

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

211B



FROM: TLMA – Planning Department


SUBMITTAL DATE:
February 23, 2015

SUBJECT: NOTICE OF THE PLANNING COMMISSION'S DECISION TO DENY CONDITIONAL USE PERMIT NO. 3705 –Applicant: Star Ranch Management – KWC Engineering –Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan – Rural: Rural Mountainous – Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road – 120.46 acres – Zoning: Rural Residential – REQUEST: Receive and file the Notice of Decision by the Planning Commission for Conditional Use Permit No. 3705.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of the Decision by the Planning Commission to deny Conditional Use Permit No. 3705.

Departmental Concurrence



Juan C. Perez, TLMA Director



Steve Weiss, AICP
Planning Director

JCP:pr

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

BY: _____
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: _____ **District: 2** **Agenda Number:** _____

1-3

BACKGROUND:

Summary

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless, within ten (10) days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed or the Board assumes jurisdiction, the Clerk of the Board will set the matter for a future public hearing before the Board in accordance with Ordinance No. 348.

The Planning Commission heard Conditional Use Permit No. 3705 (the "project") on January 21, 2015, after giving the required notice. The project is a proposal to entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The project was issued its first code enforcement violation in 2008 and continues to operate without permits or land use entitlements. As of February 17, 2015, the subject property became subject to a Court ordered receivership.

On January 21, 2015, the Commission opened the project's public hearing, the Planning Department made a presentation to the Commission and recommended the project be denied. The applicant's representative and members of the public also gave testimony on the proposed project.

Following the presentation and oral testimony, the Planning Commission closed the public hearing and denied the project based on the findings and conclusions in the staff report attached hereto and incorporated herein by reference. In particular, the Commission denied the project for the following reasons:

- The project is inconsistent with the General Plan and Ordinance Nos. 348, 457, 520 and 725,
- The project's site is adjacent to a High Fire Area, includes geological hazards, has poor primary access and has no secondary access,
- The applicant has failed to submit documentation showing a viable secondary access or reports addressing the onsite geological hazards,
- The public is at risk from the project's potential hazards caused by landslides, debris flows and fires.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the review and public hearing process by the Planning Department and the Planning Commission. The project poses a serious risk to public health and safety due to significant environmental issues such as the site's susceptibility to landslides and fire, a lack of secondary access for emergency vehicles, and unpermitted buildings and structures that are currently being utilized by the public as part of this project.

ATTACHMENTS (if needed, in this order):

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MEMO**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: January 21, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Conditional Use Permit No. 3705

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department if set for hearing:

If appealed or set for hearing send to (2nd Dist) Press Enterprise and County Record

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Exemption
California Department of Fish & Wildlife Receipt (CFG6092)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 23, 2015

SUBJECT: NOTICE OF THE PLANNING COMMISSION'S DECISION TO DENY CONDITIONAL USE PERMIT NO. 3705 –Applicant: Star Ranch Management – KWC Engineering –Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan – Rural: Rural Mountainous – Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road – 120.46 acres – Zoning: Rural Residential – REQUEST: Receive and file the Notice of Decision by the Planning Commission for Conditional Use Permit No. 3705.

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Departmental Concurrence

Juan C. Perez, TLMA Director

Steve Weiss, AICP
Planning Director

JCP:pr

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 2

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Notice of the Planning Commission's decision to deny Conditional Use Permit No. 3705**

DATE: February 23, 2015

PAGE: Page 2 of 2

BACKGROUND:

Summary

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The Planning Commission heard Conditional Use Permit No. 3705 (the "project") on January 21, 2015, after giving the required notice. The project is a proposal to entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The project was issued its first code enforcement violation in 2008 and continues to operate without permits or land use entitlements. As of February 17, 2015, the subject property became subject to a Court ordered receivership.

On January 21, 2015, the Commission opened the project's public hearing, the Planning Department made a presentation to the Commission and recommended the project be denied. The applicant's representative and members of the public also gave testimony on the proposed project.

Following the presentation and oral testimony, the Planning Commission closed the public hearing and denied the project based on the findings and conclusions in the staff report attached hereto and incorporated herein by reference. In particular, the Commission denied the project for the following reasons:

- The project is inconsistent with the General Plan and Ordinance Nos. 348, 457, 520 and 725,
- The project's site is adjacent to a High Fire Area, includes geological hazards, has poor primary access and has no secondary access,
- The applicant has failed to submit documentation showing a viable secondary access or reports addressing the onsite geological hazards,
- The public is at risk from the project's potential hazards caused by landslides, debris flows and fires.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the review and public hearing process by the Planning Department and the Planning Commission. The project poses a serious risk to public health and safety due to significant environmental issues such as the site's susceptibility to landslides and fire, a lack of secondary access for emergency vehicles, and unpermitted buildings and structures that are currently being utilized by the public as part of this project.

