - (1) LU4.1.b Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.
 - (2) S1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
 - (3) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
4. The public's health, safety, and general welfare are not protected through project design as building plans and permits requested by the Building and Safety Department for the existing buildings and structures have not been provided for Building and Safety Department review by the applicant.
5. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.
6. The project is not in compliance with the County Ordinance Nos. 348 and 457 due to the outstanding Code Enforcement violations and the applicant's failure to submit the required documentation necessary to process the project.
7. Any further work on this project will require the following from the applicant:
 - (1) Provide sufficient funds to cover the most current negative balance amount.
 - (2) Provide an additional deposit to cover expected future work needed by staff.

- (3) Reimburse staff's time used on this project which did not get billed directly to the case due to the project's negative balance.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 23, 2014
TO: Director's Hearing Planning Officer
FROM: Planning Staff
RE: **June 23, 2014 Director's Hearing meeting for Agenda Item 2.1 Plot Plan No. 14522 Revised Permit No.1**

1. Staff received comments from the applicant dated June 23, 2014 (attached).

TRIP HORD ASSOCIATES

June 23, 2014

Planning Director
Riverside County Planning Department
4080 Lemon St. 12th Floor
Riverside, CA 92501

RE: Plot Plan 14522 R1 – Director's Hearing Comments
World's Biggest Dinosaurs; Item 2.

Hearing Officer and Staff:

The Applicant has received the Planning Staff Report concerning the World's Biggest Dinosaurs (Cabazon Dinosaurs) project identified as Item 2.1 on the Planning Director Hearing Agenda (June 23, 2014).

As Project Representative please accept the following comments and update in to the record for today's hearing.

- 1) Exhibit A – The site plan associated with this Plot Plan application has been Conditionally Approved by the LDC. Therefore, the Amended No. 1 Exhibit is not expected to be modified as part of any Departmental recommendations for Approval.
- 2) Project Narrative / Business Plan – Parking analysis has been accepted by the Planning Department.
- 3) Preliminary Landscape Plans – Minor Plot Plan review will be required in order for project to comply with ORD 859
- 4) Building & Safety Clearance – Structural Plans have been prepared by Johnson & Neilson – Consulting Structural Engineers. Please accept the letter from Mr. Lonnie Mount that indicates that the Museum Gift Shop building is not a safety hazard and that only minor corrections will be required to bring the building up to structural Code compliance.
- 5) Geology Clearance – GeoTek Report dated September 5, 2013 on file with County Geologist.
- 6) Lot Line Adjustment – LLA No. 5491 has been formally accepted for processing by the County Planning Department as of 06/18/14.
- 7) LMS Fees – Since the posting of the Planning Staff Report, the Applicant has submitted supplemental fees for the PP14622R1 account. To date the Applicant has made payments in the approximate amount of \$23,000 for processing of this land use application.
- 8) Conditions of Approval – No Conditions of Approval or Departmental Recommendation are included with the Staff Report.

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

- 9) Continuance Request – The Applicant has made substantial progress towards meeting the Planning Staff requirements outlined in the Planning Department letter dated February 24, 2014. The only outstanding item that requires further information is the full submittal of building plans for those structures that do not have valid building permits on file. The Applicant requests that the Planning Director allow for a 120 Day Continuance so that the Applicant can complete the plan preparation and submittal.
- 10) CEQA Notice - If the Director agrees to Continue the Public Hearing, we would ask that the CEQA Notice be modified to reflect the appropriate action that will be taken in the event that the Planning Department makes a recommendation for approval at a subsequent public hearing.

Thank you very much for your consideration of this request for a 120 Day Continuance.

Sincerely,



Trip Hord

cc: Gary Kanter – Cabazon Dinosaurs
Supervisor Marion Ashley – 5th Supervisorial District (ATTN: Steve Hernandez)



Johnson & Nielsen Associates
Consulting Structural Engineers
10249 Dunn Court • Riverside • CA • 92503
(951) 686-5122
Monrovia • Riverside • Irvine

January 23, 2012

To: Gary & Denise Kanter

Re: Cabazon Dinosaurs Gift Shop and Museum
Subject: Structural evaluation

Dear Mr. Kanter,

This memo is to confirm our earlier conversation and observations at the site. The site observation included of the visible roof system and removal of exterior wall sheathing to view the wall construction. Based on this cursory observation we feel the building may possibly meet the requirements of the 2010 CBC but further investigation will be required for confirmation.

Our firm agrees to investigate the construction of various structures on the property with respect to the current building code. We will prepare structural plans of the existing buildings and indicate the work needed to achieve compliance with the structural portions of the code. We expect to find only minor issues, with nothing at this point, that would prevent this structure from being deemed safe. We estimate our work will be completed in approximately 120 days

If you have further questions, please feel free to call.

Sincerely,

Lonnie Mount, SE



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

DATE: September 5, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Surveyor
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Sunline Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
EDA- Redevelopment
Caltrans Dist #8

5th District Supervisor
5th District Planning Commissioner
Banning Unified School District
Southern California Edison
Southern California Gas Co.
Verizon
Eastern Information Center (UCR)

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST: To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037**

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

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: September 27, 2012

TO:

Riv. Co. Environmental Health Dept.
Coachella Valley Water District
Riv. Co. Flood Control District

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World’s Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST: To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037**

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

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: October 10, 2012

TO:
Morongo Band of Mission Indians

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – EA42502 – Applicant: World’s Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST: To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037**

Please review the attached map(s) and/or exhibit(s) for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 6, 2013

TO:

Riv. Co. Transportation Dept.-Desert
Riv. Co. Environmental Health Dept.-Desert
Riv. Co. Public Health-Industrial Hygiene
Coachella Valley Water District

Riv. Co. Fire Dept.-Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 AMENDED NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST: To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda August 22, 2013** 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 **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **PRULL@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: 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.

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

DATE: August 19, 2013

TO:

Riv. Co. Transportation Dept.-Desert
Riv. Co. Environmental Health Dept.-Desert
Riv. Co. Public Health-Industrial Hygiene
Coachella Valley Water District
Riv. Co. Fire Dept.-Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co Flood

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 AMENDED NO. 1 – EA42502 – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) **REQUEST:** To permit a 35,576 square foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit - APN: 519-180-021, 519-190-029, -036, & -037

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda August 22, 2013** 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 **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **PRULL@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: 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.

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION



December 5, 2012

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

**SUBJECT: Plot Plan No. 14522 Revised Permit No.1 – EA 42502
World's Biggest Dinosaurs
Proposed Outdoor Dinosaur Museum, Dinosaur Exhibits, Gift
Shop, Restaurants, and Caretaker Unit
Cabazon, Riverside County, California**

Dear Mr. Rull:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves a proposal to establish a 35,576 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a gift shop and a caretaker unit in conjunction with the existing use of the Wheel Inn Restaurant, 2 dinosaur exhibits and gift shop, 5 additional drive thru restaurants, 1 restaurant, a museum and gift shop and a 60 room motel the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

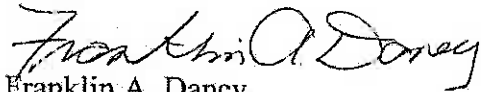
Prior to Approval by the County of Riverside:

- The developer shall complete and submit the results of an Archaeological/Cultural Resources Records Search through the University of California, Riverside to the Tribe for review and comment.
- The developer shall complete and submit the results of a Traffic Impact Analysis to assess the impact of the project upon the local transportation network to the Tribe for review and comment.
- The developer shall submit a detailed Water and Sewer Plan to the Tribe for review and comment.

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

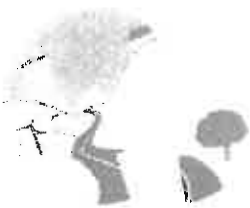
MORONGO BAND OF MISSION INDIANS



Franklin A. Dancy,
Director of Planning

- c: Roger Meyer, Morongo C.E.O.
Michael Milhiser, Morongo C.A.O.
Karen Woodard, Realty Administrator
Morongo Water Department
Morongo Cultural Resources Department

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: Plot Plan 14522 R-1 DATE SUBMITTED: March 26, 2012

APPLICATION INFORMATION

Applicant's Name: World's Biggest (Cabazon) Dinosaurs E-Mail: info@cabazondinosaurs.com

Mailing Address: P.O. Box 330

Cabazon	Street CA	92230
City	State	ZIP

Daytime Phone No: (951) 922-0076 Fax No: ()

Engineer/Representative's Name: Trip Hord E-Mail:

Mailing Address: 5028 La Mari Drive ambrosehord@gmail.com

Riverside	Street CA	92507
City	State	ZIP

Daytime Phone No: (951) 664-9615 Fax No: ()

Property Owner's Name: MFA Cabazon Partnership E-Mail:

Mailing Address: 2651 Irvine Avenue, Suite 141

Costa Mesa	Street CA	92627
City	State	ZIP

Daytime Phone No: (949) 831-4337 Fax No: ()

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

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax: (951) 955-1611

Desert Office • 38586 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax: (760) 863-7555

Planning Our Future... Preserving Our Past

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Way Id's Biggs + Dinosaurs
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.

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 519-180-021, 519-190-029, 519-190-036, 519-190-037

Section: 9 Township: 3 S Range: 2 E

Approximate Gross Acreage: Gift Store & Dinosaur Museum: encompass under 1 acre

General location (nearby or cross streets): North of 10 Freeway at Main Street, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

_____ East of _____ West of Deep Creek Road

Thomas Brothers map, edition year, page number, and coordinates: 1996, 723, E3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan for Gift Store & (exterior) Dinosaur Museum (Uses as approved in conjunction with PP 14522 - Project Site/CPS Zoning)

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). World's Biggest Dinosaurs (Cabazon Dinosaur) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PP 14522 - SC 5-18-1998 E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: PP 14522 - SC 5-18-1998

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 proposal 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) N/A

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: as-is

Estimated amount of fill = cubic yards: None

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/30/2014,

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

APN (s) or case numbers 519-180-021/519-190-029,036,037 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

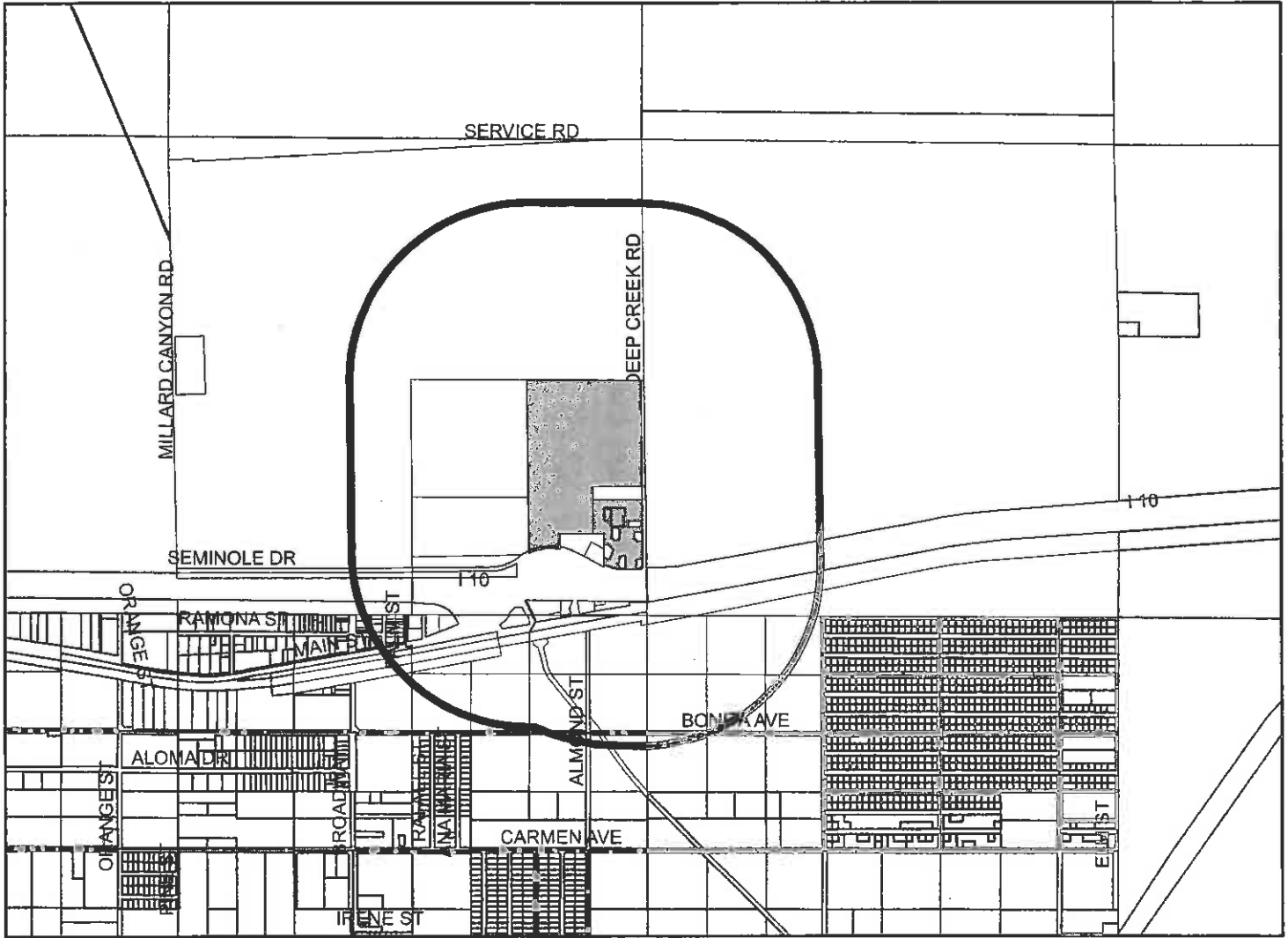
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

APN: 519-180-021/519-190-029,036,037 (2000 feet buffer)



Selected Parcels

526-035-004 526-090-003 519-190-026 526-035-009 525-080-001 526-034-003 526-034-005 519-190-036 526-033-006 526-035-003
 519-180-016 519-190-038 519-190-009 519-190-040 519-190-041 519-190-042 525-020-006 519-190-030 519-190-024 526-060-008
 525-020-002 525-020-003 519-190-033 519-190-035 526-033-009 526-035-002 525-020-005 519-190-012 519-190-013 519-190-031
 526-035-012 519-190-032 526-070-002 526-035-005 526-035-007 526-060-001 526-060-002 526-033-003 526-033-005 519-180-021
 519-190-029 519-190-034 519-190-037 526-070-003 526-033-001 526-035-008 526-035-010 519-190-001 526-060-003 526-060-004
 526-033-002 519-190-025 525-020-001 525-020-004 519-180-001 519-190-002 519-190-003 519-180-017 519-190-022 519-190-023
 519-190-027 526-070-004 526-090-004 526-090-005 526-150-013 526-150-003 526-035-001 519-190-018 519-180-014 523-140-



1,900 950 0 1,900 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: 519180016, APN: 519180016
DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 519190026, APN: 519190026
T COMMUNICATIONS CALIF INC, ETAL
340 MT KEMBLE AVE
MORRISTOWN NJ 7960

ASMT: 519180018, APN: 519180018
USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO CA 95825

ASMT: 519190030, APN: 519190030
DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS CA 92262

ASMT: 519190001, APN: 519190001
MUNIR NINO
10501 BEAUMONT AVE
CHERRY VALLEY CA 92223

ASMT: 519190031, APN: 519190031
SUN INV, ETAL
7101 PLAYA VISTA NO 316
PLAYA VISTA CA 90066

ASMT: 519190002, APN: 519190002
BETTY HENDRIX, ETAL
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO CA 93423

ASMT: 519190032, APN: 519190032
KENNY WU
17700 CASTLETON ST NO 538
CITY OF INDUSTRY CA 91748

ASMT: 519190013, APN: 519190013
WANDA BURK, ETAL
P O BOX 519
TEMPLE CITY CA 91780

ASMT: 519190035, APN: 519190035
B DEV CO, ETAL
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER CA 90602

ASMT: 519190018, APN: 519190018
SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO CA 92193

ASMT: 519190036, APN: 519190036
CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA CA 92627

ASMT: 519190025, APN: 519190025
TELEGRAPH CO, ETAL
140 NEW MONTGOMERY ST
SAN FRANCISCO CA 94105

ASMT: 519190037, APN: 519190037
MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA CA 92627

ASMT: 519190042, APN: 519190042
 DESERT VIEW FINANCIAL
 160 GREENTREE DR STE 101
 DOVER DE 19904

ASMT: 526033003, APN: 526033003
 BERNICE ELLIS, ETAL
 724 E RAMSEY
 BANNING CA 92220

ASMT: 523140011, APN: 523140011
 USA INDIAN RES 523
 UNKNOWN
 *

ASMT: 526033005, APN: 526033005
 MICHAEL SZYNKOWSKI
 48515 CHELTHAM DR
 NEWBERRY SPRINGS CA 92365

ASMT: 525020004, APN: 525020004
 PECUNIARY CAPITAL
 171 S ANITA DR NO 100
 ORANGE CA 92868

ASMT: 526033009, APN: 526033009
 GENERAL TELEPHONE CO OF CALIF
 C/O GTE ATTN GARY WILLIAMS HQCO2G08
 P O BOX 152206
 IRVING TX 75015

ASMT: 525020005, APN: 525020005
 JAAR
 C/O JOSEPH A BARBERA
 1125 W RAMSEY ST
 BANNING CA 92220

ASMT: 526034005, APN: 526034005
 LESLIE WOOD, ETAL
 874 PALM AVE
 BEAUMONT CA 92223

ASMT: 525020006, APN: 525020006
 DESIGN MGM INC
 1679 E RAMSEY ST
 BANNING CA 92220

ASMT: 526035001, APN: 526035001
 GLORIA CERDA, ETAL
 12869 ADELPHIA AVE
 SYLMAR CA 91342

ASMT: 525080001, APN: 525080001
 BELLASI CORP
 P O BOX 2724
 RANCHO CUCAMONGA CA 91729

ASMT: 526035002, APN: 526035002
 JANE TU, ETAL
 1509 S 8TH ST
 ALHAMBRA CA 91803

ASMT: 526033002, APN: 526033002
 NEIL TRAN
 P O BOX 1306
 BELLFLOWER CA 90707

ASMT: 526035003, APN: 526035003
 VICKIE HIGHTOWER, ETAL
 1317 SAN MIQUEL
 BEAUMONT CA 92223

ASMT: 526035004, APN: 526035004
ANN FLYE
P O BOX 187
CABAZON CA 92230

ASMT: 526035012, APN: 526035012
JOYCE BONAIME
P O BOX 658
CABAZON CA 92230

ASMT: 526035005, APN: 526035005
MARCO FIGUEROA
14023 PALM AVE
CABAZON CA 92230

ASMT: 526060002, APN: 526060002
ANITA MILLER, ETAL
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO CA 93401

ASMT: 526035006, APN: 526035006
VERN HIGHTOWER
C/O MARK W HIGHTOWER
P O BOX 757
CABAZON CA 92230

ASMT: 526060004, APN: 526060004
NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO CA 92408

ASMT: 526035007, APN: 526035007
MARCO FIGUEROA
14023 PALM ST
CABAZON, CA. 92230

ASMT: 526060008, APN: 526060008
ELENOR SANTIAGO
13595 COLUMBUS CT
FONTANA CA 92336

ASMT: 526035009, APN: 526035009
BEAU TRIBBLE
P O BOX 69
CABAZON CA 92230

ASMT: 526070002, APN: 526070002
LORELIE MCGLYNN
14089 ALMOND ST
CABAZON, CA. 92230

ASMT: 526035010, APN: 526035010
MORONGO BAND OF MISSION INDIANS
11581 POTRERO RD
BANNING CA 92223

ASMT: 526070003, APN: 526070003
MONICA VARELA
637 MICHIGAN AVE
BEAUMONT CA 92223

ASMT: 526035011, APN: 526035011
BEATRICE MARTINEZ, ETAL
1350 E NORTHERN AVE 329
PHOENIX AZ 85020

ASMT: 526070006, APN: 526070006
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102



ASMT: 526090002, APN: 526090002
TRUSS CO INC
17595 100TH ST
BLOOMER WI 54724

ASMT: 526090003, APN: 526090003
ANNETTE RIVAS
79321 PORT ROYAL AVE
BERMUDA DUNES CA 92203

ASMT: 526150002, APN: 526150002
VINEYARD ESTATES
C/O THE STREET CO
18800 VON KARMAN AVE NO
IRVINE CA 92612

ASMT: 526150003, APN: 526150003
BONNIE LYNK, ETAL
14252 ALMOND ST
CABAZON, CA. 92230

ASMT: 526150004, APN: 526150004
VOLK PROP
C/O JOYCE VOLK
25727 SIMPSON PL
CALABASAS CA 91302

ASMT: 526150013, APN: 526150013
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501



World's Biggest Cabazon Dinosaurs
P.O. Box 330
Cabazon CA 92230

Trip Hord
P.O. Box 1235
Riverside CA 92502

MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627

World's Biggest Cabazon Dinosaurs
P.O. Box 330
Cabazon CA 92230

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Costa Mesa CA 92627

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Cabazon CA 92230

Trip Hord
P.O. Box 1235
Riverside CA 92502

MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627

Morongo Band of Mission Indians
Attn: Director of Planning
12700 Pumarra Road
Banning CA 92220

Riverside County Flood Control District
Attn: Warren D. Williams
Mail Stop 2990

San Gorgonio Pass Water Agency
P.O. Box 520
Beaumont CA 92223

West Desert MAC
c/o 5th District Supervisor Office
Mail Stop 1005

Banning Unified School District
Attn: Elias Jouen
161 W. Williams Street
Banning CA 92220

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on 5/12/14 the attached property owners list was prepared by RIVERSIDE COUNTY PLANNING DEPARTMENT APN(s) for case numbers PP14522R1 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 2000'.