ATTACHMENTS (if needed, in this order):

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **PLANNING COMMISSION MEMO**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION MINUTE ORDER JANUARY 21, 2014

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3705 – CEQA Exempt – Applicant: Star Ranch Management – Representative: KWC Engineering – Second Supervisorial District - Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road – Zoning: Rural Residential. (Quasi-judicial)

II. PROJECT DESCRIPTION:

To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq. ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq. ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Charles Schultz, Representative, 4333 Orange #1B, Riverside 92506 (951) 298-2277.

Spoke in opposition to the proposed project:

- Connie Nelson, Neighbor, Adjacent Property, Corona 92882 (714) 649-3331.

No one spoke in a neutral position.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 21, 2014**

IV. CONTROVERSIAL ISSUES:

Yes, denial recommendation due to site constraints.

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

Motion by Commissioner Hake, 2nd by Commissioner Leach

A vote of 5-0

DENIED CONDITIONAL USE PERMIT NO. 3705.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: January 13, 2015

TO: Riverside County Planning Commission

FROM: Planning Staff

RE: **January 21, 2015, Planning Commission meeting for Agenda Item 4.1 Conditional Use Permit No. 3705**

1. Staff received one comment letter in opposition of the project from Janet Friedrich on January 13, 2015.
2. Staff revised staff report:
 - a. Grammatical revisions.
 - b. Added finding that project is located next to a High Fire Area and within a State Responsibility Fire Area.
 - c. Revised findings and conclusions.

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

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

January 12, 2015

Via Email/Certified Mail

Riverside County Planning Department
Attn: Paul Rull
P. O. Box 140
Riverside, California 92502-1409

Re: Conditional Use Permit No. 3705

Dear Mr. Rull:

In follow up to our telephone conversation last month, I am writing this letter to memorialize our objection to the referenced CUP. My sisters and I own a parcel of land (AP 101-200-011) which, for all intents and purposes, is surrounded by the Star Ranch facility. We have never been contacted by Star Ranch regarding its activities, nor have they responded to my request to remove their trash and refuse from our parcel. They have been a nuisance to our property since they began their operations on the ranch.

I fear if they are allowed to obtain the referenced CUP, they will continue to violate our property rights or that the violations will increase.

Due to work and personal conflicts, I'll be unable to be at the hearing, but did want to reiterate our objection to Star Ranch's CUP.

Thank you for your time.

Sincerely,



Janet Friedrich
(714) 599-2860

Agenda Item No.: 4.1
Area Plan: Temescal Canyon
Zoning Area: West Corona
Supervisory District: Second
Project Planner: Paul Rull
Planning Commission: January 21, 2015

CONDITIONAL USE PERMIT NO. 3705
CEQA Exempt
Applicant: Star Ranch Management
Engineer/Representative: KWC Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres.

The ranch has a total of 27,472 sq.ft. of unpermitted buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq.ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters.

The project is generally located northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road.

BACKGROUND

The Star Ranch facility has been operating without permits and was issued their first code enforcement violation in 2004 for grading without permits, and was later cited for operating without any permits or land use entitlements from the County of Riverside. During this time, the applicant has operated their business, constructed numerous buildings and structures for public use, and graded land without permits. It is the determination of the County Geologist that the site is underlain by large mapped landslide areas, and numerous small landslides are evident in the road cuts leading up to the site. In addition, unpermitted grading activities on the site have resulted in several debris flows, the largest of which blocked the main access to the site and came very close to entering the 91 freeway. The project is located adjacent to a High Fire Area to the east, and is located within a State Responsibility Fire Area. The Freeway Complex Fire in 2008 also occurred in the project's vicinity to the north and west, which damaged or destroyed 314 residences in the Anaheim Hills and Yorba Linda communities. The current site operations and the public are at risk from the potential hazards caused by landslides, debris flows and fires.