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

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

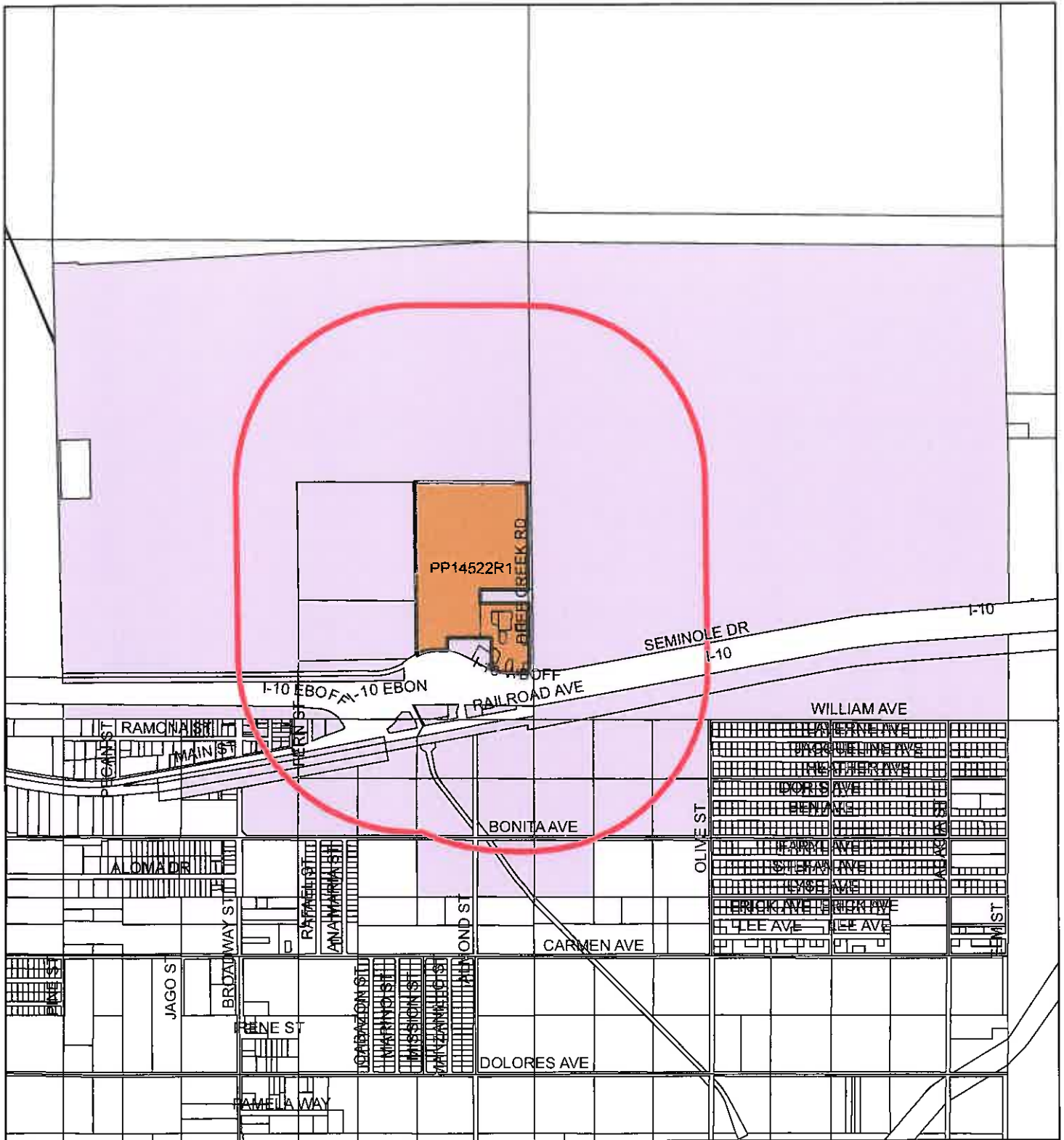
NAME: PAUL RULL

TITLE: PROJECT PLANNER

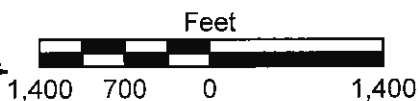
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

PP14522R1 (2,000 Foot Buffer)



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



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.

AT & T COMMUNICATIONS CALIF INC
340 MT KEMBLE AVE
MORRISTOWN, NJ. 7960

BELLASI CORP
P O BOX 2724
RANCHO CUCAMONGA, CA. 91729

JOYCE D BONAIME
P O BOX 658
CABAZON, CA. 92230

JACK DEMPSEY BURK
P O BOX 519
TEMPLE CITY, CA. 91780

CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA, CA. 92627

RODOLFO CERDA
12869 ADELPHIA AVE
SYLMAR, CA. 91342

DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO, CA. 92403

DESERT LAND INV
160 GREENTREE DR STE 101
DOVER, DE. 19904

DESERT VIEW FINANCIAL
160 GREENTREE DR STE 101
DOVER, DE. 19904

DESIGN MGM INC
1679 E RAMSEY ST
BANNING, CA. 92220

DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS, CA. 92262

MARVIN LEE ELLIS
724 E RAMSEY
BANNING, CA. 92220

FRANK ESPOSITO
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

FRANK P ESPOSITO
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

MARCO ANTONIO FIGUEROA
14023 PALM AVE
CABAZON, CA. 92230

MARCO ANTONIO FIGUEROA
14023 PALM ST
CABAZON, CA. 92230

ANN B FLYE
P O BOX 187
CABAZON, CA. 92230

G&B DEV CO
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER, CA. 90602

GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING, TX. 75015

REX HENDRIX
C/O CABAZON LAND INV NO 63
2651 IRVINE AVE STE 141
COSTA MESA, CA. 92627

REX HENDRIX
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO, CA. 93423

CHRIS A HIGHTOWER
1317 SAN MIQUEL
BEAUMONT, CA. 92223

VERN HIGHTOWER
C/O MARK W HIGHTOWER
P O BOX 757
CABAZON, CA. 92230

JAAR
C/O JOSEPH A BARBERA
1125 W RAMSEY ST
BANNING, CA. 92220

JAE & SUN INV
7101 PLAYA VISTA NO 316
PLAYA VISTA, CA. 90066

ROBERT R LYNK
14252 ALMOND ST
CABAZON, CA. 92230

TIMOTHY E MARTINEZ
1350 E NORTHERN AVE 329
PHOENIX, AZ. 85020

LORELIE MCGLYNN
14089 ALMOND ST
CABAZON, CA. 92230

MARK MILLER
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO, CA. 93401

MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA, CA. 92627

MORONGO BAND OF MISSION INDIANS
11581 POTRERO RD
BANNING, CA. 92223

NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO, CA. 92408

MUNIR ISSA NINO
10501 BEAUMONT AVE
CHERRY VALLEY, CA. 92223

PACIFIC TELEPHONE & TELEGRAPH CO
140 NEW MONTGOMERY ST
SAN FRANCISCO, CA. 94105

PECUNIARY CAPITAL
171 S ANITA DR NO 100
ORANGE, CA. 92868

ANNETTE RIVAS
79321 PORT ROYAL AVE
BERMUDA DUNES, CA. 92203

RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE, CA. 92501

SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO, CA. 92193

ELENOR SANTIAGO
13595 COLUMBUS CT
FONTANA, CA. 92336

SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA, NE. 68102

SPARTAN OIL CO INC
C/O SOCO GROUP INC
P O BOX 939051
SAN DIEGO, CA. 92193

MICHAEL SZYNKOWSKI
48515 CHELTHAM DR
NEWBERRY SPRINGS, CA. 92365

HAO H TA
1509 S 8TH ST
ALHAMBRA, CA. 91803

NEIL N TRAN
P O BOX 1306
BELLFLOWER, CA. 90707

BEAU D TRIBBLE
P O BOX 69
CABAZON, CA. 92230

TRUSS CO
17595 100TH ST
BLOOMER, WI. 54724

TRUSS CO INC
17595 100TH ST
BLOOMER, WI. 54724

USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO, CA. 95825

USA INDIAN RES 523
NONE
0
, 0

MONICA NICOLE VARELA
637 MICHIGAN AVE
BEAUMONT, CA. 92223

VINEYARD ESTATES
C/O THE STREET CO
18800 VON KARMAN AVE NO
IRVINE, CA. 92612

VOLK PROP
C/O JOYCE VOLK
25727 SIMPSON PL
CALABASAS, CA. 91302

BRIAN D WOOD
874 PALM AVE
BEAUMONT, CA. 92223

KENNY WU
17700 CASTLETON ST NO 538
CITY OF INDUSTRY, CA. 91748

Morongo Band of Mission Indians
Attn: Director of Planning
12700 Pumarra Road
Banning CA 92220

Riverside County Flood Control District
Attn: Warren D. Williams
Mail Stop 2990

San Gorgonio Pass Water Agency
P.O. Box 520
Beaumont CA 92223

West Desert MAC
c/o 5th District Supervisor Office
Mail Stop 1005

Banning Unified School District
Attn: Elias Jouen
161 W. Williams Street
Banning CA 92220

World's Biggest Cabazon Dinosaurs
P.O. Box 330
Cabazon CA 92230

Trip Hord
P.O. Box 1235
Riverside CA 92502

MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627

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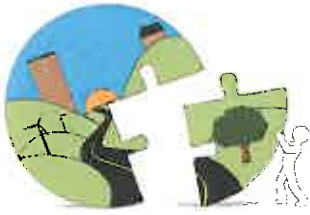
Trip Hord
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MKA Cabazon Partnership
2651 Irvine Avenue, Suite 141
Costa Mesa CA 92627



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 14522 Revised Permit No. 1

Project Location: In the unincorporated area of Riverside County, more specifically located on the northwest corner of Seminole Drive and Deep Creek Road

Project Description: To permit an existing gift store and dinosaur exhibit area including a 2,916 sq.ft. gift shop, 1,060 sq.ft. caretaker unit, and 34,279 sq.ft. area of outdoor dinosaur museum exhibits and landscaping on 54.7 acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: World's Biggest Cabazon Dinosaurs P.O. Box 330, Cabazon CA 92230

Exempt Status: (Check one)

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

Reasons why project is exempt: Riverside County Planning Department, the Lead Agency, is rejecting the project and recommending denial due to a lack of information required by staff to determine the project complete and ready for a decision. CEQA does not apply to projects that are disapproved.

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

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 05/27/2014: Y:\Planning Case Files-Riverside office\PP14522R1\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42502 ZCFG No. 5876 - County Clerk Posting Fee \$64.00
FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE M* REPRINTED * R1202453
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

Received from: WORLD'S BIGGEST DINOSAURS \$64.00
paid by: CK 1856
CA FISH AND GAME FEE FOR EA42502
paid towards: CFG05876 CALIF FISH & GAME: DOC FEE
at parcel: 50770 SEMINOLE DR CABA
appl type: CFG3

By _____ Mar 26, 2012 16:25
GLKING posting date Mar 26, 2012

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.8
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisory District: Third
Project Planner: P. Nanthavongdouangsy
Planning Commission: August 20, 2014

CHANGE OF ZONE NO. 7810
Environmental Assessment No. N/A
Applicant: SFT Realty Rockaway LLC.
Engineer/Representative: MDMG, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7810 proposes to change the site's zoning from Residential Agricultural - 10 acres min (R-A-10) Zone to Wine Country - Equestrian (WC-E) Zone.

This site is located north east of Los Corralitos Rd, south of Los Caballos Rd., west of Pauba Rd. at 38801 Los Corralitos Rd. Temecula Ca 92592.

BACKGROUND:

The recently adopted General Plan Amendment No. 1077 (GPA No. 1077) placed the project site within the Wine Country - Equestrian District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The Galway Downs Equestrian Facility currently operates on this site. The existing uses located on this site includes barns, horse stables, grooms quarters, horse racing track, retail shop, restaurant and mobile home park. These uses were originally approved through the following conditional use cases and conditional use permit: CU No. 966, CU No. 1127, CU No. 1615 and CUP No. 2303.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 acres min.), Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.)
2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R: RR) (5 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.) to the north, west, east, and south; Agriculture (AG: AG) (10 acres min.) Temecula Valley Wine Country Policy Area -Equestrian District (10 acres min.) to the southeast
3. Existing Zoning (Ex. #3): Residential Agricultural - 10 acres min. (R-A-10) Zone
4. Proposed Zoning (Ex. #3): Wine Country - Equestrian (WC-E) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture - 10 acres min. (A-1-10) Zone, Rural Residential (R-R) Zone, and Residential Agricultural - 10 acres min. (R-A-10)

MS

- | | |
|-----------------------------------|---|
| 6. Existing Land Use (Ex. #1): | Equestrian facility with appurtenant uses such as horse stables, barns, race track, horse rings, arenas, horse trails, open space fields, grooms quarters, and restaurant; as well as, a mobile home park |
| 7. Surrounding Land Use (Ex. #1): | Single family residents and vacant lots to the north, south, east, and west, Veterinary Hospital to the south |
| 8. Project Data: | Total Acreage: 241.63 |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7810, amending the zoning classification for the subject property from R-A-10 Zone to WC-E Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site is designated Rural: Rural Residential (R: RR) (5 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.) of the Southwest Area Plan.
2. The existing use, equestrian facility with horse stables, barns, race track, horse rings, arenas, horse trails, open space fields, grooms quarters, and restaurant that were permitted through CUP No. 2303, is consistent with the Temecula Valley Wine Country Policy Area - Equestrian District and the Wine Country - Equestrian (WC-E) Zone. The mobile home park that was permitted through CU No. 966 and CU No. 1127 will become a legal non-conforming use with this change of zone.
3. The existing zoning for the project site is Residential Agricultural - 10 acres min (R-A-10).
4. The project site is surrounded by properties which are also designated Rural: Rural Residential (R: RR) (5 acres min) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.). A property southeast of the project site is designated Agriculture (AG: AG) (10 acres min.) within the Temecula Valley Wine Country Policy Area - Equestrian District (10 acres min.).

CHANGE OF ZONE NO. 7810

Planning Commission Staff Report: August 20, 2014

Page 3 of 4

5. The proposed zoning for the subject site is Wine Country - Equestrian (WC-E) Zone. The minimum lot size within the WC-E Zone is 10 acres.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Light Agriculture - 10 acres min. (A-1-10) Zone, Rural Residential (R-R) Zone, and Residential Agricultural -10 acres min. (R-A-10).
8. Single family residential units and a Veterinary Hospital have been constructed and are operating in the project vicinity.
9. This project is located within Criteria Cell 7134 and 7185 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and as such a Habitat Evaluation and Acquisition Negotiation Strategy (HANS02039) and RCA Joint Project Review (JPR 10-12-27-01) was completed for the project site. HANS02039 final determination was for 100% development of the site. No portion of the site would need to be conserved; however, prior to issuance of a grading permit a Burrowing Owl survey would need to be completed. This standalone change of zone fulfills the requirements of the MSHCP because it does not require or authorize any grading, construction, or permit any structures on this site. The JPR 10-12-27-01 Criteria Consistency Review is attached to this staff report.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7810 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Equestrian Zone, respectively.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7810 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7810 is changing the property's zoning classification to Wine Country - Equestrian Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Equestrian Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and

- e. Change of Zone No. 7810 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Equestrian Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Equestrian (WC-E) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula sphere of influence;
 - b. Area drainage plan or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve area; or,
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. The boundaries of the Riverside County Regional Park District;
 - d. Low Potential Paleontological Sensitive Area;
 - e. Subsidence Area;
 - f. Within a high fire area and state fire responsibility area;
 - g. Partially within very low to very high liquefaction area;
 - h. Within a Flood Zone;
 - i. Within a ½ mile of Agua Tibia Mountain Fault and a County Fault Zone; and,
 - j. Zone A, 12.77 Miles from Mt. Palomar Observatory.
4. The subject site is currently designated as Assessor's Parcel Numbers 927160001 and 927160002.



Board of Directors

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Vice Chairman
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County of Riverside

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

January 6, 2011

Jared Bond
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Bond:

Please find the following JPR attached:

JPR 10-12-27-01. Permittee: Riverside County, HANS 2039. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer
Western Riverside County Regional Conservation Authority

cc: Ken Corey
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009

Leslie MacNair
California Dept. of Fish and Game
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Project Information

Permittee:	Riverside County
Case Information:	HANS 2039
Site Acreage:	236.47 acres
Portion of Site Proposed for MSHCP Conservation Area:	0 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 24
 Area Plan: Southwest Area

APN	Sub-Unit	Cell Group	Cell
927-160-001	SU 2 – Temecula & Pechanga Creeks	Independent	7134
927-160-002			7185

Comments:

- a. Proposed Constrained Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. This Linkage provides Habitat for wetland species and a connection to Core Areas in Wilson Valley. The Linkage is constrained by existing roadways and planned community Development. Planning Species for which Habitat is provided for within this Linkage include bobcat, mountain lion, Stephens' kangaroo rat, Aguanga kangaroo rat, western pond turtle, yellow warbler, southwestern willow flycatcher, arroyo chub, loggerhead shrike, tree swallow, white-tailed kite, Cooper's hawk and least Bell's vireo. In addition to maintenance of habitat quality, maintenance of existing floodplain processes along Temecula Creek is important for these species. While specific studies of movement along this Linkage have not been conducted, it likely provides for movement of common mammals such as bobcat. Areas not affected by edge within this Linkage total approximately 110 acres of the total 340 acres of the Linkage. Since this is an existing Constrained Linkage already affected by edge, treatment and management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage.

- b. Approximately 23.75 acres of the approximately 236-acre site is located in Cell 7134. Conservation within Cell 7134 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7134 will focus on Riversidean alluvial fan sage scrub and grassland habitat along Temecula Creek. Areas conserved within Cell 7134 will be connected to Riversidean alluvial fan sage



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

scrub habitat proposed for conservation in Cell 7185 to the west and in Cell Group C to the northeast. Conservation within Cell 7134 will range from 35% to 45% of the Cell focusing in the northwestern portion of the Cell.

- c. Approximately 60.34 acres of the project is also located in Cell 7185. Conservation within Cell 7185 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7185 will focus on Riversidean alluvial fan sage scrub habitat along Temecula Creek. Areas conserved within Cell 7185 will be connected to habitat proposed for conservation in Cell 7184 to the west and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the east. Conservation within Cell 7185 will range from 20% to 30% of the Cell focusing in the southern portion of the Cell.
- d. The property is located on the southeast corner of Los Caballos Road and Los Corralitos Road, east of the City of Temecula, in southwestern Riverside County, California. The project site is located at an elevation of approximately 1,216 feet above mean sea level (amsl) in the northeastern corner of the property to approximately 1,284 feet amsl in the southwestern portion of the property. The property is currently developed with equestrian stables, racetrack, and a disked field. The proposed project includes development of a portion of the site into recreational development, including playing fields to the western portion of the site, unpaved parking lots at the existing dirt lots at the western portion of the site, and associated improvements. The existing equestrian facility will continue its operation. The project is located southwesterly of Cell 7134 and southeasterly of Cell 7185, southerly of Temecula Creek and Los Caballos Road which is the area not contemplated for Conservation and therefore does not conflict with the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). However, the project is located in an Additional Survey Area for Burrowing Owl.