Code Enforcement case (CV0805059) is outstanding for the subject site for: unpermitted land use, excessive outside storage, accumulated rubbish, inoperable vehicles, occupied recreational vehicles, grading without permits, construction without permits, and prohibited fencing. The following is a procedural summary of the code enforcement case:

<u>Summary of Procedural History</u>	
<u>Date</u>	<u>Action</u>
November 13, 2008	County filed its complaint for injunctive relief and breach of contract
December 10, 2008	County filed an Application for a Temporary Restraining Order to enjoin an event advertised to occur at Star Ranch on December 17, 2008. In addition to the danger presented by unpermitted grading and construction, the project is located in a high fire hazard area and lack adequate access and fire protection systems
December 11, 2008	Hearing for the Application for a Temporary Restraining Order was heard on December 11, 2008. The defendant informed the court that the scheduled event was cancelled and the Application was deemed moot.
January 14, 2009	County's Motion for Preliminary Injunction was heard on January 14, 2009. The Court granted a preliminary injunction ordering the defendant to immediately cease any further unpermitted construction or grading and immediately enjoin use of any unpermitted structure constructed in violation of Riverside County Ordinance No. 457.
December 9, 2009	Defendant Zemel's default was entered on December 9, 2009. The Request for Entry of Default was served on December 9, 2009.
April 16, 2010	Dave Saunders was relived as Counsel. No counsel was substituted to represent Star Ranch Management.
April 19, 2010	Court granted the County's Motion to Strike the untimely Unverified Answer of Star Ranch Management, LLC.
May 3, 2010	Court granted the County's three (3) discovery motions to compel responses to Form and Special Interrogatories and Request for Production, including monetary sanctions. As of the signing of this declaration, the County has neither received any discovery responses nor payment of the monetary sanctions.
May 10, 2010	Court granted the County's Motion to Deem Request for Admissions Admitted against Defendant Star Ranch Management, LLC.
May 20, 2010	Defendant Star Ranch Management, LLC's default was entered on May 20, 2010.
August 5, 2010	Court granted the County's Application for Default Judgment for injunctive relief, requiring the Defendants to comply with all County Land Use Ordinances within sixty (60) days. The Court also granted the County's abatement cost pursuant to Government Code Section 25845 in the amount of \$53,373.50 (the County's cost of litigation up to the date of the filing of the default application).
March 23, 2011	Court denied the Defendant's Motion to Vacate the Judgment.
May 22, 2012	Court denied the County's initial Motion for Appointment of a Receiver to Carry the Judgment into Effects without prejudice. Stating that the Defendants must obey the Judgment, the Court decided to give the Defendants another six (6) months to comply before granting a receivership in this matter.
February 13, 2015	Receiver anticipated to take control of the property.

ISSUES OF POTENTIAL CONCERN:

The application for Conditional Use Permit No. 3705 was submitted to the Planning Department on June 27, 2014. On July 1, 2014, staff sent the applicant a letter indicating the application submitted was incomplete, identifying that a detailed project description outlining the scope and activities of the project was required before it could be transmitted to a Land Development Committee meeting. Staff also mentioned in this letter that all proposed uses shall be consistent with the project site's underlying General Plan land use designation of Rural: Rural Mountainous and the Rural Residential zone classification. The applicant submitted a list of proposed uses on July 29, 2014 (attached to this staff report package). Staff reviewed this list to see if the proposed uses were consistent with the General Plan designation and zoning classification and sent a response letter dated August 1, 2014, informing them that some of the uses were consistent and some were not consistent (also attached to this staff report package). On October 8, 2014, the applicant requested that staff continue with processing the development application and schedule the project for a Land Development Committee (LDC) meeting. On November 6, 2014, a LDC meeting was held with the applicant's representatives and LDC departments, where they were informed by the LDC departments of the serious risk to public health and safety the project poses due to significant environmental issues such as a lack of secondary access for emergency vehicles and the site's susceptibility to landslides. Other major issues include:

- the project currently operating without building permits for buildings and structures onsite, posing a public health and safety risk to the employees and patrons on the site (approximately 27,472 sq.ft. of buildings and structures are existing and currently being used),
- unpermitted grading activities that has exacerbated the landslide situation causing further loose soils to runoff site,
- potential noise impacts from proposed activities,
- potential unavailability of wastewater and water services to serve the project,
- proposed uses that are not consistent with the Rural: Rural Mountainous land use designation and Rural Residential zone classification, and
- multi-species habitat conservation plan requirements for conserving biological resources.

In light of these public health and safety risks and concerns, the inconsistency of the proposed project with the General Plan, and the applicant currently operating its businesses without the proper construction permits or land use entitlements, it is staff's recommendation that that the project be denied. Additionally, staff cannot make any findings for approval of the project due to the environmental issues as identified by the County Geologist, Environmental Programs Division and Fire Department. The project has been operating without permits or land use entitlements since prior to 2008 and has been informed by Code Enforcement of the violations. In the interest of protecting the public health and safety and as required by law, the project must be consistent with the General Plan and Ordinance Nos. 348, 457, 520, and 725.