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Comments:

- a. Section 6.1.2: According to the December 14, 2010, Riparian/Riverine letter report prepared by TeraCor, the project site contains six potential features as shown on Exhibit 1 and 2 of the TeraCor letter report. TeraCor determined that Features 1, 2, 3, 5, and 6 are related to the existing equestrian activities on the site. Feature 4 is a regularly maintained drainage swale in the eastern portion of the property that does not connect to any downstream hydrologic features. TeraCor concluded that the six potential features do not support any riparian/riverine areas or vernal pools. The soils which include Hanford coarse sandy loam, 0–2%, 2–8%, and 8–15%; Hanford loamy fine sand, 0–8%; Grangeville fine sandy loam, 0-2%; gullied land; Gorgonio loamy sand, 0–8% and 8–15%; saline-alkali, 0–5%; and riverwash does not support suitable habitat for fairy shrimp. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. Section 6.3.2: The project site is located in an Additional Survey Area for Burrowing owl. TeraCor conducted a Step II, Part B Survey on August 17, 2010, concurrently with a Step II, Part A Survey on August 17, 2010, due to the detection of California ground squirrel burrows, which could potentially be utilized for Burrowing Owl occupation. TeraCor conducted the remaining Step II, Part B Surveys on August 21, 26, and 31, 2010. No signs of owls or occupied burrows were observed during the time of the survey effort. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.3.2 of the MSHCP.
- c. Section 6.1.4: To preserve the integrity of areas near the project site which are proposed for Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off.



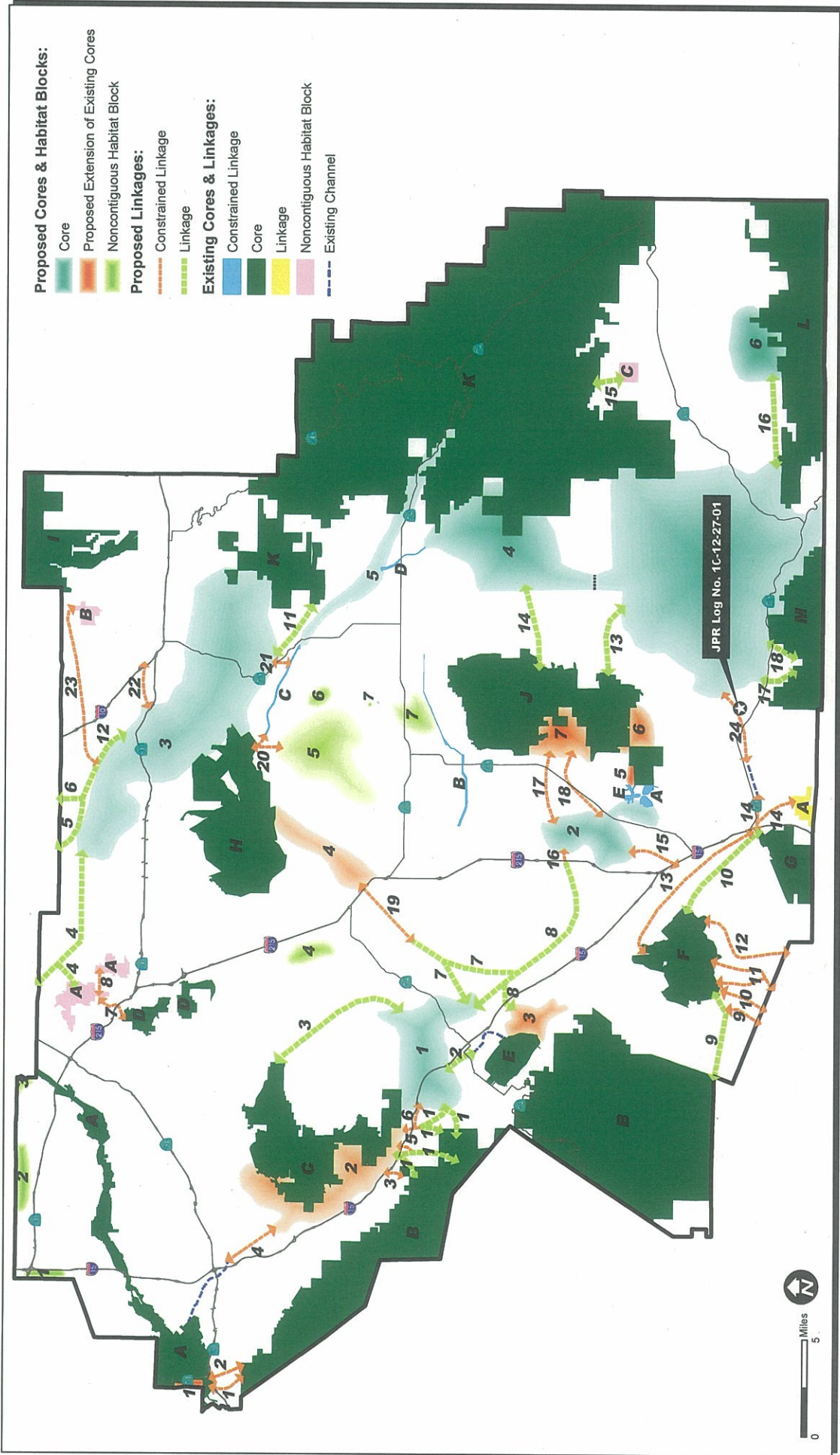
RCA Joint Project Review (JPR)

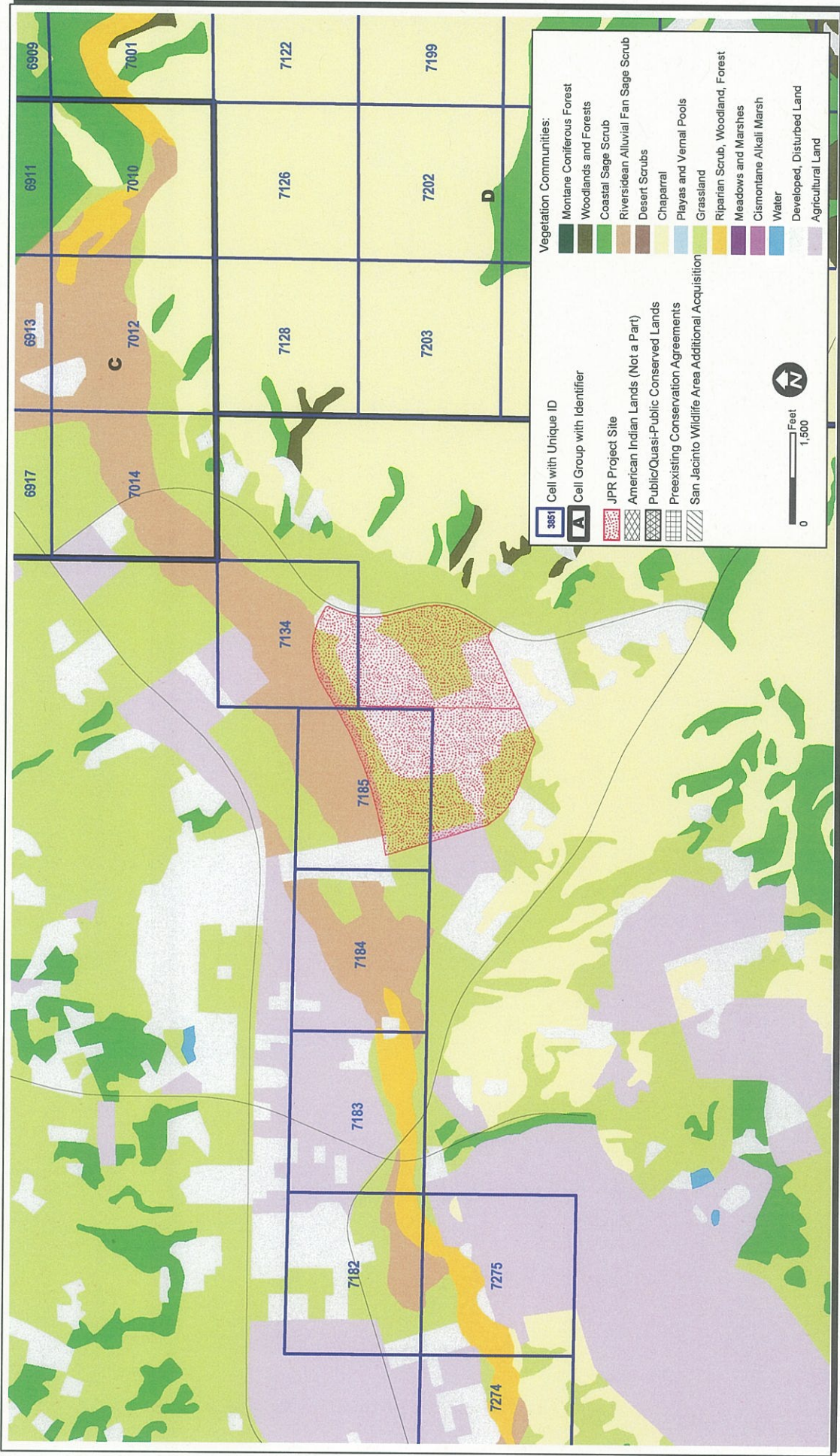
JPR #: 10-12-27-01

Date: 1/6/11

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in *Table 6-2* of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST





Criteria Area Cells with MSHCP Vegetation and Project Location



MSHCP HANS 2039



- Peachanga Quadrangle
- Roads
- Parcel
- Intake Boundaries
- HANS Designations
- Development
- Proposed MSHCP Conservation Area
- Criteria Cells

FINAL
Date: 10-27-2010



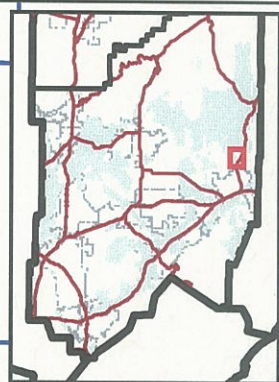
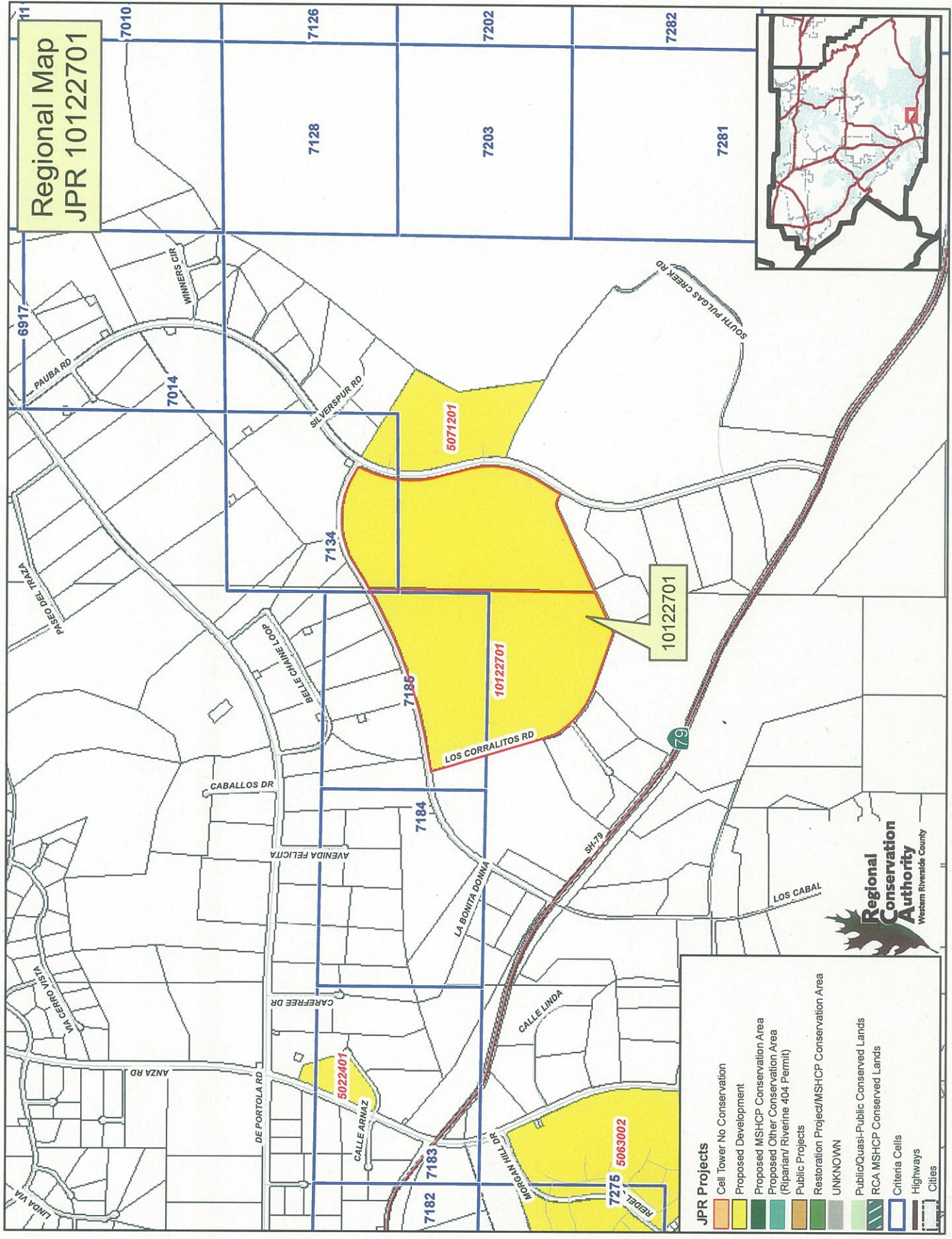
Disclaimer: Maps and data are to be used for reference purposes only. No warranty or guarantee is made as to the accuracy of the data provided, and any use of this product with respect to accuracy and production shall be the sole responsibility of the user.



Mickey Zokubo
Agency/Manager/Projects/EPD/HANS/Intake_2001-2100/make 2039MADHANS_2010_make2039.mxd



**Regional Map
JPR 10122701**



Rough Step Unit # 5



- JPR Projects**
- Cell Tower No Conservation
 - Proposed Development
 - Proposed MSHCP Conservation Area
 - Proposed Other Conservation Area (Riparian/ Riverine 404 Permit)
 - Public Projects
 - Restoration Project/MSHCP Conservation Area
 - UNKNOWN
 - Public/Quasi-Public Conserved Lands
 - RCA MSHCP Conserved Lands
 - Criteria Cells
 - Highways
 - Cities

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

VICINITY/POLICY AREAS

Date Drawn: 06/27/2014
Vicinity Map

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
Edition 2014



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. The new General Plan is available for review at the County Planning Department offices in Riverside at (951)945-2300 (West County) or Palm Desert at (760)865-4277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

LAND USE

Supervisor Stone
District 3

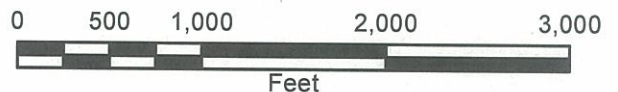
Date Drawn: 06/27/2014

Exhibit 1



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
Edition 2014



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

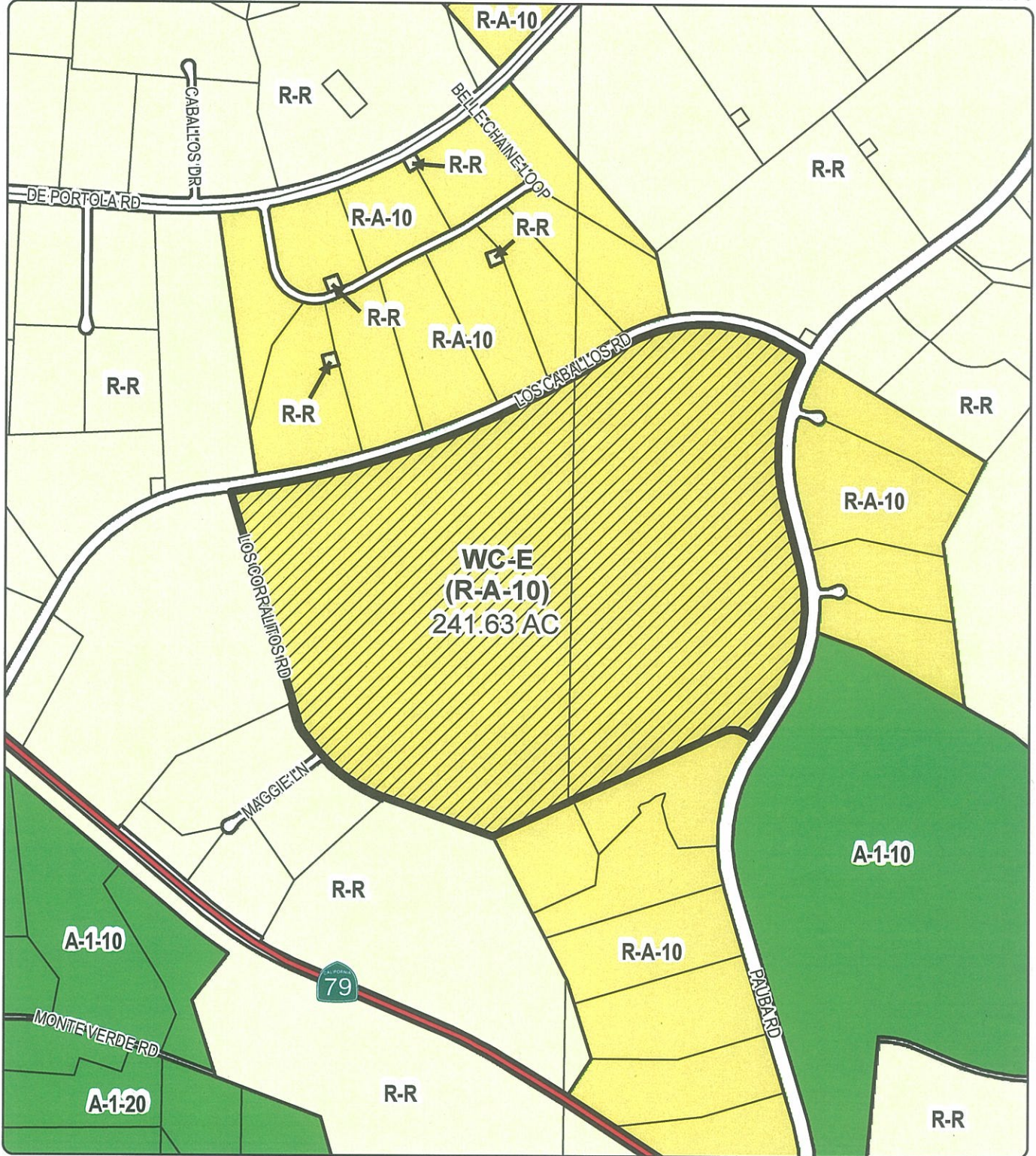
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 06/25/2014
Exhibit 3



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
Edition 2014

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



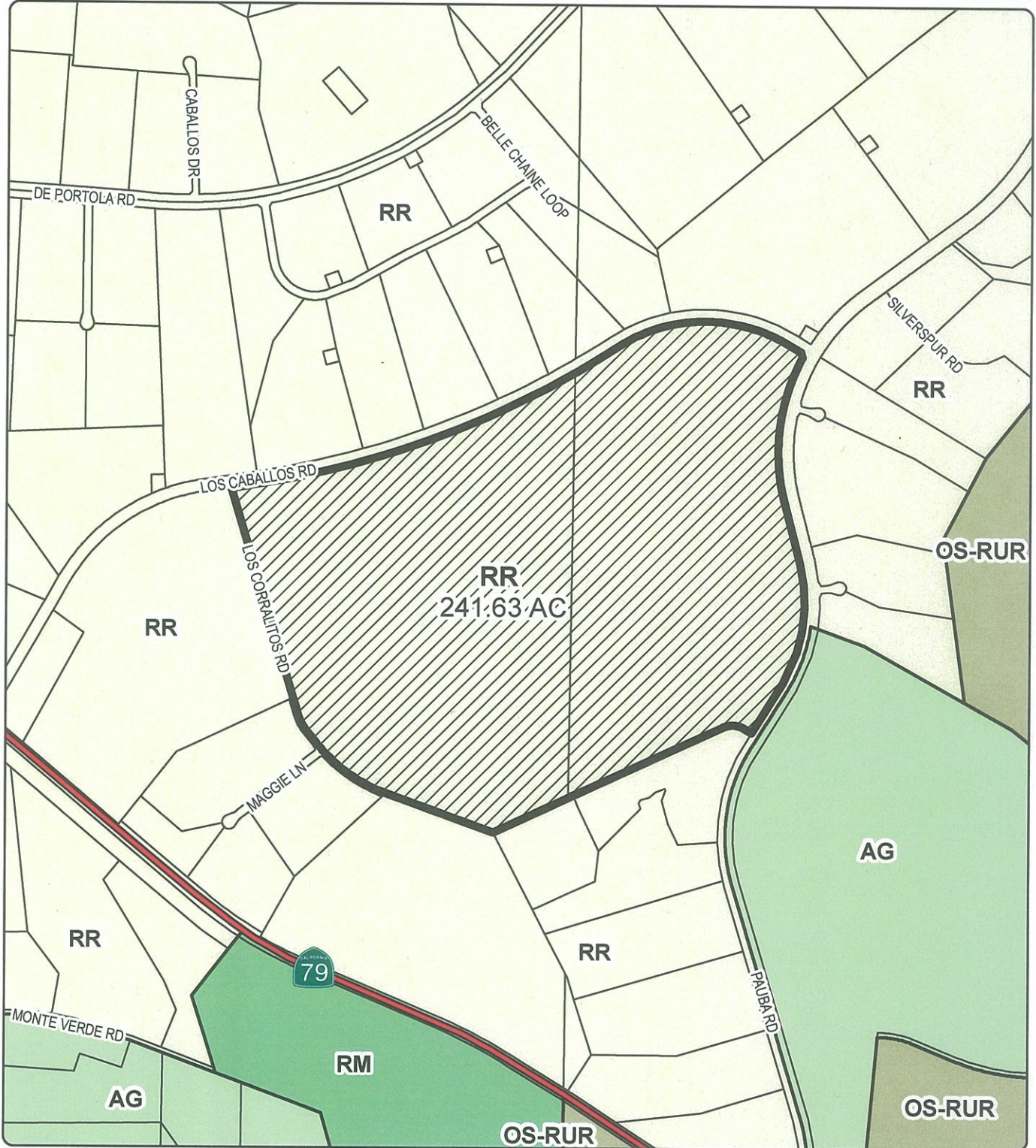
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07810

EXISTING GENERAL PLAN

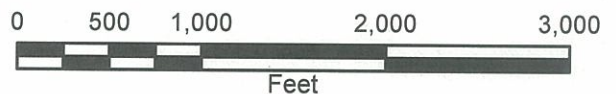
Supervisor Stone
District: 3

Date Drawn: 06/27/2014
Exhibit 5



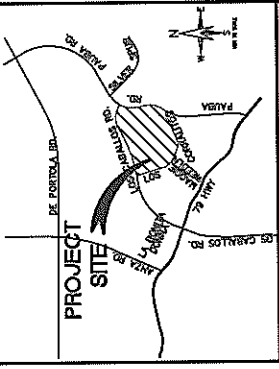
Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 12

Assessors Bk. Pg. 927-16
Thomas Bros. Pg. 980 D1
Edition 2014



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

CHANGE OF ZONE NO. 07810



GENERAL NOTES

1. LEGAL DESCRIPTION
 PORTION OF THE RANCHO PAUBA, IN
 THE COUNTY OF RIVERSIDE, STATE OF
 CALIFORNIA, DESCRIBED AS SHOWN
 AND PATENTED TO LUIS AGUIAR, AS SHOWN
 BY MAP ON FILE IN BOOK 1, PAGE 45,
 OF PATENTS, RECORDS OF SAN DIEGO,
 CALIFORNIA.

2. TOTAL ORIGINAL ACRES:
 241.63 ACRES (GROSS)

3. EXISTING ZONING:
 RESIDENTIAL AGRICULTURAL 10 ACRES (R-A-10)

4. PROPOSED ZONING:
 WINE COUNTRY - EQUESTRIAN (WC-E)

5. EXISTING LAND USE (GENERAL PLAN) DESIGNATION:
 RURAL RESIDENTIAL (RR)

6. GENERAL PLAN POLICY AREA:
 TEMECULA VALLEY WINE COUNTRY POLICY
 AREA - EQUESTRIAN DISTRICT

7. METHOD OF SEWAGE DISPOSAL:
 PRIVATE SEPTIC SYSTEM

8. UTILITIES:
 WATER RANCHO CALIFORNIA WATER DISTRICT
 SEWER PRIVATE SEPTIC SYSTEM
 GAS SOUTHERN CALIFORNIA GAS
 ELECTRIC SOUTHERN CALIFORNIA Edison
 TELEPHONE VERIZON

9. SCHOOL DISTRICT:
 TEMECULA UNIFIED
 SCHOOL DISTRICT

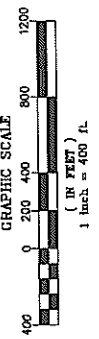
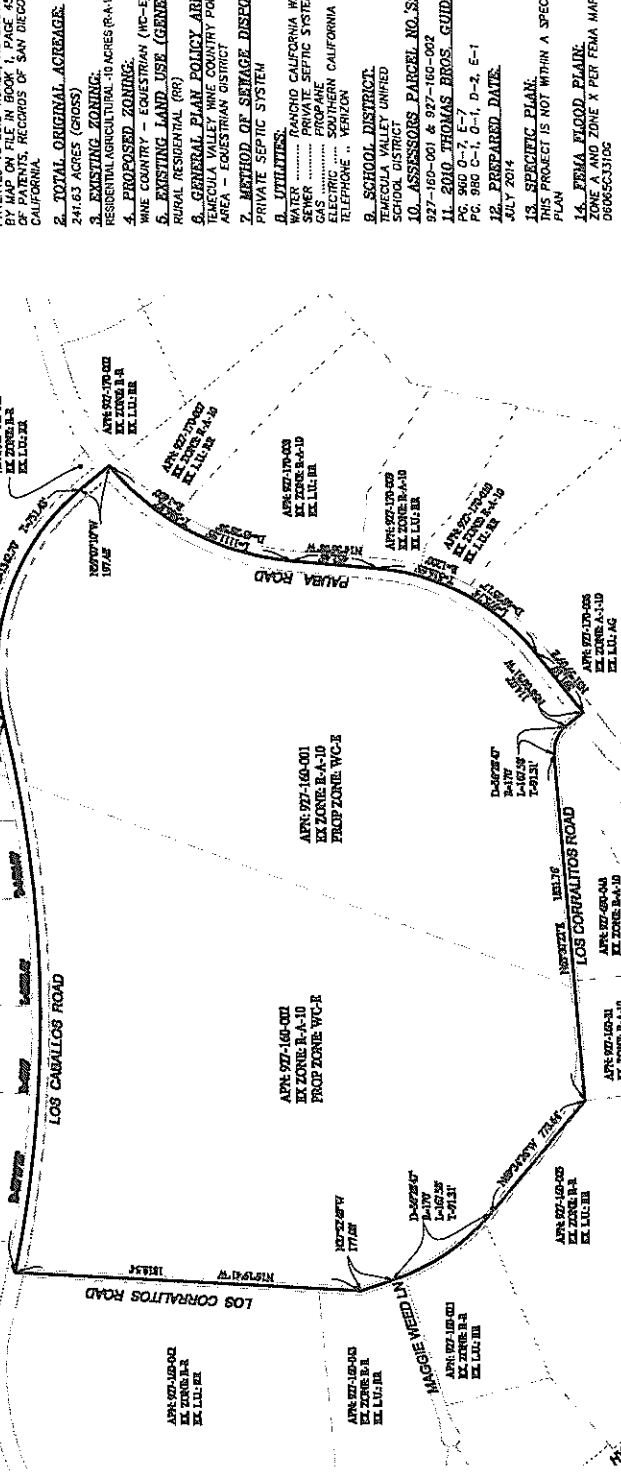
10. ASSESSORS PARCEL NO.'S:
 927-160-001 & 927-160-002

11. 2010 THOMAS BROS. GUIDE:
 PG. 800 0-7, 0-7, 0-7, 0-7, 0-7, 0-7
 PG. 890 0-1, 0-1, 0-1, 0-1, 0-1, 0-1

12. PREPARED DATE:
 JULY 2014

13. SPECIFIC PLAN:
 THIS PROJECT IS NOT WITHIN A SPECIFIC
 PLAN

14. FEMA FLOOD PLAIN:
 ZONE A AND ZONE X PER FEMA MAP NO.
 0606650306



OWNER/APPLICANT
 SFI REALTY ROCKAWAY LLC
 4400 HERMAN DRIVE
 TEMECULA, CA 92592
 (951) 212-1880 TEL

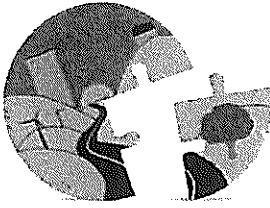
THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PREPARE THIS MAP. THIS MAP IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELED ON FOR CONSTRUCTION PURPOSES.

PREPARED BY:



41835 Enterprise Circle N. - Suite 0
 Temecula, California 92590
 (951) 295-3466 TEL (951) 295-3476 FAX

NO.	DATE	REVISION



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07810

DATE SUBMITTED: 10-24-13

APPLICATION INFORMATION

Applicant's Name: SFT Realty Rockaway, LLC Attn: Ken Smith, Manager

E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Drive
Street

 Temecula, CA 92592
City *State* *ZIP*

Daytime Phone No: (951) 232-1880 Fax No: ()

Engineer/Representative's Name: Steve Rawlings E-Mail: SE.Rawlings@verizon.net

Mailing Address: PO Box 96
Street

 Murietta, CA 92562
City *State* *ZIP*

Daytime Phone No: (951) 667-5152 Fax No: (951) 667-3455

Property Owner's Name: SFT Realty Rockaway, LLC E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Drive
Street

 Temecula, CA 92592
City *State* *ZIP*

Daytime Phone No: (951) 232-1880 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Ken Smith
PRINTED NAME OF APPLICANT

Ken Smith manager
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.

Ken Smith
PRINTED NAME OF PROPERTY OWNER(S)

Ken Smith manager
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-160-001 & 002

Section: Por 7, 12,13, 18 Township: 8S Range: R1W & R2W

Approximate Gross Acreage: 241

General location (nearby or cross streets): North of Los Corralitos, South of Los Caballos, East of Los Corralitos, West of Pauba.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 960 D7,E7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change Zone from R-A-10 to R-R.

Related cases filed in conjunction with this request:

None.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Carolyn Syms Luna
Director,
Planning Department

Patricia Romo
Assistant Director,
Transportation Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Interim Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and SFT Realty Rockaway, LLC hereafter "Applicant" and SFT Realty Rockaway, LLC "Property Owner".

Description of application/permit use:
Change of Zone.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 927-160-001 & 002

Property Location or Address:
38801 Los Corralitos Way, Temecula, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SFT Realty Rockaway, LLC Attn: Ken Smith, Manager Phone No.: 951-232-1880
 Firm Name: _____ Email: KenS@southwesttraders.com
 Address: 44040 Jeramie Drive
Temecula, CA 92590

3. APPLICANT INFORMATION:

Applicant Name: SFT Rockaway, LLC Attn: Ken Smith, Manager Phone No.: 951-232-1880
 Firm Name: _____ Email: kens@southwesttraders.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Ken Smith Date: 10/23/13
 Print Name and Title: Ken Smith manager

Signature of Property Owner: _____ Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

RECORDING REQUESTED BY:
Commonwealth Land Title Insurance Company

AND WHEN RECORDED MAIL TO:

SFT Realty Rockaway, LLC
44040 Jeremie Drive
Temecula, CA 92592

DOC # 2010-0492218
10/14/2010 08:00A Fee:\$4.00
Page 1 of 4 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	485	426	PCOR	NCOR	SM	NGHG	EXAM
						T:	CTY	UNI	029

Title Order No.: 11815350

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$* not of public record

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Temecula AND

54
T
029

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
East West Bank, as successor in interest to the FDIC as Receiver for United
Commercial Bank

hereby GRANT(s) to:

SFT Realty Rockaway, LLC, a California limited liability company

the real property in the City of Temecula, County of Riverside, State of California, described
as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF

Also Known as: 38801 Los Corralitos Road, Temecula, CA 92592

APN.: 927-160-001-0 & 927-160-002-1

TRA 094 -033

DATED: August 6, 2010

Signature Page attached hereto
and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

TRB Order No.: 11019390
Escrow No.: 9230261-DMN

A.P.N.: 927-160-001-0 & 927-160-002-1

Signature Page

"This assignment is made without recourse, representation or warranty, expressed or implied, by the FDIC in its corporate capacity or as Receiver"


East West Bank, as successor in interest to the FDIC
as Receiver for United Commercial Bank

By: 
Name: Michael Chan
Its: 

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
On 9th of AUGUST, 2010
before me, Philip V. MA
A Notary Public in and for said State personally appeared
MICHAEL CHAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature 
Philip V. MA, Notary Public

(Seal)



EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the Rancho Pauba, in the County of Riverside, State of California, as said Rancho was patented to Luis Vignes, as shown by Map on file in Book 1, Page(s) 45, of Patents, Records of San Diego, California, described as follows:

Beginning at the most Easterly corner of the land described in a Deed to Williams and Wagner Investments, Inc. recorded February 9, 1968 as Instrument No. 12361 of Official Records of Riverside County;

Thence Northwesterly along the curved Easterly line of said land, being concave Northeasterly and having a radius of 1145.01 feet, from an initial radial bearing of South 20° 36' 22" West, through a Central angle of 31° 30' 50" an arc distance of 629.79 feet;

Thence North 37° 52' 48" West 177.08 feet along said Easterly line to an angle point therein;

Thence North 16° 19' 41" West 1818.54 feet to a point on the curve Centerline of Los Caballos Road, being a non-tangent curve concave Northerly having a radius of 6619.00 feet, a radial line of said curve to said point bears South 07° 54' 20" East;

Thence Easterly along said curve, through a Central angle of 25° 19' 23", an arc distance of 2925.41 feet to the beginning of a reverse curve in said Centerline, concave Southerly and having a radius of 1200.00 feet;

Thence Northeasterly, Easterly, and Southeasterly along said reverse curve, through a Central angle of 64° 06' 33", an arc distance of 1342.70 feet;

Thence tangent to said curve and continuing along said Centerline, South 59° 07' 10" East 197.48 feet to a point on the curved Centerline of Pauba Road, concave Easterly, and having a radius of 1400.00 feet, a radial line of said curve to said point bears North 59° 07' 10" West;

Thence Southwesterly and Southerly along said curve, through a Central angle of 45° 28' 58" an arc distance of 1111.35 feet;

Thence tangent to said curve and continuing along said Centerline, South 14° 36' 08" East 452.46 feet to the beginning of a tangent curve concave Westerly and having a radius of 1200.00 feet;

Thence Southerly and Southwesterly along said curve, through a Central angle of 46° 35' 17" an arc distance of 975.74 feet;

Thence tangent to said curve and continuing along said Centerline, South 31° 59' 09" West 391.10 feet to the Southeasterly terminus of that certain course in the boundary of the land described in a Deed to Willard D.

Ommert, et ux, recorded July 30, 1968 as Instrument No. 73296 of Official Records of Riverside County, California, and recited therein as "South 58° 00' 51" East 114.02 feet;"

Thence along the boundary of said last mentioned Deed, North 58° 00' 51" West, 114.02 feet to the beginning of a tangent curve concave Southerly, and having a radius of 170.00 feet;

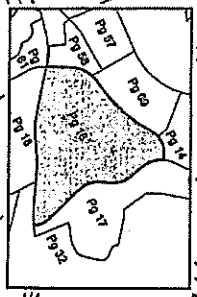
Thence Northwesterly, Westerly and Southwesterly along said curve, through a Central angle of 56° 28' 47" an arc distance of 167.58 feet; Thence tangent to said curve and continuing along said boundary, South 65° 30' 22" West 1831.76 feet to the Southeasterly terminus of that certain course in the boundary of the land described in a Deed to James A. Dooley, et ux, recorded March 29, 1968 as Instrument No. 28728 of Official Records of Riverside County, California, and recited therein, as "North 69° 34' 26" West 773.64 feet;

Thence along said course North 69° 34' 26" West 773.64 feet to the point of beginning.

Assessor's Parcel Number: 927-160-001-0 927-160-002-1

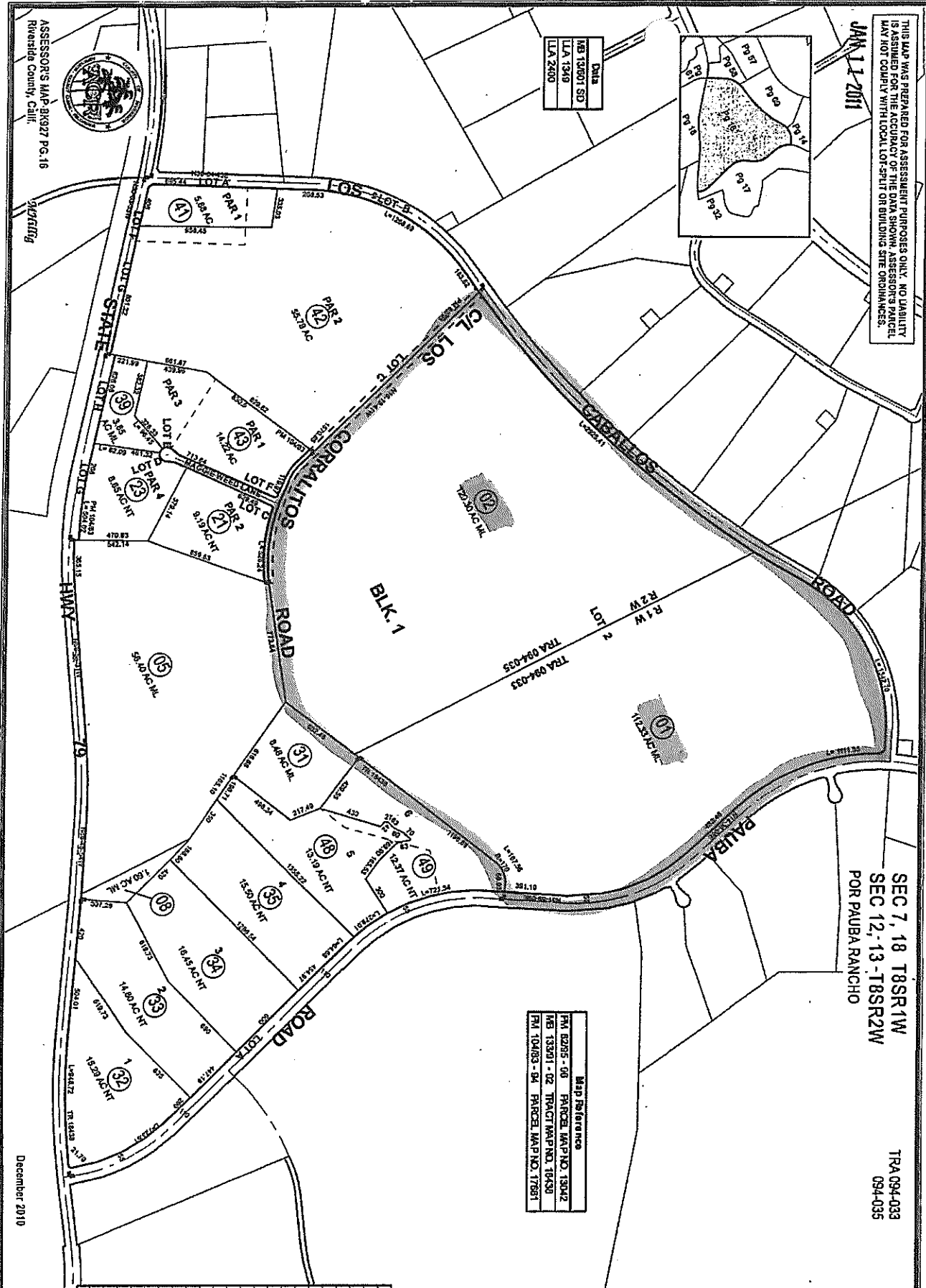
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

JAN 11 2011



DATA
 NB 132601 SD
 LA 13499
 LA 2400

ASSESSOR'S MAP BK927 PG.16
 Riverside County, Calif.