No CEQA Required

The California Environmental Quality Act (CEQA) provides that CEQA review does not apply to projects which a public agency rejects or disapproves (State CEQA Guidelines Section 15270). It is recommended by Staff that the project be denied due to unresolvable site constraints that are a threat to the public health and safety and that the proposed project is inconsistent with the General Plan and Ordinance Nos. 348, 457, 520 and 725. Therefore, if the project is denied, a Notice of Exemption will be filed with this project indicating its exemption from CEQA review.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous, Open Space: Conservation Habitat, City of Corona, Orange County,
3. Existing Zoning (Ex. #2): Rural Residential
4. Surrounding Zoning (Ex. #2): Rural Residential, City of Corona, Orange County
5. Existing Land Use (Ex. #1): Unpermitted guest ranch facility with recreational facilities and special events, vacant land
6. Surrounding Land Use (Ex. #1): Vacant land, golf course, single family residences
7. Aerial Map (Ex. #8):
8. Project Data: Total Site Acreage: 120.4 acres
Total Building Area: 27,472 sq.ft.
9. Environmental Concerns: Pursuant to State CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves

RECOMMENDATIONS:

DENY CONDITIONAL USE PERMIT NO. 3705, 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 is surrounded by properties which are designated in the General Plan as Rural: Rural Mountainous and Open Space: Conservation Habitat.
2. The project site is also surrounded by properties which are zoned Rural Residential and within the City of Corona and Orange County.
3. The immediate surrounding area is vacant. There is a golf course and single family residences on the opposite side of the 91 freeway.
4. The project site has a General Plan land use designation of Rural: Rural Mountainous.
5. The Rural: Rural Mountainous land use designation allows for uses such as single family residences on lot sizes of 10 acres or greater, as well as limited animal keeping, agriculture, recreational uses, compatible resource development, and governmental and utility uses.

6. There are outstanding code violations including unpermitted structures and buildings which are also inconsistent with General Plan policies. The proposed project is subject to the following County General Plan policies:
- a) 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.
 - b) 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.
 - c) S1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.

7. The zoning for the project site is Rural Residential.

8. Section 5.1. subdivisions c. and d. of Ordinance No. 348 permits, among others, the following proposed uses with an approved plot plan or conditional use permit, in the Rural Residential zone: Guest Ranch – Overnight Ranch House Stays, Skeet/Trap Shooting, Vineyard, Film Location, Equestrian Facility, on-site Security.

The following proposed uses, however, are not listed as a permitted or conditionally permitted use in the Rural Residential zone: Guest Ranch – tent outdoor camping, R.V. camping, cabins, and special occasion events such as weddings, parties, showers, dances, corporate events, retail, food and beverage sales, outdoor concerts and festivals, youth camp/school outings, jeep tours, nature hikes, and spa treatments.

9. The Riverside County General Plan provides that the primary objective of the General Plan's Safety Element is to reduce death, injuries, property damage and economic and social impact from hazards.

10. Pursuant to Section 18.28.e. of Ordinance No. 348, a conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community.

Ordinance No. Section 18.30.c (2) of Ordinance No. 348 also provides that the overall development of the land shall be designed for the protection of the public health, safety and general welfare. Additionally, according to Section 18.30.c.(1), a proposed use must conform to all the requirements of the Riverside County General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

11. The project is located adjacent to a High Fire Area immediately east of the project, and is also located in a State Responsibility Fire Area.

12. The project is located adjacent to the areas that were severely affected by the Freeway Complex Fire in 2008, where 314 residences were damaged or damaged in the Anaheim Hills and Yorba Linda communities.

13. The existing Star Ranch facility has been operating without permits and was issued their first violation in 2008 (CV0805059) for unpermitted land use, excessive outside storage, accumulated rubbish, inoperable vehicles, occupied recreational vehicles, grading without permits, construction without permits, and prohibited fencing. These violations have not been resolved and are still outstanding.