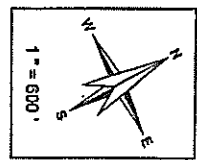


SEC 7, 18 T8SR1W
 SEC 12, 13 - T8SR2W
 POR PAUBA RANCHO

TRA 094-033
 094-035

Map References
 PM 02055 - 00 PARCEL MAP NO. 13042
 MB 13361 - 02 TRACT MAP NO. 10430
 PM 10483 - 04 PARCEL MAP NO. 17661

Legend
 --- Lot Lines
 --- Right-of-Way
 --- Old Lot Lines
 --- Reference R.O.W.
 --- Other Easements
 --- Leased Area
 --- Stationed Tie Lines



Date	Roll Number	Sheet Number
1/17/10	1	14-13
2/17/10	6	14-13
3/17/10	7	14-17
4/17/10	8	14-17
5/17/10	9	14-18
6/17/10	10	14-18
7/17/10	11	14-21
8/17/10	12	14-21
9/17/10	13	14-23
10/17/10	14	14-23
11/17/10	15	14-25
12/17/10	16	14-25
1/17/11	17	14-27
2/17/11	18	14-27
3/17/11	19	14-28
4/17/11	20	14-28
5/17/11	21	14-28
6/17/11	22	14-29
7/17/11	23	14-29
8/17/11	24	14-30
9/17/11	25	14-30
10/17/11	26	14-31
11/17/11	27	14-31
12/17/11	28	14-31
1/17/12	29	14-31
2/17/12	30	14-31
3/17/12	31	14-31
4/17/12	32	14-31
5/17/12	33	14-31
6/17/12	34	14-31
7/17/12	35	14-31
8/17/12	36	14-31
9/17/12	37	14-31
10/17/12	38	14-31
11/17/12	39	14-31
12/17/12	40	14-31
1/17/13	41	14-31
2/17/13	42	14-31
3/17/13	43	14-31
4/17/13	44	14-31
5/17/13	45	14-31
6/17/13	46	14-31
7/17/13	47	14-31
8/17/13	48	14-31
9/17/13	49	14-31
10/17/13	50	14-31
11/17/13	51	14-31
12/17/13	52	14-31

December 2010

927-16
 20-50-33



(Applicant / Engineer)

Attn: Ken Smith, Manager
SFT Realty Rockaway, LLC
44040 Jeramie Drive
Temecula, CA 92592

Attn: Larry Markham
MDMG, INC
41635 Enterprise Circle North, Suite B
Temecula, CA 92590



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/24/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07810 For

Company or Individual's Name Planning Department

Distance buffered 1400'

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

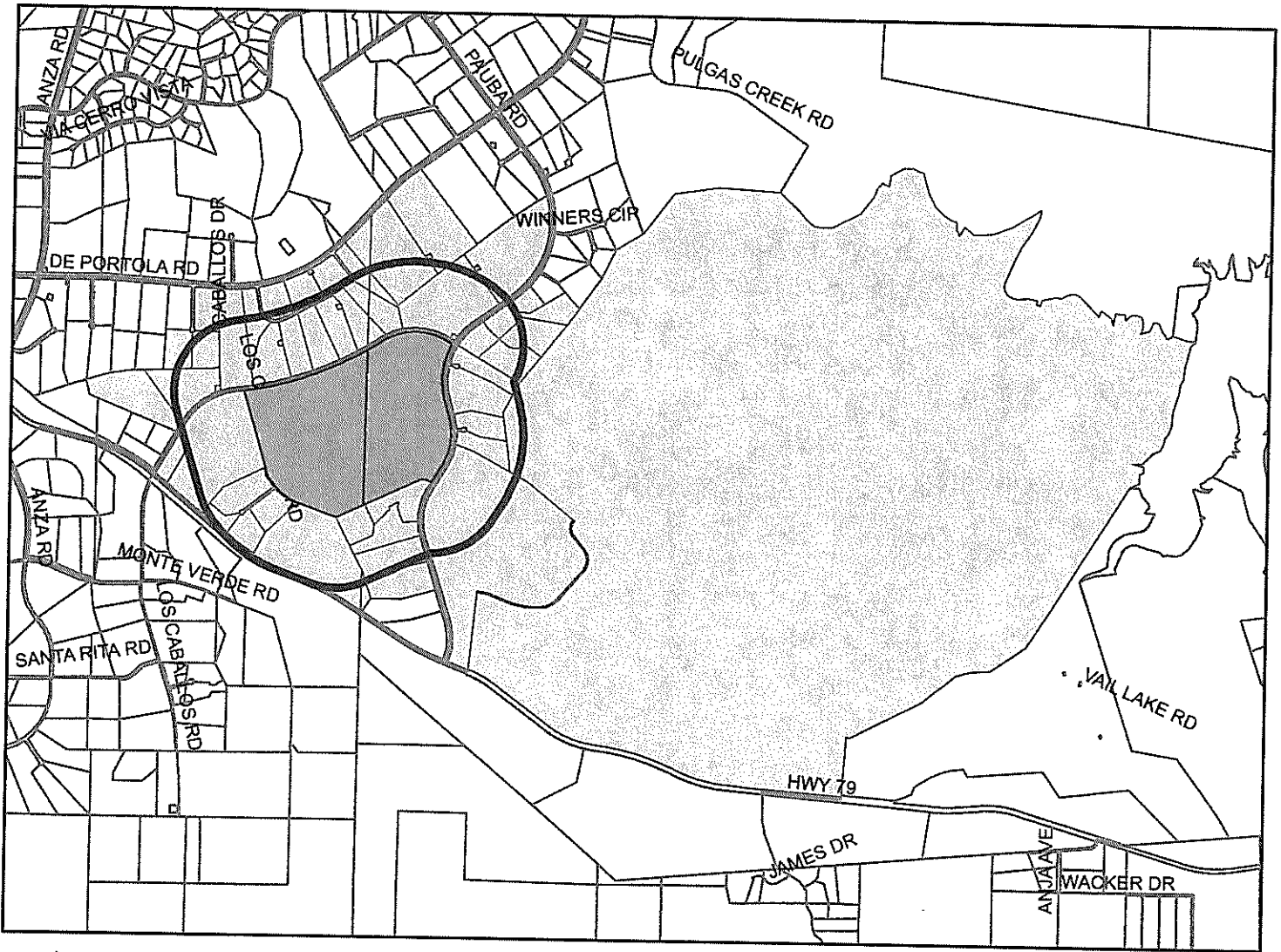
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*OK checked by Phayvank N.
Expires Jan. 2015*

CZ07810 (1400 feet buffer)



Selected Parcels

- 927-160-048 927-160-049 927-690-010 927-690-011 927-690-012 927-690-013 927-690-017 927-690-018 927-690-019 927-150-025
- 927-160-005 927-160-008 927-690-006 927-160-039 927-690-009 927-170-009 927-170-010 927-140-011 927-170-006 927-140-006
- 927-570-011 927-570-010 927-170-002 927-170-004 927-690-015 927-160-034 927-160-035 927-160-043 927-690-014 927-690-016
- 927-150-024 927-690-007 927-570-012 927-160-031 927-160-021 927-160-023 927-170-007 927-170-008 927-690-008 927-140-012
- 927-580-007 927-580-009 927-580-010 927-690-002 927-690-004 927-690-003 927-140-010 927-140-028 927-170-001 927-170-003
- 927-690-005 927-160-001 927-160-002 927-140-004 927-160-041 927-160-042 927-320-081



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.

NOTICE OF PUBLIC HEARING

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

CHANGE OF ZONE NO. 7810 - No New Environmental Documentation Required – Applicant: SFT Realty Rockaway, LLC – Engineer/Representative: MDMG, INC – Third/Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR)(5 acres min.) - Temecula Valley Wine Country Policy Area - Equestrian District – Location: Northeast of Los Corralitos Rd., south of Los Caballos Rd., and west of Pauba Rd. - 241.63 gross acres - Zoning: Residential Agricultural - 10 acres min (R-A-10) Zone - **REQUEST:** Change of Zone to Wine Country - Equestrian Zone (WC-E) Zone (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 20, 2014
PLACE OF HEARING: County Administrative Center
First Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact Phayvanh Nanthavongdouangsy, at (951) 955-6573 or e-mail pnanthav@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Please send all written correspondence to:

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

ASMT: 927140004, APN: 927140004
MAUREEN CORONA, ETAL
P O BOX 893280
TEMECULA CA 92589

ASMT: 927160008, APN: 927160008
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

ASMT: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927160021, APN: 927160021
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927140028, APN: 927140028
MARJORIE LAMBERT, ETAL
P O BOX 6399
BURBANK CA 91510

ASMT: 927160031, APN: 927160031
PATRICIA OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927150025, APN: 927150025
CHARLES DACUS
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927160039, APN: 927160039
ROBIN BRYSON, ETAL
3608 ALTA VISTA DR
FALLBROOK CA 92028

ASMT: 927160002, APN: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

ASMT: 927160041, APN: 927160041
LINDA PAINE, ETAL
43750 LOS CABALLOS RD
TEMECULA CA 92592



ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927170010, APN: 927170010
DINO MARQUEZ
31805 TEMECULA PKY NO 533
TEMECULA CA 92592

ASMT: 927160043, APN: 927160043
JANICE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591

ASMT: 927320081, APN: 927320081
VAIL LAKE USA
C/O JAMES BREE
29400 RANCHO CALIF RD
TEMECULA CA 92591

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
43980 MAHLON VIAL RD 2404
TEMECULA CA 92592

ASMT: 927570010, APN: 927570010
J YU, ETAL
18377 HAWTHORNE AVE
BLOOMINGTON CA 92316

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
35750 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927570011, APN: 927570011
FRASER DEV
6842 LILLIAN LN
DEN PRAIRIE MN 55346

ASMT: 927170004, APN: 927170004
JANET RICH
36555 SILVER SPUR RD
TEMECULA, CA. 92592

ASMT: 927570012, APN: 927570012
M T LAW GROUP INC
11012 VENTURA BL STE 253
STUDIO CITY CA 91604

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927580009, APN: 927580009
RANCHO CALIF WATER DIST
C/O MATTHEW G STONE
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 927170008, APN: 927170008
QING HUO
5052 BROOKSIDE AVE
FONTANA CA 92336

ASMT: 927690004, APN: 927690004
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589



ASMT: 927690005, APN: 927690005
KATHLEEN TAYLOR, ETAL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927690014, APN: 927690014
JON LEE
P O BOX 2124
MONTCLAIR CA 91763

ASMT: 927690006, APN: 927690006
EDWARD BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927690015, APN: 927690015
HEATHER TUCKER, ETAL
32805 KELLER RD
WINCHESTER CA 92596

ASMT: 927690007, APN: 927690007
LILI KIMMEL, ETAL
41305 CRESTA VERDE CT
TEMECULA CA 92592

ASMT: 927690016, APN: 927690016
MARICELA RODRIGUEZ, ETAL
1213 S FIR AVE
INGLEWOOD CA 90301

ASMT: 927690008, APN: 927690008
SANCHAITA DATTA, ETAL
4540 S JUPITER DR
SALT LAKE CITY UT 84124

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 927690009, APN: 927690009
KATHRYN ROBERTS, ETAL
6937 LAUREL VALLEY DR
FORT WORTH TX 76132

ASMT: 927690012, APN: 927690012
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA, CA. 92592

ASMT: 927690013, APN: 927690013
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA, CA. 92592





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7810 (CZ7810)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

SFT Realty Roakaway, LLC.
Project Applicant

44040 Jeramie Drive Temecula, CA 92592
Address

North east of Los Corralitos Rd., south of Los Caballos Rd., west of Pauba Rd. - 44040 Jeramie Drive Temecula, CA 92592

Project Location

Change of Zone No. 7810 proposes to change the existing zoning of Residential Agricultural - 10 acres min. (R-A-10) zone to Wine Country-Equestrian (WC-E) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7810 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7810 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7810 is changing the property's zoning classification to WC-E Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-E Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7810 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-E Zone analyzed in EIR No. 524.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 7/25/2014

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06012 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1310253

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: SFT REALTY ROCKAWAY LLC \$46.14
paid by: CK 3233
EA42635
paid towards: CFG06012 CALIF FISH & GAME: DOC FEE
at parcel: 38801 LOS CORRALITOS RD TEM
appl type: CFG3

By _____ Oct 24, 2013 14:03
MGARDNER posting date Oct 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$46.14

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1310254

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

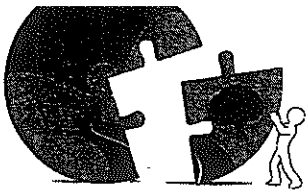
Received from: SFT REALTY ROCKAWAY LLC \$3.86
paid by: CASHCASH
paid towards: CFG06012 CALIF FISH & GAME: DOC FEE
EA42635
at parcel #: 38801 LOS CORRALITOS RD TEM
appl type: CFG3

By _____ Oct 24, 2013 14:04
MGARDNER posting date Oct 24, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$3.86

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Original Determination Declaration No. of Determination was routed to County Clerks for posting on.

3/11/14 Date

Initial

Juan C. Perez TLMA Director/ Interim Planning Director

TO: [X] 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.

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524

Phayvanh Nanthavongdouangsy County Contact Person 951-955-6573 Phone Number

SCH No. 2009121076 State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department 4080 Lemon St. 12th Floor Riverside Ca 92501-1409 Project Applicant Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning and classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

- 1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 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

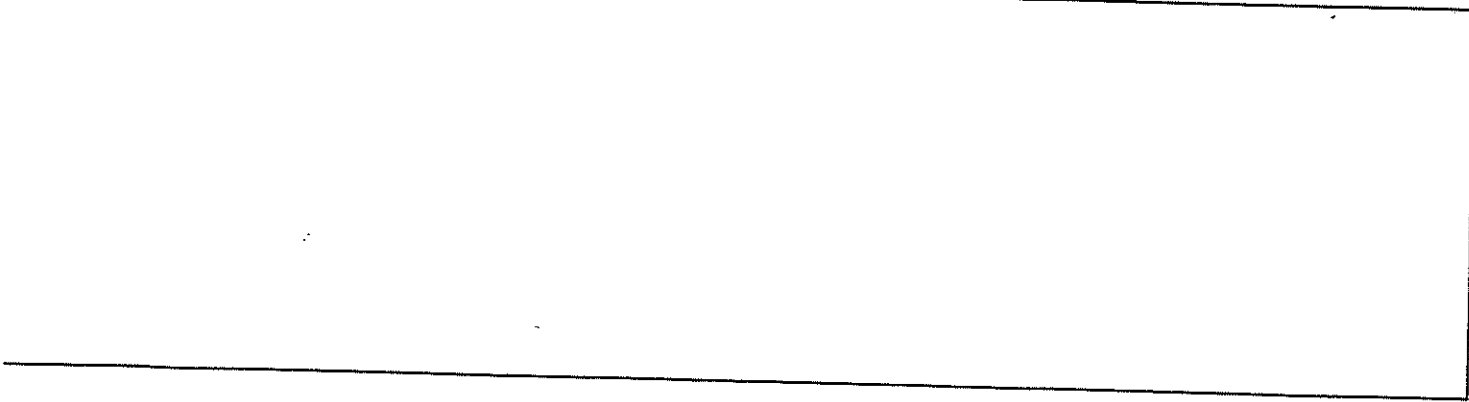
TLMA Director / Interim Planning Director Title

March 11, 2014 Date

Date Received for Filing and Posting at OPR:

3-28 MAR 11 2014

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1400921

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: COUNTY OF RIVERSIDE
paid by: JV 0001661564 \$3,079.75
CFG FOR WINE COUNTRY COMMUNITY PLAN
paid towards: CFG06040 CALIF FISH & GAME: DOC FEE
at parcel: 21420 MEMORY LN PERR
appl type: CFG3

By ADANIELS Jan 30, 2014 13:08
posting date Jan 30, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

PeopleSoft Financials
 JOURNAL ENTRY DETAIL REPORT

Ledger Group: ACTUALS
 Source: ONL
 Reversal: N
 Reversal Date:

Prepared By:
Aimee Daniels 5-6843
TLARC

Reference Number TLARC
 Accounting Period 0
 Fiscal Year: 2014
 Operator ID: E203740

HALIMAH, ELEONOR, PHAYVANH, REVENUE

Dep'd	Prog	Class	Paymnt	Stat	Statfca Amt	Description	Reference	Base Amount
3120100000						PLANNING PAYING CFG08040	R1400921	-3,079.75
3120100000						PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000			ZRWCC0889			PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000			ZRWCC0899			PLANNING PAYING CFG06040	R1400921	-3,079.75
Total Lines						Total Base Debits		
						0,159.50		
						Total Base Credits		
						6,158.50		

TLMA
 JAN 30 2014
 APPROVED

Agenda Item No.: 3.9
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First/First
Project Planner: Lisa Edwards
Planning Commission: August 20, 2014

CONDITIONAL USE PERMIT NO. 3620,
REVISED PERMIT NO. 1
CEQA Exempt
Applicant: Fayez Sedrak
Engineer/Representative: Mark Raab

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to add off-site alcohol sales (Type 21) to a previously approved 24-hour gas station/convenience market with 29 parking spaces on a 1.41 gross acre site. This Conditional Use Permit is only for alcohol sales, and does not cover any other uses. The proposal, as proposed, is not consistent with the development standards set forth in the Section 18.48. C.5.a., which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, staff has discussed this issue with the applicant and has conditioned the use permit to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.

This Revised Permit will also necessitate the modification of the original Use Permit's conditions of approval by deleting condition 10. Planning. 37 (No Alcoholic Beverages) and modifying condition 10. Every. 1 (Project Description) to remove the last sentence that states "The project does not propose the sale of beer, wine, or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption."

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 420.09. Within this census tract, four (4) off-sale licenses are permitted without being considered over concentrated. Currently, there is only one (1) off-sale alcohol license issued. Therefore, the total permitted number of off-sale licenses will not be exceeded.

The project site is located in the Community of Mead Valley within the Mead Valley Area Plan of Western Riverside County; more specifically, northerly of Cajalco Road, easterly of Brown Street, westerly of Florence Street, and South of Dawes Street.

BACKGROUND:

Conditional Use Permit No. 3620, Substantial Conformance No. 1 was administratively approved on July 31, 2014 for modifications to the previously approved permit (CUP03620). The approval was for a gasoline station with 9 gas dispensers and consolidation of the commercial spaces to construct a 4,841 square-foot convenience store with five (5) additional parking spaces. Modifications to the building entry and exterior elevations, relocation of the electrical room, and relocation of the restrooms were also approved.

Conditional Use Permit No. 3620 was approved by the Planning Commission on January 18, 2012 permitting construction of a 5,186 square foot gas station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site.

D.M.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing Land Use: | Gas Station/Convenience Market |
| 2. Surrounding Land Use: | Vacant land to the north, south and west and commercial to the east. |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | Rural Residential - ½ Acre Minimum (R-R-½) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west. |
| 5. General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west. |
| 7. Project Data: | Total Gross Acreage: 1.41
Total Proposed Number of Buildings: 1
Total Proposed Building Square Footage: 9,941
Total Proposed Parking Spaces: 24 |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for **ENVIRONMENTAL ASSESSMENT NO. 42150** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1**, for beer and wine sales, 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) (0.20 - 0.35 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Community Development: Commercial Retail land use designation allows for off-sale alcohol for commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The gasoline station and convenience store are commercial land uses.

CONDITIONAL USE PERMIT NO. 3620, REVISED PERMIT NO. 1

PC Staff Report: August 20, 2014

Page 3 of 5

3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the south, east and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. In accordance with Section 9.50. b. (22), the proposed off-sale alcohol is permitted subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The proposal is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The proposal is not consistent with the development standards set forth in the Section 18.48. C.5.a. which states that additional development standards apply to concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. However, the use permit has been conditioned to only allow the sale of beer and wine within the gas station/convenience market, and prohibit the sale a distilled spirits.
8. The project site is surrounded by properties which are zoned Rural Residential - 1/2 Acre Minimum (R-R-1/2) to the north and Scenic Highway Commercial (C-P-S) to the south, east and west.
9. Within the vicinity of the proposed project there is vacant land to the north, south and west and commercial to the east.
10. There is one (1) Type 21 license existing within in Census Tract No. 420.09 that is active. Currently, there are approximately 1,756 persons per license and with the added license there will be 1,170 persons per license (total of two).
11. In accordance with Section 18.48. C. 4. The notice of hearing has been given to all owners of property within 1,000 feet of the subject facility.
12. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
13. The proposed project provides public necessity and convenience for the residents of the surrounding community.
14. The project is exempt from CEQA pursuant to Categorical Exemption Section No. 15301 in that issuance, renewal, or amendment of any lease, license or permit to use an existing structure or facility involving negligible or no expansion of use.

CONCLUSIONS:

1. The proposed is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, including Section 18.48 (Alcoholic Beverage Sales).
3. The proposed project is compliant with the adopted policies and objectives of the I-215 Corridor Redevelopment Project Area (I-215; Mead Valley sub-area).
4. The proposed project is consistent with the provisions of the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. A Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell;
 - c. A High Fire area;
 - d. An Area of Liquefaction Potential;
 - e. An Area Susceptible to Subsidence;
 - f. A County Fault Zone; or,
 - g. A Dam Inundation Area.
3. The project site is located within:
 - a. The Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - b. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - c. An Western Riverside County Multiple Species Habitat Conservation Plan Fee Area (Ordinance No. 810);
 - d. A Development Impact Fee Area (Ordinance No. 659);
 - e. The City of Perris Sphere of Influence;
 - f. The Eastern Municipal Water District;
 - g. The March Air Reserve Base Airport Influence Area;
 - i) A Circulation Element Right-Of-Way (Expressway 184' to 220' ROW & Secondary 100' ROW);
 - h. A High Paleontological Potential (High A);
 - i. A Flood Zone; and,
 - j. The boundaries of the Val Verde Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 318-061-031.

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
RIVERSIDE	2,255,059	1,165	1,689	0413.01	3,473	2	2
RIVERSIDE	2,255,059	1,165	1,689	0413.02	4,303	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.03	2,763	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.04	3,725	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.05	4,096	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.06	5,968	5	3
RIVERSIDE	2,255,059	1,165	1,689	0414.07	5,830	5	3
RIVERSIDE	2,255,059	1,165	1,689	0414.08	4,017	3	2
RIVERSIDE	2,255,059	1,165	1,689	0414.09	14,898	12	8
RIVERSIDE	2,255,059	1,165	1,689	0414.10	3,288	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.11	3,187	2	1
RIVERSIDE	2,255,059	1,165	1,689	0414.12	4,415	3	2
RIVERSIDE	2,255,059	1,165	1,689	0415.00	2,053	1	1
RIVERSIDE	2,255,059	1,165	1,689	0416.00	6,230	5	3
RIVERSIDE	2,255,059	1,165	1,689	0417.02	4,572	3	2
RIVERSIDE	2,255,059	1,165	1,689	0417.03	5,895	4	3
RIVERSIDE	2,255,059	1,165	1,689	0417.04	3,908	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.03	6,475	5	3
RIVERSIDE	2,255,059	1,165	1,689	0418.04	3,989	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.05	5,799	4	3
RIVERSIDE	2,255,059	1,165	1,689	0418.06	4,255	3	2
RIVERSIDE	2,255,059	1,165	1,689	0418.07	2,400	2	1
RIVERSIDE	2,255,059	1,165	1,689	0418.08	6,852	5	4
RIVERSIDE	2,255,059	1,165	1,689	0418.09	5,834	5	3
RIVERSIDE	2,255,059	1,165	1,689	0418.10	5,065	4	3
RIVERSIDE	2,255,059	1,165	1,689	0418.12	3,319	2	1
RIVERSIDE	2,255,059	1,165	1,689	0418.13	6,698	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.04	4,780	4	2
RIVERSIDE	2,255,059	1,165	1,689	0419.05	2,935	2	1
RIVERSIDE	2,255,059	1,165	1,689	0419.06	6,360	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.09	4,990	4	2
RIVERSIDE	2,255,059	1,165	1,689	0419.10	6,342	5	3
RIVERSIDE	2,255,059	1,165	1,689	0419.11	10,258	8	6
RIVERSIDE	2,255,059	1,165	1,689	0419.12	5,776	4	3
RIVERSIDE	2,255,059	1,165	1,689	0419.13	5,478	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.03	5,525	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.04	3,165	2	1
RIVERSIDE	2,255,059	1,165	1,689	0420.05	5,102	4	3
RIVERSIDE	2,255,059	1,165	1,689	0420.07	4,339	3	2
RIVERSIDE	2,255,059	1,165	1,689	0420.08	7,082	6	4
RIVERSIDE	2,255,059	1,165	1,689	0420.09	7,119	6	4
RIVERSIDE	2,255,059	1,165	1,689	0420.10	5,887	5	3
RIVERSIDE	2,255,059	1,165	1,689	0420.12	6,242	5	3
RIVERSIDE	2,255,059	1,165	1,689	0420.13	8,333	7	4
RIVERSIDE	2,255,059	1,165	1,689	0420.14	10,516	9	6
RIVERSIDE	2,255,059	1,165	1,689	0422.06	5,620	4	3
RIVERSIDE	2,255,059	1,165	1,689	0422.07	3,017	2	1
RIVERSIDE	2,255,059	1,165	1,689	0422.08	2,378	2	1
RIVERSIDE	2,255,059	1,165	1,689	0422.09	4,579	3	2
RIVERSIDE	2,255,059	1,165	1,689	0422.10	4,761	4	2
RIVERSIDE	2,255,059	1,165	1,689	0422.12	6,727	5	3
RIVERSIDE	2,255,059	1,165	1,689	0422.13	4,194	3	2
RIVERSIDE	2,255,059	1,165	1,689	0422.14	6,316	5	3
RIVERSIDE	2,255,059	1,165	1,689	0422.17	5,461	4	3



**California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 420.09**

Report as of 11/12/2013

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	477070	ACTIVE	21	6/11/2009	5/31/2014	JAAP INC 21110 CAJALCO RD PERRIS, CA 92570-9582 Census Tract: 0420.09	MEAD VALLEY MARKET	19414 ROBINSON ST PERRIS, CA 92570-6301	3300

--- End of Report ---

For a definition of codes, view our [glossary](#).

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620R1

VICINITY MAP

Supervisor Jefferies
District 1



0 165 330 660 Feet
1 inch = 333 feet
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by iedwards on 6/12/2014



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03620R1

LAND USE

Supervisor Stone
District 1

Date Drawn: 11/29/11
Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 778 H3
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

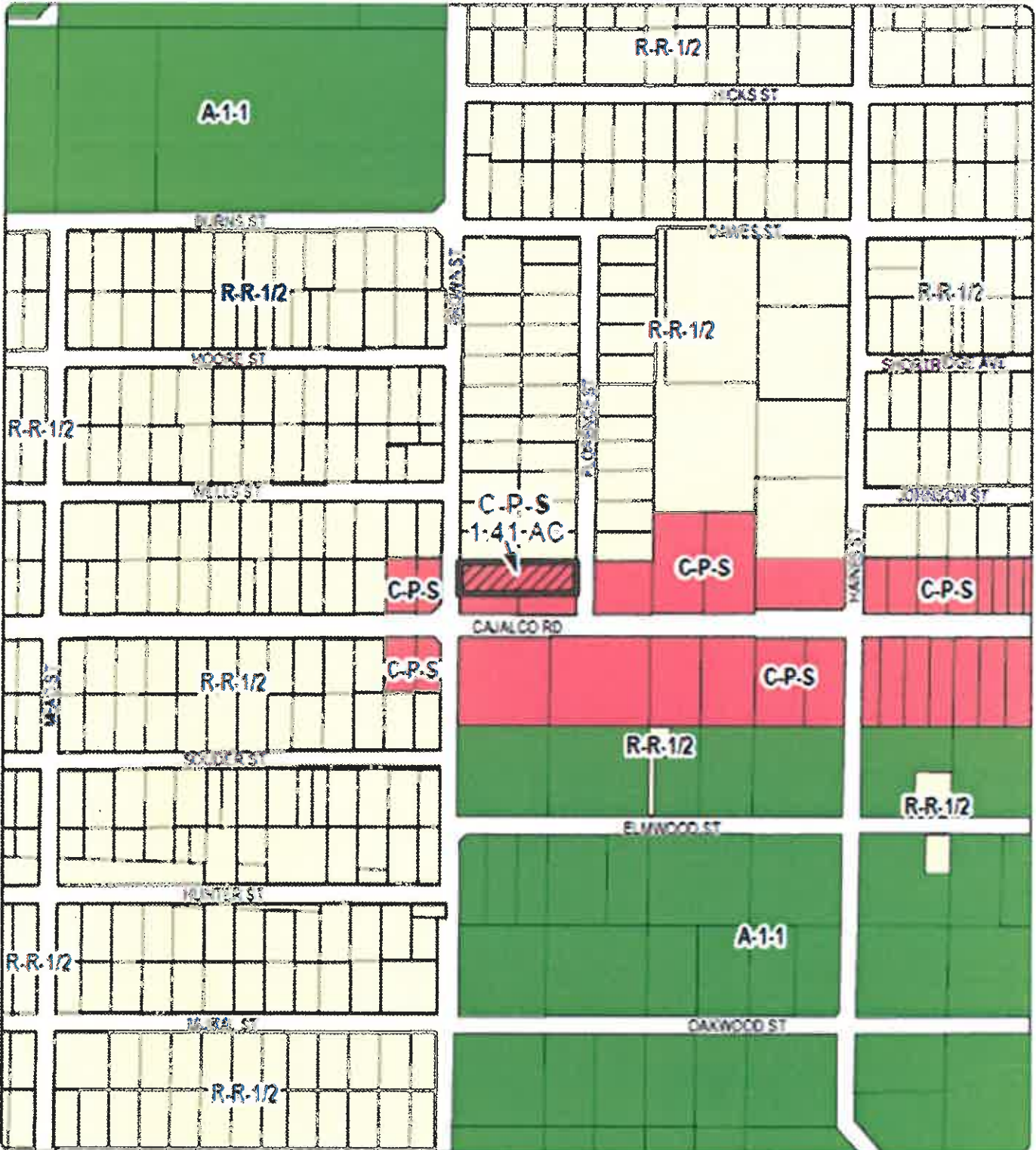
CUP03620 R1

Date Drawn: 11/29/11

Supervisor Buster
District 1

EXISTING ZONING

Exhibit 2



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 10

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 776 H3
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

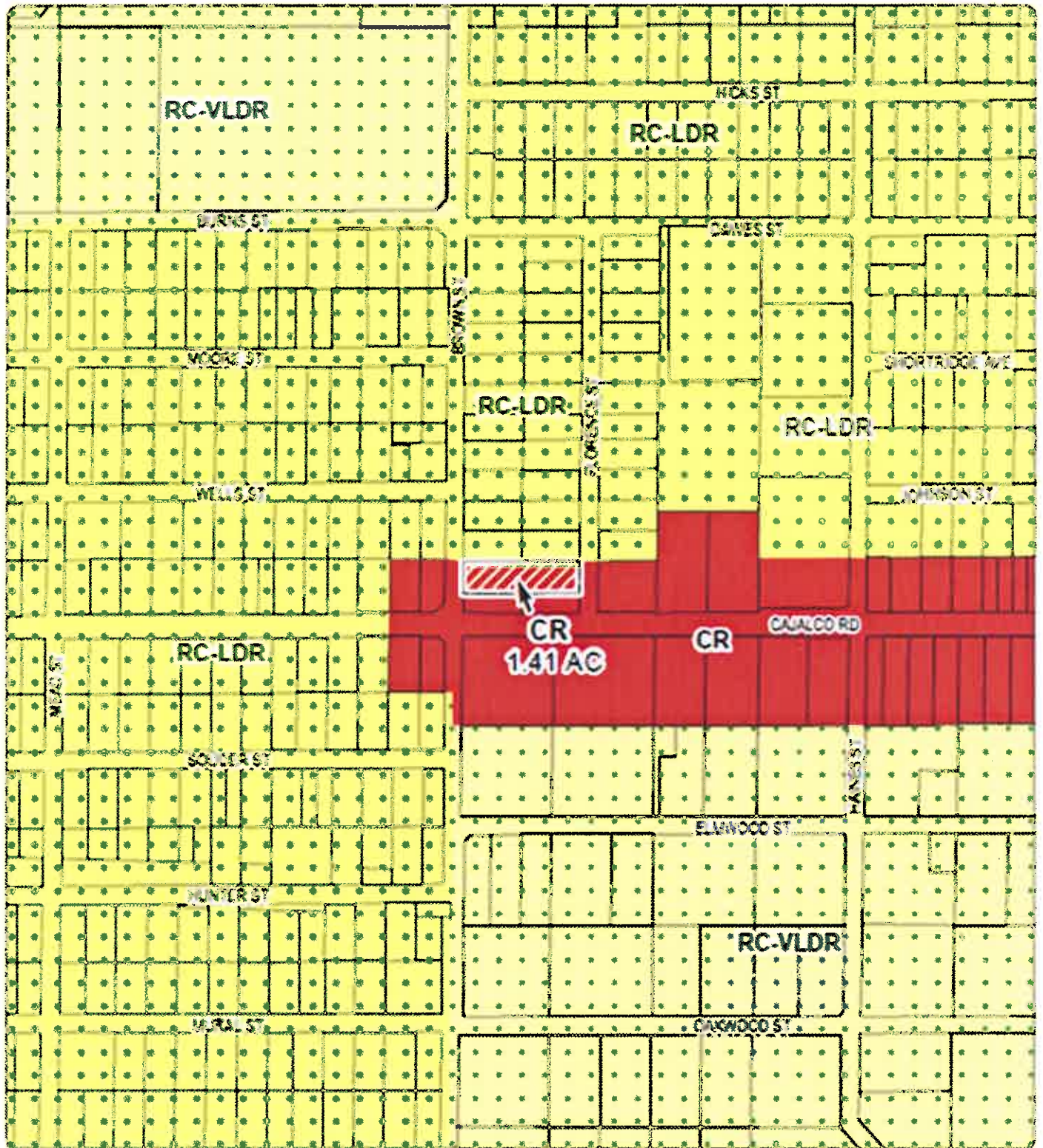
CUP03620 R1

Date Drawn: 11/29/11

Supervisor Buster
District 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Mead Valley
Township/Range: T4S/R4W
Section: 10

Assessors Bk. Pg. 318-06
Thomas Bros. Pg. 778 H3
Edition 2009

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CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is allow the sale of beer and wine for off-site consumption within a gas station and convenience store. The sale of distilled spirts is not allowed.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3620R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3620R1 , Exhibit A dated 7/11/2013.

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.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be permitted to operate 24 hours in order to provide convenient hours for patrons.

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Auto Service Stations, 4 spaces/square foot.

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS RECOMMND

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

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer or wine, or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine, or other alcoholic beverage advertising

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer or wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

10.PLANNING. 34 USE - MODIFY CUP3620 CONDITION RECOMMND

Upon approval of this revised conditional use permit, the conditions of approval for the original use permit (CUP03620) shall modify condition 10. Every. 1 (Project Description) by deleting the last sentence; and delete condition 10. Planning. 37 (No alcoholic beverages.)

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

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

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be

08/18/14
11:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03620R1

Parcel: 318-061-034

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.) RECOMMND

initiated within three (3) years of the approval date this permit, shall become null and void.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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.

DESCRIPTION	DATE
REVISION	07/29/13
REVISION	10/27/13

THE PLAN ENGINEERING
 15470 BROWN STREET
 PERRIS, CA 92570

SEDRAK GAS STATION
 A NEW DEVELOPMENT
 CONDITIONAL USE PERMIT NO. 3620

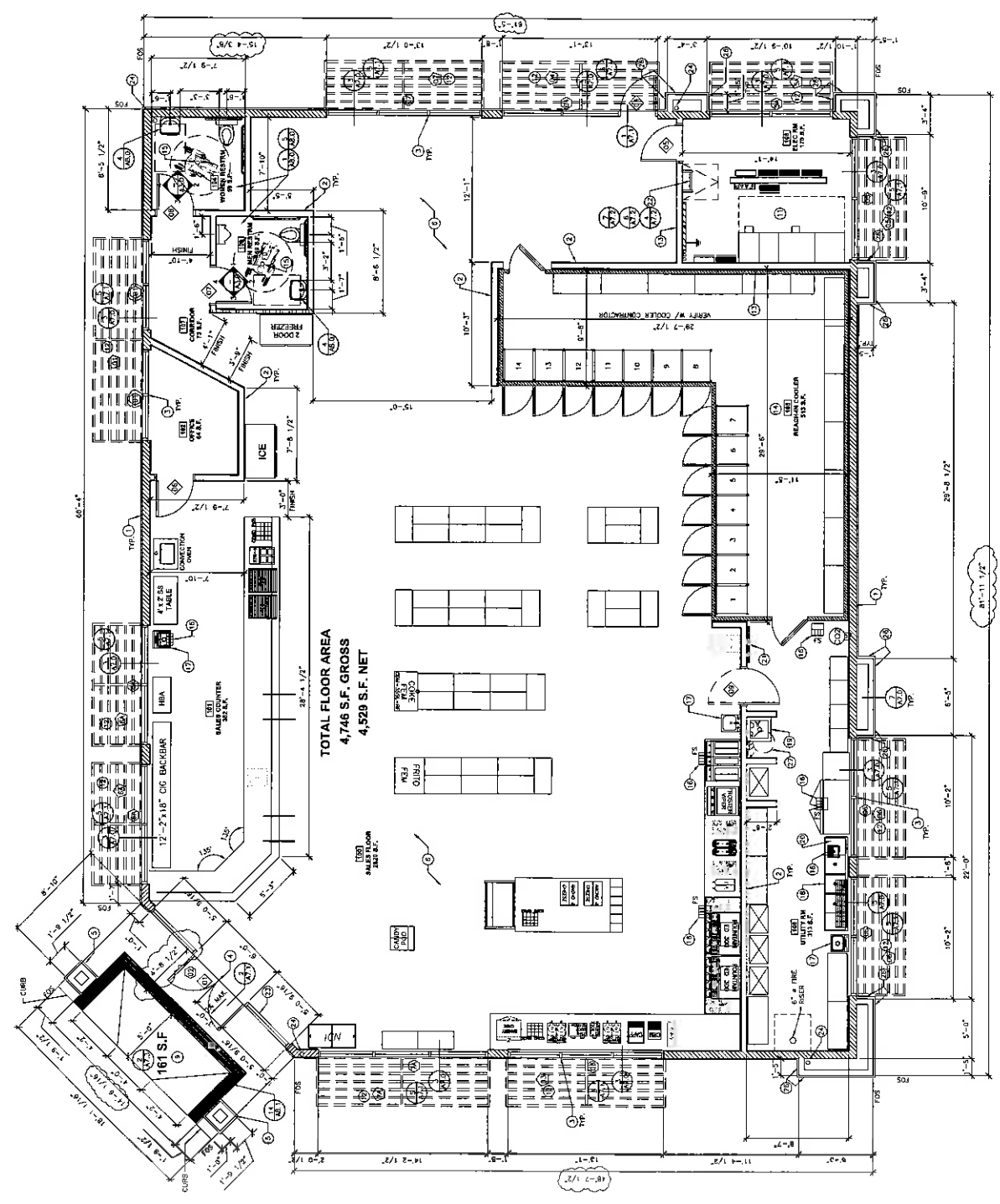
FLOOR PLAN

DATE	07/29/13
BY	AS NOTED
CHECKED	AS NOTED
SCALE	AS SHOWN
SHEET	A-1.0

- KEYNOTES-FLOOR PLAN**
- EXTERIOR WALLS TO BE FINISHED W/ 7/8" DTC, STUCCO ON GYPSUM, + 2 LAYERS OF 1/2" EPS BUBBLES PAPER, 1/2" GYP. BR. ON INTERIOR FILL HT.
 - NON-FINISHED INTERIOR WALLS - GYP. BR. ON EA. SIDE 2X8 WOOD STUDS AT 16" O.C. PER STRUCTURAL DRAWING
 - MINOR ALUM. STOREFRONT GLAZING SYSTEM - SEE WINDOW / DOOR SCHEDULE
 - NEW DOORING SWING ENTRY DOORS - SEE DOOR SCHEDULE
 - DOUBLE SCULPTED LENDING, ORDER PEARL, METL. CLADDING TO COLUMNS @ ENTRY
 - REIN. CONCRETE FLOOR SLAB - W/ FLOAT FIN., SEE STRUCT.
 - BLANK
 - BLANK
 - CURB RAMP AT ENTRY - SEE DETAIL 2/A7.3
 - BLANK
 - GENERAL ELEC. FEEDER / PANEL LOCATION - SEE ELECTR. DWGS.
 - SINGLE CANOPY
 - 2X6 WOOD STUD INTERIOR WALL FULL HT. - SEE WALL LEGEND THIS SHEET AND STRUCTURAL DRAWINGS
 - PREPARE WALL-ON COOLER UNIT W/ INSULATOR WALL / CEILING ON ROOF - ALL BY OTHERS - SEE MECHAN. SHOP DWGS
 - FLOOR DRAIN (FD). SEE PLUMBING DRAWINGS. SLOPE CONCRETE TO DRAIN, P. PER FT.
 - FLOOR SINK (FS). SEE PLUMBING DWGS.
 - HAND SINK. SEE PLUMBING DWGS. AND EQUIP. SCHED.
 - 2-COMPARTMENT WASH SINK. SEE PLUMBING DWGS. AND EQUIP. SCHED.
 - IMP. SINK. SEE PLUMBING DWGS.
 - GREASE TRAP. SEE PLUMBING PLAN
 - ONE DEFENSER MONITORING PANEL BY OWNER
 - FINED CUSTOM STEEL LADDER UP TO ROOF ACCESS MATCH MULTISERVICE PROVIDER'S W/ INTERNATIONAL SYMBOLS, OF WHICH APPROX. 50% ARE ASSIGNED TO US. SEE DETAIL 1/7/6/1
 - ROOF DRAIN DOWNSPOUT. SEE PLUMBING PLAN
 - BLANK
 - MULTI SCULPTED LENDING, ORDER PEARL, METL
 - WATER HEATER, SEE DETAIL 6/A7.3

- SCHEDULE OF AREAS**
- 2000 S.F. GROSS AREA
 2024 S.F. NET (INTERIOR) AREA
 SALES FLOOR AREA = 2448 SQ. FT. (GROSS NET AREA = 152 SQ. FT. NET AREA)
 OFFICE, CORRIDOR, RESTROOM AND ELEC. RM NET AREA = 232 SQ. FT.
 REAR-IN COOLER GROSS AREA (INCLUDING INSULATION WALLS) = 236 SQ. FT.
- GENERAL NOTES**
- BLANK
 - BLANK
 - ALL PAINTED SURFACES SHALL BE 1/2" THICK SHEET METAL W/ RUST INHIBITOR W/P.
 - SPRINKLER RISER SHALL BE 2" OVER 2-LAYER #15 FELD AT ALL WALLS WITH TILED FLOOR.
 - BLANK
 - BLANK
 - PROVIDE MORTAR SURFER BELOW CONCRETE SLAB. SEE STRUCTURAL DRAWING
 - ALL EXTERIOR DOORS SHALL OPEN OVER A FLUSH LANDING MAX. 3" BELOW FLOOR.
 - ALL GYPSUM BOARD WALLS AND CEILING SHALL BE PAINTED.
 - COORDINATE ELECTRICAL OUTLETS WITH CABINETS, INCLUDING THOSE ABOVE COUNTER TOPS AT 3" (OR AS SHOWN).
 - BLANK
 - PROVIDE AND POST AN OCCUPANT LOAD SIGN IN ENTRY AS PER USC 1004.3.