14. 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.
15. 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.
16. The project is located within the City of Corona's Sphere of Influence. Comments from the City were submitted to staff on October 27, 2014 (attached to this staff report package). Their comments include concerns with the lack of access for emergency vehicles, emergency radio communication availability, and generally the outstanding violations the project had with Riverside County.
17. The project application is incomplete with outstanding comments from the Land Development Committee some of which are unresolvable, specifically geological concerns and secondary access for emergency vehicles.
18. An environmental assessment was not prepared as part of this project because staff is recommending denial. CEQA does not apply to projects that are disapproved or recommended for denial (Statutory Exemption 15270). In order to comply with the requirements of CEQA, an environmental assessment is necessary if the project is to be considered for approval.

CONCLUSIONS:

1. The proposed project is inconsistent with the Riverside County General Plan because the public's health, safety and general welfare are not protected by the project's design. The outstanding code violations including unpermitted structures and buildings are also inconsistent with the General Plan policies set forth above.
2. The proposed project, a guest ranch with recreational facilities and special events, is not consistent with the Rural: Rural Mountainous land use designation.
3. The Rural Residential zone does allow any use that is not specifically listed in the zone to be considered a permitted or conditionally permitted use and be processed in the same manner as a listed use if the use is found to be substantially the same in character and intensity as a listed use, in this case, the proposed uses associated with the project are not substantially the same in character and intensity as a listed use.
4. The site is currently operating without permits, which puts the public in jeopardy from potential hazards identified by the County Departments.
5. The proposed project is inconsistent with Riverside County Ordinance No. 348 as set forth above and because it is inconsistent with the County's General Plan, with all applicable requirements of State law, with the ordinances of Riverside County and the overall development is not designed to protect the public health, safety and general welfare. Also, the applicant has not demonstrated that the proposed use will not be detrimental to health, safety or general welfare of the community because the applicant has failed to submit the required documentation necessary to process the project and Code Enforcement violations remain on the property.

CONDITIONAL USE PERMIT NO. 3705

PC Staff Report: January 21, 2015

Page 7 of 7

6. The project is also not in compliance with Riverside County Ordinance Nos. 348 and 457 because permits for the unpermitted 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.
7. The proposed project poses a serious risk to public health and safety due to significant environmental issues such as a lack of secondary access for emergency vehicles and the site's susceptibility to landslides and fire.
8. The proposed project is exempt from the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270.

INFORMATIONAL ITEMS:

1. The City of Corona has submitted comments expressing several concerns regarding the project.
2. The project site is not located within:
 - a. A Historic Preservation district;
 - b. Tribal land;
 - c. A Specific plan;
 - d. An overlay area or General Plan Policy overlay;
 - e. A policy area;
 - f. The Western Riverside MSHCP Conservation area;
 - g. An Agriculture preserve;
 - h. Mt. Palomar Observatory Area Ordinance No. 655;
 - i. A High Fire Area;
 - j. Airport Influence area;
 - k. A Fault zone; or
 - l. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Corona-Norco School District;
 - b. City of Corona sphere of influence; and
 - c. A high sensitivity area for Paleontological resources;
4. The subject site is currently designated as Assessor's Parcel Numbers 101-200-004 thru -010 & -012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 & -021