- WALL LEGEND**
- INSULATED WALL
 - 2x4 WALL WITH WALL STUDS @ 16" O.C., MAX.
 - 2x4 WALL WITH WALL STUDS @ 16" O.C., MAX.
 - 2x4 WALL WITH WALL STUDS @ 16" O.C., MAX.
- FOR: FACE OF STUD
 SHOWN LETTER SIZE IDENTIFICATION NUMBER



THE AREA SHOWN IN THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE DISTANCE FROM THE CENTER OF THE MAIN ENTRANCE TO THE CENTER OF THE MAIN ENTRANCE IS 114'-2 1/2" PER EDWARDS 81-2.

N FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CASE #: CUP03620R1
EXHIBIT: C
DATED: 7/11/2013
PLANNER: L. EDWARDS

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

DATE: November 14, 2013

TO:

Riv. Co. Fire Department
Riv. Co. Sheriff's Dept.

1st District Supervisor
1st District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3620R1 – EA42612 – Applicant: Fayez Sedrak, LLC – Engineer/Representative: Mark Raab – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Hainess Street – 0.9 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to add the sale of off-site alcohol beverage (Type 21) license only at an existing commercial retail building.– APN: 318-061-031 – Related Cases: CUP03620

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments on December 5, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at (951) 955-1888 or email at hpkang@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

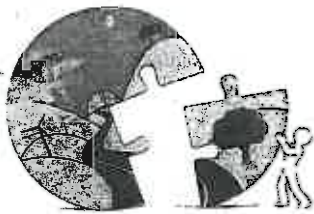
COMMENTS:

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 PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: COMMERCIAL - MODIFICATION TO CUP 03620

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: 10/22/13

APPLICATION INFORMATION

Applicant's Name: FAYEZ SEDRAK E-Mail: FSEDRAK@SBCGLOBAL.NET

Mailing Address: 2337 NORCO DRIVE
Norco City CA State 92860 ZIP

Daytime Phone No: (951) 265-7354 Fax No: () _____

Engineer/Representative's Name: MARK RAAB E-Mail: MARK@RAABENGINEERING.COM

Mailing Address: 512 BRANDING IRON
Norco City CA State 92860 ZIP

Daytime Phone No: (951) 272-1072 Fax No: () _____

Property Owner's Name: 21020 CAJALCO ROAD TRUST E-Mail: MARK@RAABENGINEERING.COM

Mailing Address: 2337 NORCO DRIVE
Norco City CA State 92860 ZIP

Daytime Phone No: (951) 265-7354 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.22 AC

General location (nearby or cross streets): North of CAJALCO EXPRESSWAY, South of _____, East of BROWN ST, West of FLORENCE ST

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)
REVISION TO EXIST C.U.P. 03620 TO ALLOW ALCOHOLIC BEVERAGE SALE IN MINI-MARKET - TYPE 21

Related cases filed in conjunction with this application:
C.U.P. 03620 - EXISTING

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

If yes, provide Case No(s). CUP 03620 (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: N/A

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) N/A

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: NO GRADING PROPOSED WITH THIS APPLICATION

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) FAYEZ SEDRAH Date 10/21/13
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

PROPERTY OWNERS CERTIFICATION FORM

I Lisa Edwards, certify that on 7/29/14
the attached property owners list was prepared by Arc GIS
APN(s) or case numbers 318-061-031-9
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1000 feet.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 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: Lisa Edwards Liace.

TITLE: Project Planner

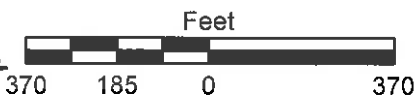
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-1888

CUP03620R1 (1,000 Foot Buffer)



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



Printed by ledwards on 7/29/2014

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

20870 SOUDER STREET TRUST
C/O KUCAN CONSULTING
2796 LOKER AVE WSTE 101B
CARLSBAD, CA. 92010

21020 CAJALCO ROAD TRUST
C/O FAYEZ SEDRAK
2337 NORCO DR
NORCO, CA. 92860

JOSE A AGUILAR
17443 KRAMERIA AVE
RIVERSIDE, CA. 92504

ABBAS H AL JUDUI
2543 S EUCLID AVE
ONTARIO, CA. 91762

FRANCISCO ALDAZ
20979 SOUDER ST
PERRIS, CA. 92570

HELEN M ALDRIDGE
20934 CAJALCO RD
PERRIS, CA. 92570

JAMES DOUGLAS BARLOW
20950 MOORE ST
PERRIS, CA. 92570

RAFAEL BARRON
16420 CASHEW ST
HESPERIA, CA. 92345

STEPHEN BERGER
19291 BROWN ST
PERRIS, CA. 92570

CORA L BUCKLEY
67740 QUIJO RD
CATHEDRAL CY, CA. 92234

MARCO A BUGARIN
20901 WELLS ST
PERRIS, CA. 92570

JUAN A CAMPOS
20893 MOORE ST
PERRIS, CA. 92570

ROCIO CANTABRANA
20060 OLD ELSINORE RD
PERRIS, CA. 92570

CASTA
425 W RIDER ST STE A7
PERRIS, CA. 92571

ALFREDO R CASTRO
2018 WILLOWBROOK LN
PERRIS, CA. 92571

CRUZ C CASTRO
19278 FLORENCE ST
PERRIS, CA. 92570

ARTURO CERVANTES
21165 DAWES ST
PERRIS, CA. 92570

CHRYSTAL RIDGE PROP INC
6809 BROCKTON
RIVERSIDE, CA. 92506

CHRYSTAL RIDGE PROP INC
6809 BROCKTON AVE
RIVERSIDE, CA. 92506

CL INV CO
P O BOX 2793
RIVERSIDE, CA. 92502

DIANA PATRICIA M CONTRERAS
1137 E 7TH ST
CALEXICO, CA. 92231

LUISA CONTRERAS
19380 FLORENCE ST
PERRIS, CA. 92570

ANTONIO COVARRUBIAS
20950 CAJALCO RD
PERRIS, CA. 92570

DEDEAUX GILBERT ESTATE OF
C/O MARIA TOVAR
3770 N EL CAMINO DR
SAN BERNARDINO, CA. 92404

ARMANDO DELACRUZ
20875 MOORE ST
PERRIS, CA. 92570

DAN D DELARM
193 S 6TH AVE
YUMA, AZ. 85364

DEUTSCHE BANK TRUST CO AMERICAS
350 HIGHLAND DR
LEWISVILLE, TX. 75067

JESUS DIAZ
19354 FLORENCE ST
PERRIS, CA. 92570

JOSE M DIAZ
5564 SWEET GUM CT
CHINO HILLS, CA. 91709

JOSE MANUEL DIAZ
20936 WELLS ST
PERRIS, CA. 92570

CHRISTOPHER P DSILVA
22842 GRAND TERRACE RD
GRAND TERRACE, CA. 92313

FRANCES DUDLEY
20950 SOUDER ST
PERRIS, CA. 92570

EDWARD J EGAN
19430 HAINES ST
PERRIS, CA. 92570

ALMA LOURDES ESCOBEDO
7101 ROSECRANS AVE SP 192
PARAMOUNT, CA. 90723

FRANCISCO ESPARZA
21590 NANCE ST
PERRIS, CA. 92570

JAIME ESPARZA
21590 NANCEST
PERRIS, CA. 92570

MARIO JESUS LEYVA ESPINOSA
507 ORCA AVE
PERRIS, CA. 92571

EULALIA FELIPE MATEO
20915 WELLS ST
PERRIS, CA. 92570

FIVE STAR FAMILY CO INC
570 NOSTRAND AVE
BROOKLYN, NY. 11216

GERARDO FLORES
10624 ELLIOTT AVE
EL MONTE, CA. 91733

BERTHA A FRAIRE
3770 WINDSONG ST
CORONA, CA. 92879

JOSE A GARCIA
906 S BALCOM AVE
FULLERTON, CA. 92832

LORENZO CORONA GARCIA
20985 SOUDER ST
PERRIS, CA. 92570

RAFAEL GARCIA
5946 KINGS RANCH RD
RIVERSIDE, CA. 92505

JOSE GARIBO
303 DAYSTARD DR
PERRIS, CA. 92571

GEOQWEST HOLDINGS
P O BOX 781
CARLSBAD, CA. 92018

ADOLFO R GONZALEZ
20900 SOUDER ST
PERRIS, CA. 92570

YVETTE G GUERRA
19320 FLORENCE ST
PERRIS, CA. 92570

JANE GUSTAFSON
20815 CAJALCO RD
PERRIS, CA. 92570

J JESUS GUTIERREZ
20875 SOUDER ST
PERRIS, CA. 92575

RENEE A HARRISON
20932 SOUDER ST
PERRIS, CA. 92570

FELIPE HERNANDEZ CERDA
3514 WINSHIP PL
RIVERSIDE, CA. 92503

ZORIA DIESHA HILL
17183 ALAMEDA DR
PERRIS, CA. 92570

CARSON HOBSON
C/O STREET ROD GLASS
18935 VAN BUREN BLV NO 4A
RIVERSIDE, CA. 92508

RUSSELL J HUMPHREYS
P O BOX 407
FAWNSKIN, CA. 92333

BRENDA HURD
P O BOX 7731
MORENO VALLEY, CA. 92552

AMIN ABDALLAH JADALLAH
21760 CORSO ALTO RD
NUEVO, CA. 92567

GLORIA FAE MAY JAMES
7348 SPRINGMAN ST
SACRAMENTO, CA. 95822

SARA E JOHNSON
4655 MINNIER AVE NO 47B
RIVERSIDE, CA. 92505

HYUNG SUK KANG
1882 CRESTMONT DR
SAN JOSE, CA. 95124

MONA L LAMB COTTON
16306 HASKINS LN
CARSON, CA. 90746

ROBERT V LANGE
42814 BEEMAN DR
MURRIETA, CA. 92562

EMMANUEL R LOPEZ
20970 SOUDER ST
PERRIS, CA. 92570

ESTEBAN LOPEZ
2552 E PEARSON AVE
FULLERTON, CA. 92831

JOSE L LOPEZ
345 E HOLLY ST
RIALTO, CA. 92376

JOSE LUIS LOZANO
C/O TAMARA
9363 MAGNOLIA AVE
RIVERSIDE, CA. 92503

FRANCISCO SOTELLO MARQUEZ
20884 SOUDER ST
PERRIS, CA. 92570

LUIS MARTINEZ
123 EMLTREE DR
PERRIS, CA. 92571

SAMUEL MEJIA
20890 MOORE ST
PERRIS, CA. 92570

RUBEN MENCHACA
21534 MARTIN ST
PERRIS, CA. 92570

JOSE LUIS MENDOZA
19378 BROWN ST
PERRIS, CA. 92570

NELIDA CABRERA MENDOZA
20935 SOUDER ST
PERRIS, CA. 92570

RAMON MENDOZA
17745 PARSONS
RIVERSIDE, CA. 92508

METRO HOUSING REDEVELOPMENT
15697 LADERA VISTA DR
CHINO HILLS, CA. 91709

TOM MILLENDER
C/O MILBERT L MILLENDER
3946 WELLAND AVE
LOS ANGELES, CA. 90008

DWIGHT D MOORE
C/O DORA SMITH
24292 VIRGINIA LN
MORENO VALLEY, CA. 92553

MORIDI KAMBIZ FAMILY TRUST
17458 BLUEWATER CT
RIVERSIDE, CA. 92503

MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES, CA. 90054

ROSE NASH
21621 SALTER RD
PERRIS, CA. 92570

DAVID C NEMONS
8960 PREAKNESS CIR
FORT WORTH, TX. 76123

AGAPITO ORTIZ
20902 WELLS ST
PERRIS, CA. 92570

ADELA AGUILAR PACHECO
4411 E MARMON AVE
ORANGE, CA. 92869

ADELA AGUILAR PACHECO
517 S HILL ST
ORANGE, CA. 92869

NORMA Y PACHECO
20950 HUNTER ST
PERRIS, CA. 92570

KAUSHIK M PATEL
2901 AMBER DR
CORONA, CA. 92882

MARIO PATINO
21190 ELMWOOD ST
PERRIS, CA. 92570

ARTURO E PAVEZ
655 VALLEYWOOD CIR
CORONA, CA. 92879

URIEL PEREZ
19275 CASTLE ROCK TR
PERRIS, CA. 92570

RUBEN R PLACITO
19390 FLORENCE ST
PERRIS, CA. 92570

ANITA N PLANT
20862 MOORE ST
PERRIS, CA. 92570

STEVEN E PULCHEON
28248 TOWER VIEW CT
ROMOLAND, CA. 92585

JESSICA RAMIREZ
3325 BROU LN
RIVERSIDE, CA. 92503

MARIO REVELES
20910 MOORE ST
PERRIS, CA. 92570

RAY GOMEZ REYES
1209 E BOOM AVE
ORANGE, CA. 92865

JUAN RIOS
20880 HUNTER ST
PERRIS, CA. 92570

NANCY A ROBERTSON
20960 HUNTER ST
PERRIS, CA. 92570

BERNICE J ROBINSON
2310 BLACKTON DR
SAN DIEGO, CA. 92105

MARIA V RODRIGUEZ
20885 SOUDER ST
PERRIS, CA. 92570

NAZARIO RODRIGUEZ
20919 SOUDER ST
PERRIS, CA. 92570

PIOQUINTO RODRIGUEZ
20914 SOUDER ST
PERRIS, CA. 92570

SILVANO RODRIQUEZ
21055 ELMWOOD ST
PERRIS, CA. 92570

CRISPIN ROSALES
20835 CAJALCO RD
PERRIS, CA. 92570

ALICE J SAKAYEDA
21131 ELMWOOD ST
PERRIS, CA. 92570

ANGELA ROSE SALAZAR
3063 JACINTA DR
PERRIS, CA. 92571

BENJAMIN NORIEGA SANCHEZ
19292 BROWN ST
PERRIS, CA. 92570

JAVIER SANCHEZ
19410 FLORENCE ST
PERRIS, CA. 92570

JOSE R SANCHEZ
20931 CAJALCO RD
PERRIS, CA. 92570

LEOPOLDO SANCHEZ
21170 ELMWOOD ST
PERRIS, CA. 92570

TULSI R SAVANI
2606 BLAZE TR
DIAMOND BAR, CA. 91765

FAYEZ SEDRAK
2337 NORCO DR
NORCO, CA. 92860

ROY SHIN
15951 RANCHO VIEJO DR
RIVERSIDE, CA. 92506

DELORES EDITH SHIVERS
P O BOX 674
PERRIS, CA. 92572

DORA LEA SMITH
24292 VIRGINIA LN
MORENO VALLEY, CA. 92557

LUIS EDUARDO SOLARES
20876 MOORE ST
PERRIS, CA. 92570

SUBTERA INV INC
19414 ROBINSON
PERRIS, CA. 92570

EARSYLYNE MCCORD TAYLOR
9412 S WILMINGTON AVE
LOS ANGELES, CA. 90002

THOMAS TRANG
12212 LORNA ST
GARDEN GROVE, CA. 92841

ELEASE C TYISKA TUCKER
20885 SOUDER ST
PERRIS, CA. 92570

DALE UPTON
29850 LAKEVIEW AVE
NUEVO, CA. 92567

JOSE URENA
2132 S VINE AVE
ONTARIO, CA. 91762

SILVINO BRAVO URIAS
20914 CAJALCO RD
PERRIS, CA. 92570

CAYETANO U URREA
21138 ELMWOOD ST
PERRIS, CA. 92570

JUAN VALDEZ
21450 VIA LIAGO DR
PERRIS, CA. 92570

WILLIAM VALOV
2339 MONTERA
HACIENDA HEIGHTS, CA. 91745

TUAN VAN
P O BOX 78915
CORONA, CA. 92877

JAY D VANHOUTEN
196 CALLE AVE
IMPERIAL BEACH, CA. 91932

RAUL VEGA
20881 SOUDER ST
PERRIS, CA. 92570

JUANA VELASQUEZ
20920 MOORE ST
PERRIS, CA. 92570

VKLM
C/O TIM DOBIAS
3151 LAUREL AVE
HENDERSON, NV. 89014

BENNY FITZGERALD WALTER
P O BOX 1406
PERRIS, CA. 92572

CLAUDETTE C WALTER
P O BOX 864
PERRIS, CA. 92572

DAIMA M WHITE
320 W BENNETT ST
COMPTON, CA. 90220

MARK WILSON
C/O INVESTORS PROPERTY
910 E FLORIDA AVE NO A3
HEMET, CA. 92543

DONALD WIMMER
16650 STALLION RD
RIVERSIDE, CA. 92504

DONALD LEE WIMMER
16650 STALLION WAY
RIVERSIDE, CA. 92504

GORDON R WOOLLINGS
21025 ELMWOOD ST
PERRIS, CA. 92570

KELVIN Y YEE
1203 PATTON WAY
SAN MARINO, CA. 91108

8/6/2014 5:14:17 PM

City of Perris
101 N. D St.
Perris, CA 92570-1917

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3620, Revised Permit No. 1 (CUP03620R1)

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Cajalco Road, easterly of Brown Street and westerly of Haines Street

Project Description: The project proposes to add the sale of beer and wine for off-site consumption within a previously approved gas station/convenience store (CUP03620) on a 1.41 acre lot.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Fayez Sedrak

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: In accordance with State CEQA Guidelines, the project is categorically exempt pursuant to Article 19, Section 15301, Class 1 which states that existing facilities are exempt from CEQA.

Lisa Edwards (951) 955-1888
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG No. 06009 - County Clerk Posting Fee 50.00
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1310164

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: FAYEZ SEDRAK \$50.00
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EA42632
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at parcel: 19470 BROWN ST PERR
appl type: CFG3

By _____ Oct 23, 2013 11:07
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658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: August 20, 2014

TO: Planning Commission

FROM: Larry Ross, Principal Planner

RE: Agenda Item 4.1, Proposed changes to the Countywide Design Guidelines

Attached is the form 11 initiating the change process, the memorandum from the PC to the BOS requesting changes, and the draft changes made as a result of the April 16, 2014 PC Workshop.

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

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

214



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 27, 2014

SUBJECT: Countywide Design Guidelines – Wall Standards for New Residential Developments;
ALL/ALL [\$7,500]

RECOMMENDED MOTION: That the Board of Supervisors direct the Planning Department to modify the adopted Countywide Design Guidelines, as recommended by the Planning Commission, for new residential developments to allow for "commercial grade" vinyl or other similar material on side and rear yards not open to public view.

BACKGROUND:

Summary

The TLMA Planning Department has received several requests from the building industry to modify the Countywide Design Guidelines to allow for vinyl fencing or other similar material. Currently, the guidelines as adopted by the Board of Supervisors require masonry or similar material, along the front yard returns, the side, and the rear yard property line. Technological advancements in fencing technology now provide synthetic materials that are aesthetically pleasing, with many design options, and of long-lasting quality, as alternatives to the traditional options of wood or masonry fencing.

(Continued on next page)

Juan C. Perez, TLMA Director/
Interim Planning Director

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,500	\$ N/A	\$ 7,500	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Planning Department Budget/NCC				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: All

Agenda Number:

3-17

BACKGROUND:

Summary (continued)

Three workshops were conducted at the Planning Commission on May 15, 2013, June 17, 2013, and July 17, 2013. At the first workshop on May 15th, the Commission directed staff to provide more detailed information regarding the durability of the vinyl fencing, cost comparisons to block, lifespan, and impacts of exposure to high temperatures associated in the Coachella Valley.

At the June 17th workshop, a fence contractor provided the Planning Commission with a presentation which addressed the Commission's concerns regarding vinyl fencing. At the conclusion of the second workshop, the Commission directed staff to prepare a scope of service to modify the adopted guidelines to include vinyl fencing or other similar material. At the July 17th workshop, Commissioner Leach volunteered her time to draft proposed text changes and a memorandum to the Board, in order to reduce the cost of preparing the update to the guidelines. The estimated revised budget to complete this task is now a total of \$7,500 for staff time and processing costs which includes two public hearings, and staff coordination to complete this task.

The Commission, by a vote of 5-0, supported allowing vinyl fencing or other similar material as an option when the fence is not in public view. A masonry wall would still be required along the front yard returns and where the wall is in public view. County staff will develop a standard of acceptable commercial-grade material.

Please find attached a memorandum from the Planning Commission summarizing the request, the three workshops, and the proposed language change to the Countywide Design Guidelines.

Impact on Citizens and Businesses

During the Planning Commission workshops, it was noted that the vinyl fencing materials and installation is approximately \$20 to \$30 per lineal foot less than a standard masonry block wall, which will help reduce the cost of home construction, while maintaining the aesthetic standards by utilizing long-lasting, "commercial grade" material.

SUPPLEMENTAL:

Additional Fiscal Information

The estimated cost of \$7,500 to complete is mainly for staff time, which is included in the Planning Department's budget. No additional NCC is being requested with this action.

ATTACHMENT

- A. Memorandum from the Planning Commission dated August 21, 2013.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

Memorandum

**PLANNING
COMMISSIONERS
2013**

1st District
Charissa Leach

2nd District
Edward Sloman

3rd District
John Petty
Chairman

4th District
Will Sanchez
Chairman

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
Deputy County
Counsel

Phone
951 955-3200

Fax
951 955-1811

Date: August 21, 2013

To: Board of Supervisors

From: Planning Commission

RE: Countywide Design Guidelines – Wall Standards for New Residential Developments

The Planning Department has received several requests from the Building Industry to modify the County Wall and Fence Standards to allow for vinyl or other similar material. The Planning Commission agreed that another option for side and rear yard fencing that retains the high quality development standards specified within the Countywide Design Standards was an item worth considering. Three workshops were conducted before the Planning Commission, on May 15, 2013, June 17, 2013 and July 17, 2013 to discuss this request. The Commission asked staff for detailed information regarding durability of the vinyl material, cost comparisons to block, lifespan and exposure to our high desert temperatures.

During our June 17, 2013 workshop we were fortunate enough to have a presentation from Fenceworks, Inc. a fence contractor that installs vinyl fences throughout Southern California. As a contractor that offers a variety of fencing options, they were able to address our above mentioned issues as well as educate us on the vinyl material. In summary; we learned that today's quality vinyl fences generally, have a limited, 50 year to a lifetime warranty; that under normal use includes, rot, peeling, splitting, flaking, blistering, corrosion, abnormal discoloration, etc.

We were pleased to hear that choices for vinyl fencing that were not possible in the past are available today. With a variety of light colors and with the ability to utilize materials that look like natural wood grain, we are no longer limited to a just a white solid vinyl fence.

Our concern regarding heat exposure was addressed as well. We learned that quality vinyl is weather and color consistent tested in Phoenix, Arizona in accordance to ASTM (*American Society for Testing and Materials*) requirements. It was also pointed out that vinyl fencing materials and installation is approximately \$20 to \$30 per lineal foot less than a standard masonry block wall, depending on style and material.

Subsequent to our three workshops, we unanimously voted to support the request to include solid vinyl fencing as an option within the Countywide Design Guidelines. Therefore, the Planning Commission respectfully requests that the following language, within the Countywide Design Guidelines, adopted by the Board of Supervisors on January 13, 2004, be amended, as follows:

II. RESIDENTIAL

G. Walls and Fencing. Walls and Fencing shall be designed in accordance with the following standards:

- Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone, **solid vinyl** or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality, **and** sufficient durability, **and meet minimum standards**, with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications which shall be approved by the Planning Department).



- All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block or **solid vinyl** which is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

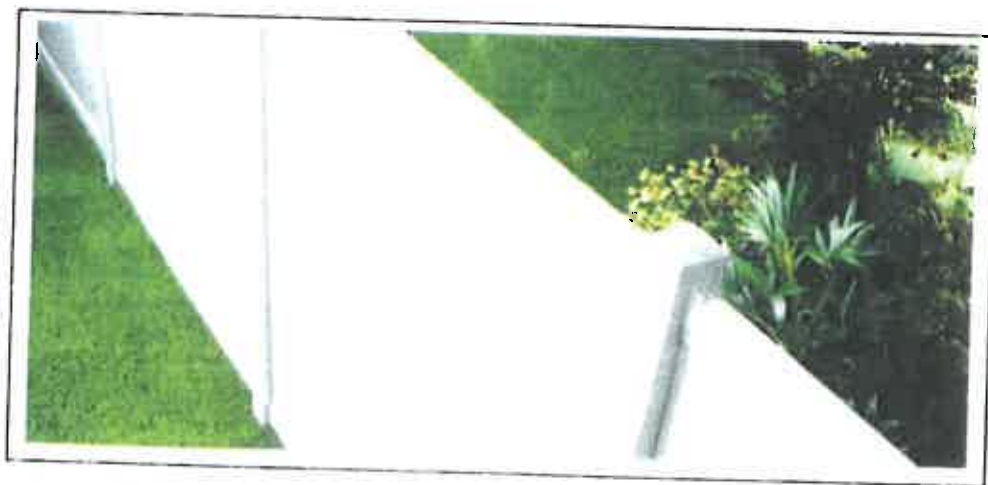
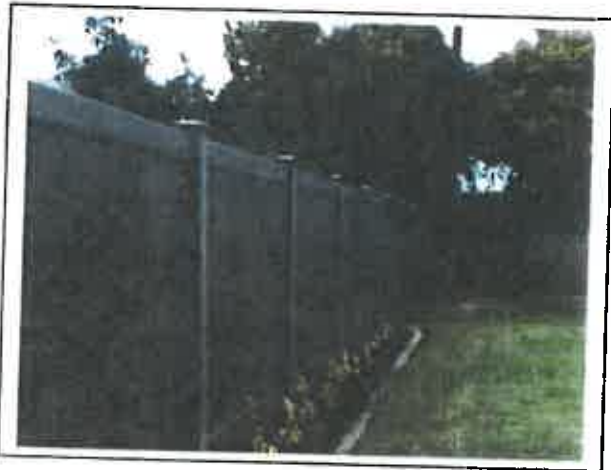
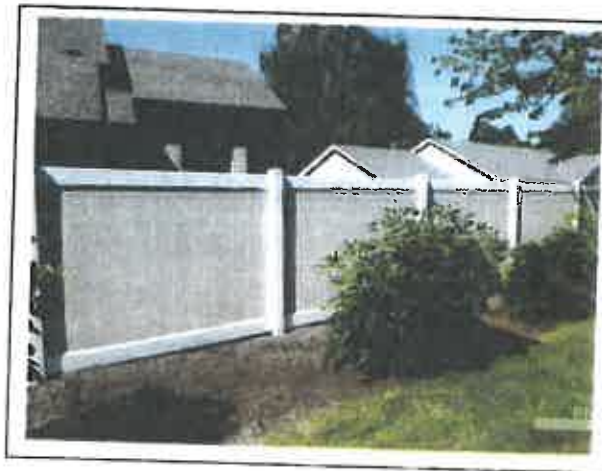
- o Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, stucco, or other attractive and durable material.
- o Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- o Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, vinyl or tubular steel.
- o Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.
- o Wrought iron, tubular steel, wood, vinyl, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.
- o Wood fencing, where permitted, shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with domed caps. Wood fencing or other like-material walls are not permitted along reverse frontage areas.
- o Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.
- o Swimming pool fencing shall meet all County safety provisions of the Building Code. Fences around swimming pools shall have an outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb

The definition of a quality vinyl fence was a topic of concern also. The Commission agreed that we need to specify a level of high quality to include in the Countywide Design Guidelines. We were informed that although there are not common terms for levels of qualities, there are standards that must be met for the higher quality fence products. It seems that requiring a minimum standard would let the public know that we are looking for a 'Commercial Grade' product. We have included a standard quality vinyl fence detail that can be utilized by the Planning Department in their review of the required specification submittal.

The Planning Commission has concluded that this modification, maintains the high quality design standards for new residential development specified by the Countywide Design Standards, but allows for variety and project uniqueness; while providing for development cost savings, which in-turn will help reduce the cost of housing within Riverside County.

Note that the Planning Department will continue to review all wall/fence specifications, as indicated in the guidelines. We have included some photos of the potential product for your review.

The Planning Commission wishes to thank-you for your consideration of this item.



Changes made as a result of
input from the
April 16, 2014 PC Workshop
on the
Countywide Design Guidelines

- ✧ All new residences constructed on lots of less than ~~20,000~~ 18,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.
- ✧ If vinyl fencing is allowed, at minimum it shall: be of commercial grade, have aluminum posts, have an aluminum rail on the bottom of the panel to prevent sagging, and shall meet at least 101 mph wind speed requirement(101mph is the standard at the time of this writing, contact Building and Safety for the most recent standard). See exhibit N for more details.
- ✧ Vinyl fencing may be used instead of block wall for interior side or interior rear property lines of residential lots as long as they cannot be seen from public or street view. (See exhibit O)
- ✧ In the event of an elevation change between two lots that would causes the side yard fencing to be elevated two or more feet above the lower lot return wall, the first 5 feet of the interior side yard fencing shall be of the same type of wall as the return wall, after which vinyl fencing may be used.
- ✧ Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, stucco, or other attractive and durable material.
- ✧ Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- ✧ ~~Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.~~
- ✧ Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.
- ✧ Wrought iron, tubular steel, wood, vinyl, or chain link fences, or gates are allowed where a residence is being constructed on a lot of at least ~~20,000~~ 18,000 square feet.
- ✧ Wood fencing, where permitted, shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with domed caps. Wood fencing or other like-material walls are not permitted along reverse frontage areas.
- ✧ Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged. In the event that circumstances occur that a community perimeter or theme wall becomes effectively an interior side or interior rear wall to residential lots, at the discretion of the Planning

Department, vinyl fencing may be substituted for the wall as long as no portion of the vinyl fencing is visible to the public.

- ✧ Swimming pool fencing shall meet all County safety provisions of the Building Code. Fences around swimming pools shall have an outside surface free of provisions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb.

H. Lighting

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Ordinance No. 655 (45 miles from Mt. Palomar) lighting requirements shall be observed were applicable. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required in the desert areas and Mt. Palomar District.

I. General Site Plan Requirements

Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

The following information shall be submitted with the building permits application and as a part of the Final Site Plan of Development.

- ✧ Building footprints for each lot which identify the model number of the home shall be included on the tract map.
- ✧ Front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets.
- ✧ Front, rear, and side yard setbacks of all homes shall be shown on the tract map.
- ✧ Typical landscape plans for each model (including all plant names/varieties and container sizes)
- ✧ Landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes).
- ✧ Material and color sample boards shall be provided.

NOTES:

1. ALL VINYL FENCING MUST BE COMMERCIAL GRADE.
2. ALUMINUM POST AND ALUMINUM BOTTOM RAILS ARE REQUIRED (NO WOOD OR GALVANIZED MATERIAL).
3. ALL SUBMITTALS REQUIRE PLANS AND CALCULATIONS FOR 101 MPH WIND SPEED. MINIMUM EXPOSURE "C".
4. PLANS AND CALCULATIONS SHALL BE SUBMITTED WITH FENCE AND WALL PLOT PLAN.
5. ALL FENCING INSTALLATIONS WILL REQUIRE CONTRACTOR CERTIFICATIONS.
6. GROUND MOUNT ONLY, NOT TO EXCEED 7 FEET IN HEIGHT.
7. ANY DEVIATIONS FROM THIS STANDARD WILL REQUIRE PLANNING DEPARTMENT APPROVAL AND MAY REQUIRE BUILDING PERMITS.
8. FOOTING DEPTHS SHOULD BE PER TABLE 1 AS SHOWN BELOW.

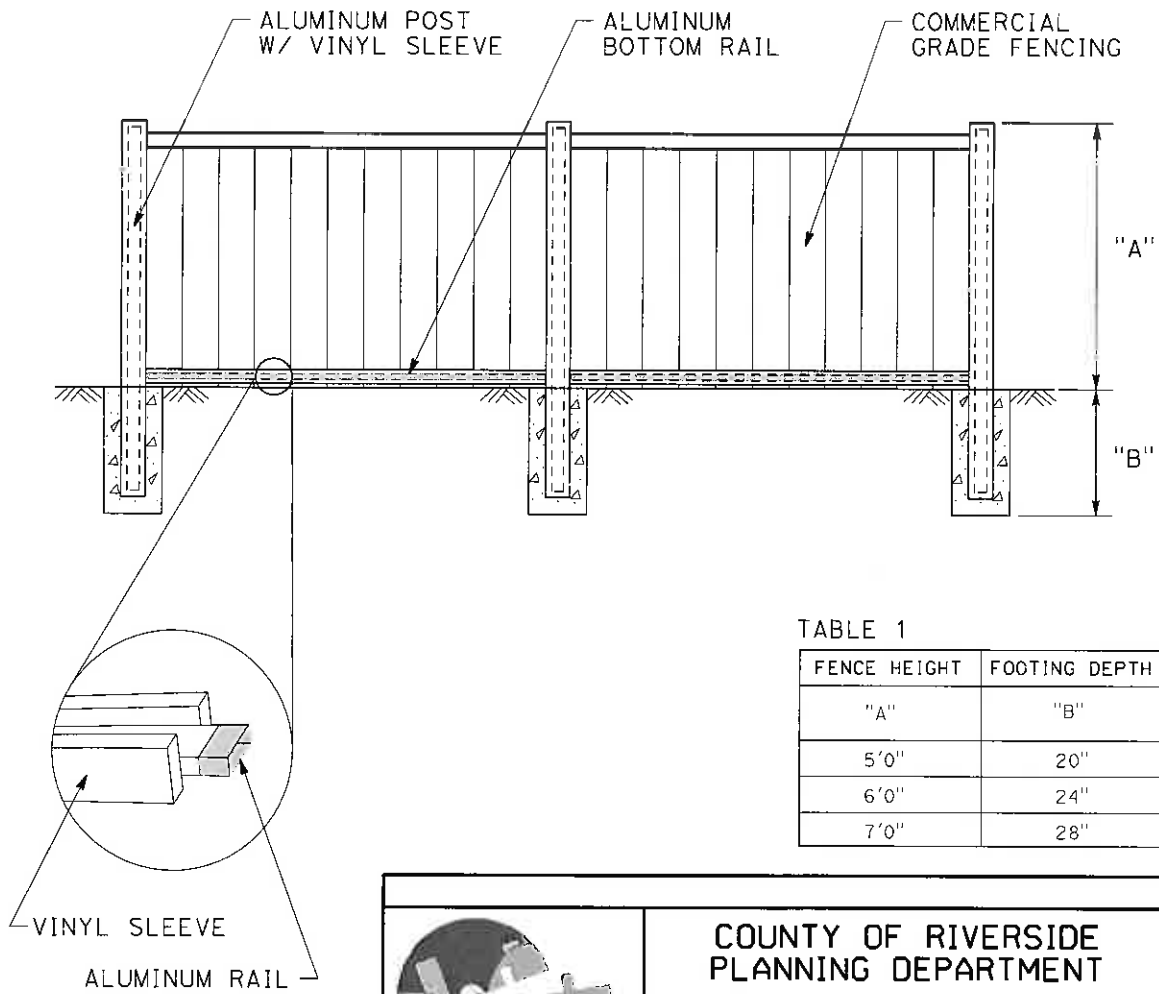
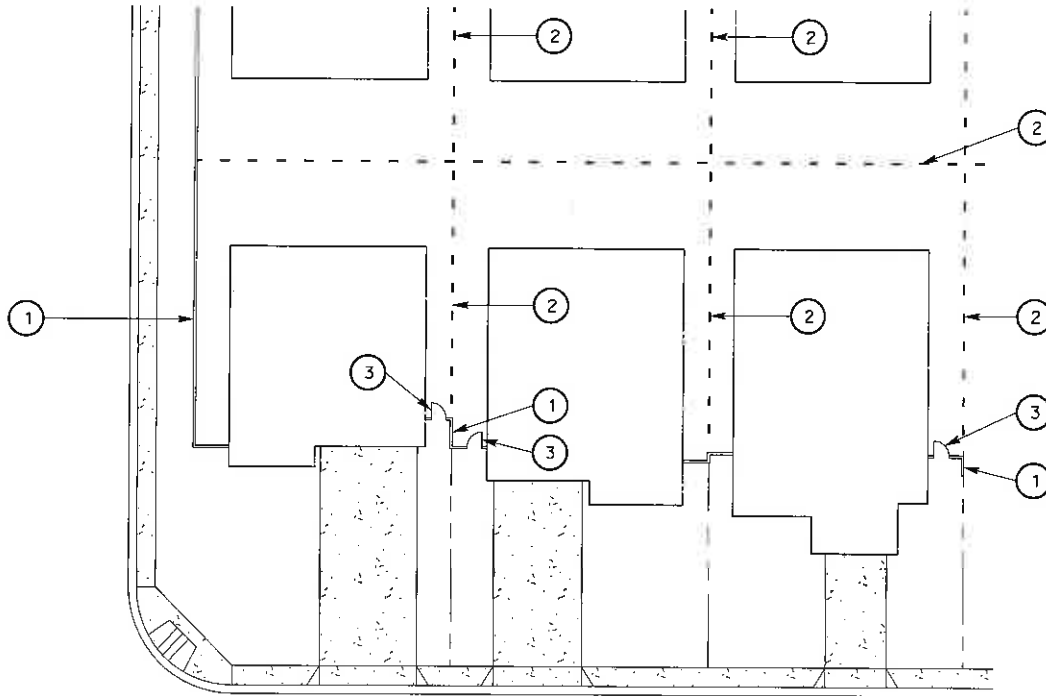


TABLE 1

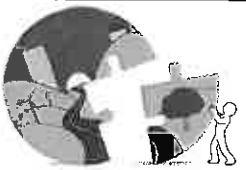
FENCE HEIGHT	FOOTING DEPTH
"A"	"B"
5'0"	20"
6'0"	24"
7'0"	28"

	<p>COUNTY OF RIVERSIDE PLANNING DEPARTMENT</p>	
	<p>INTERIOR VINYL FENCING FOR TRACT HOMES</p>	
<p>(951) 955-3200</p>		
<p>FAX: (951) 955-1817</p>		



LEGEND:

- (1) DECORATIVE MANSONRY BLOCK WALL ALONG PORTIONS VIEWABLE FROM STREET.
- - (2) VINYL FENCING AT REAR AND SIDEYARDS BETWEEN LOTS.
- ∩ (3) 3' WIDE SIDEYARD ACCESS GATE.

	<p>COUNTY OF RIVERSIDE PLANNING DEPARTMENT</p>
	<p>INTERIOR VINYL FENCING FOR TRACT HOMES</p>
<p>(951) 955-3200</p>	
<p>FAX: (951) 955-1817</p>	