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03705

LAND USE

Supervisor Tavaglione
District 2

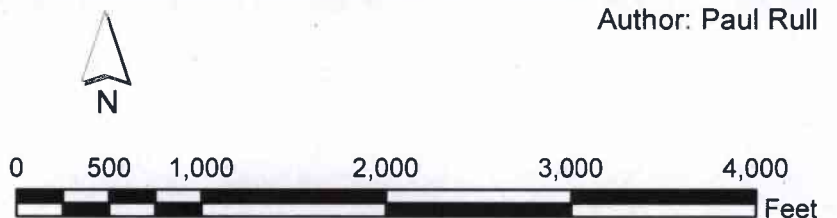
Date Drawn: 11/4/14



Zoning Area: West Corona

Author: Paul Rull

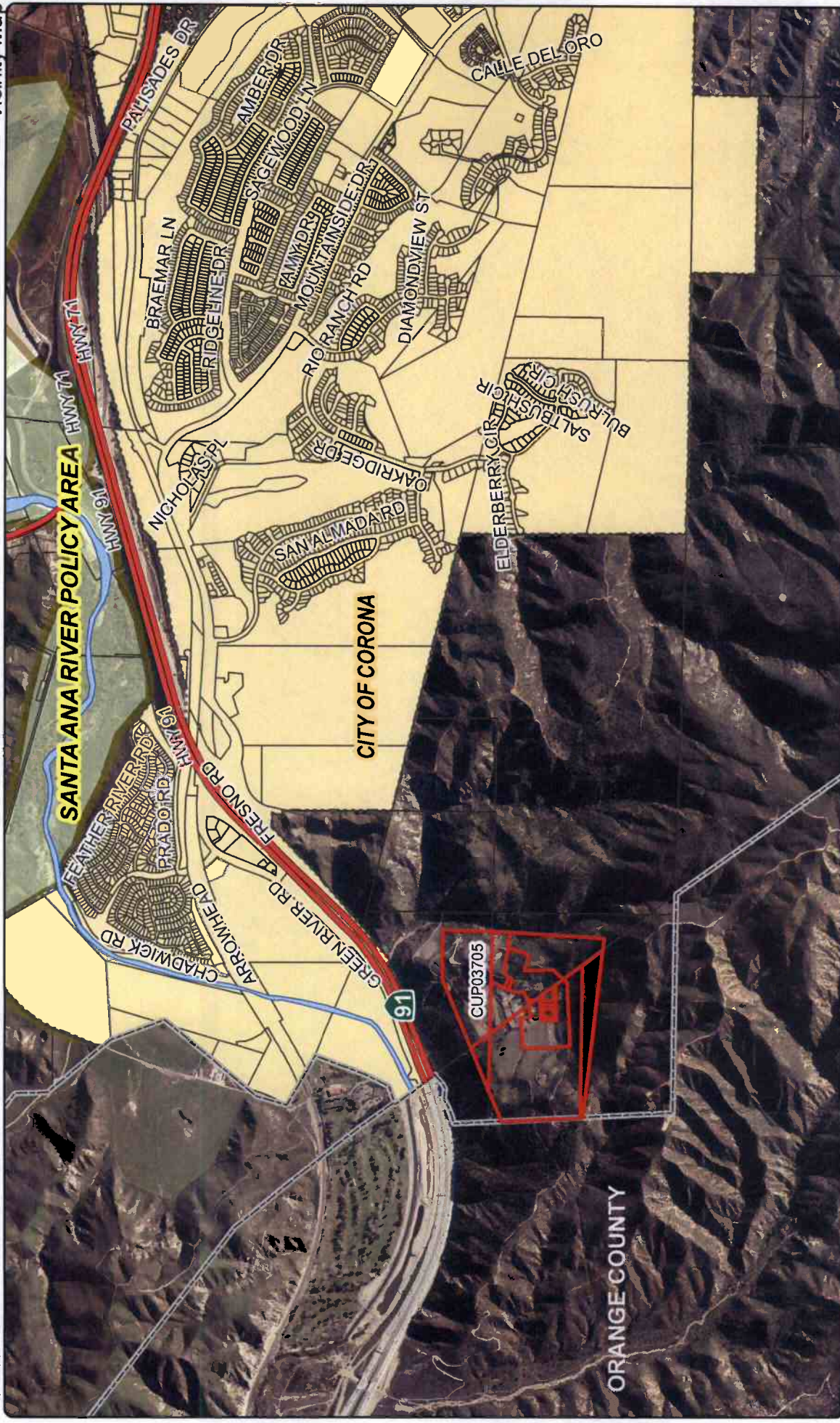
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rctdima.org>



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03705
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 2

Date Drawn: 11/4/14
Vicinity Map



Zoning Area: West Corona

Author: Paul Rulli

DISCLAIMER: On October 7, 2004, the County of Riverside adopted a First General Plan providing new land use designations for certain unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided or under existing zoning. For further information, please contact the Riverside County Planning Department at (951)955-3200 or visit the Riverside County Planning Department website at <http://planning.riversideca.gov>.

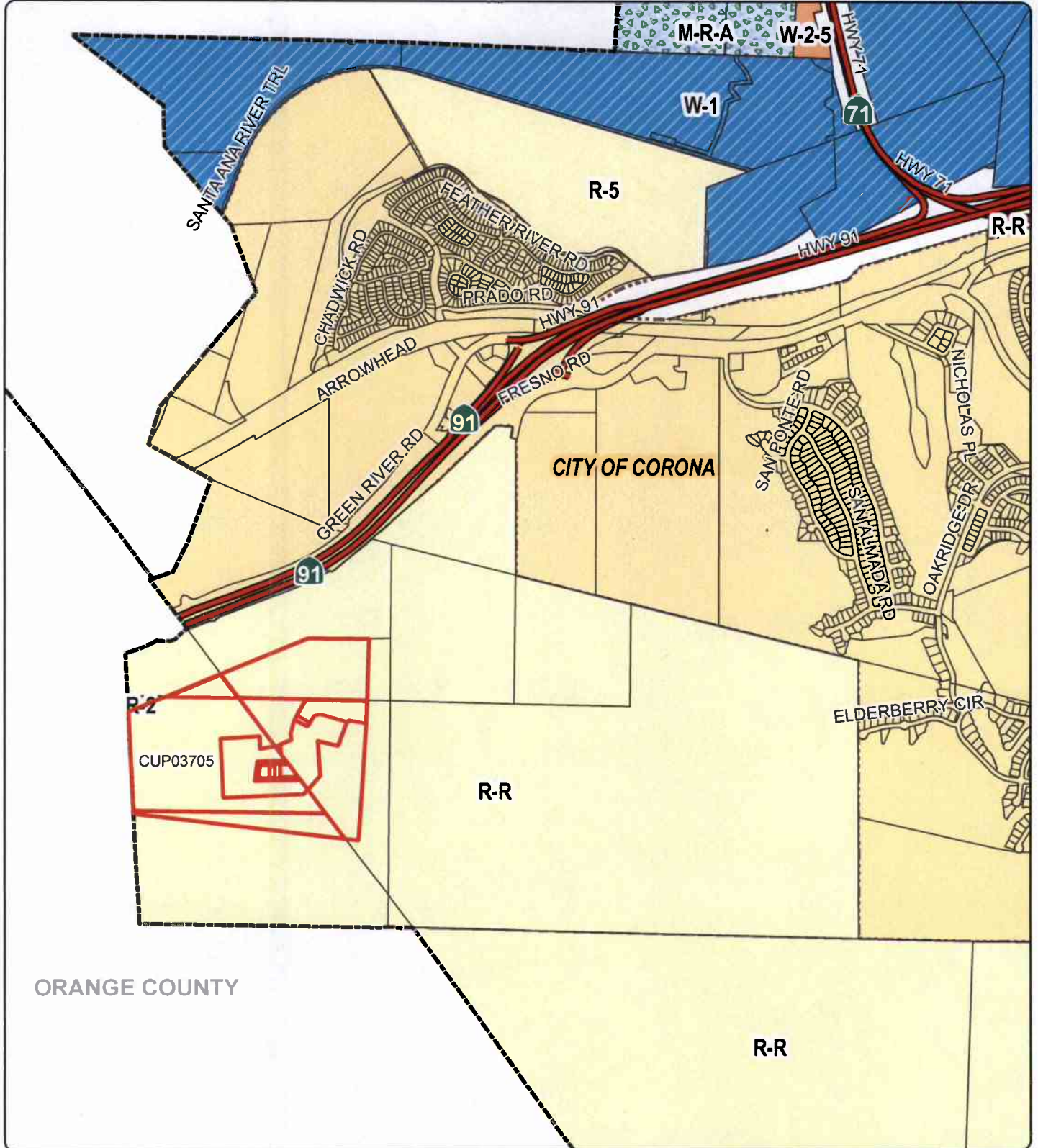
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03705

ZONING

Supervisor Tavaglione
District 2

Date Drawn: 11/4/14
Exhibit 3



Zoning Area: West Corona

Author: Paul Rull



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

CUP03705

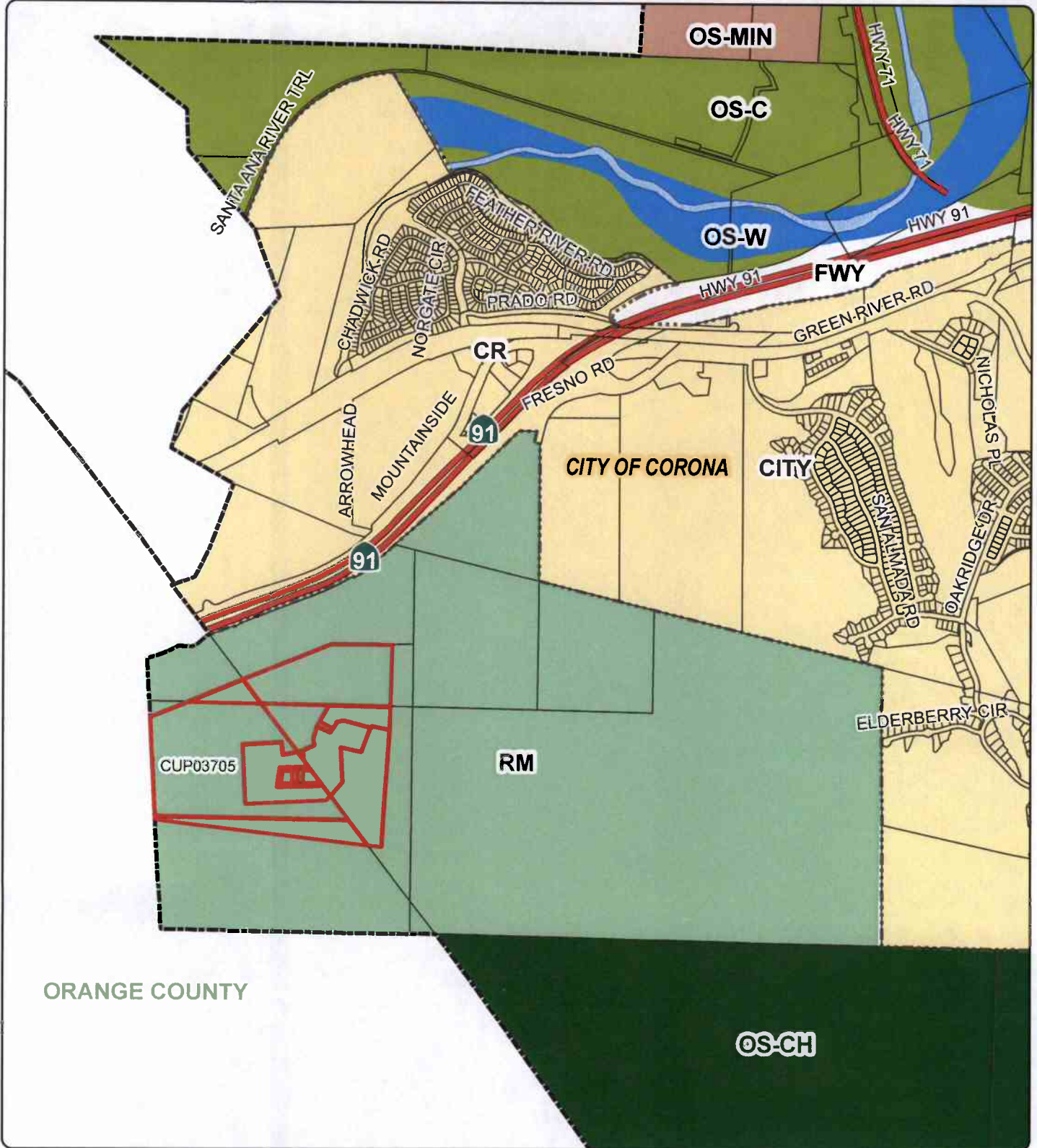
EXISTING GENERAL PLAN

Supervisor Tavaglione

District: 2

Date Drawn: 11/4/14

Exhibit 5

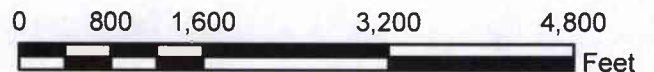


Zoning Area: West Corona

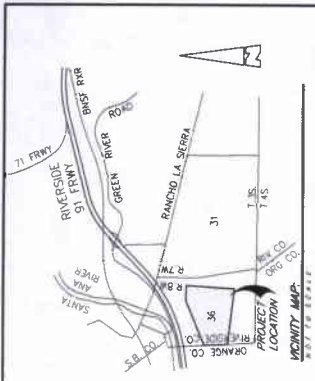
Author: Paul Rull



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.rcctima.org>



CONDITIONAL USE PERMIT - XXXXX COUNTY OF RIVERSIDE, CA



LEGAL DESCRIPTION:

Parcel 2 of the 100-acre parcel, more or less, as shown on the attached map, 1/4 acre, approximately 100 feet wide, located on the east side of Green River Road, approximately 1/2 mile north of the intersection of Green River Road and Highway 91, in the unincorporated area of Riverside, California. The parcel is bounded on the north by the 1/4 acre parcel owned by [Name], on the east by the 1/4 acre parcel owned by [Name], on the south by the 1/4 acre parcel owned by [Name], and on the west by the 1/4 acre parcel owned by [Name].

EASEMENT NOTES:

- 1. EASEMENT FOR POWER AND TELEPHONE LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 2. EASEMENT FOR WATER AND SEWER LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 3. EASEMENT FOR FLOOD CONTROL AND FLOOD CONTROL STRUCTURES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 4. EASEMENT FOR FLOOD CONTROL AND FLOOD CONTROL STRUCTURES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
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- 9. EASEMENT FOR FLOOD CONTROL AND FLOOD CONTROL STRUCTURES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 10. EASEMENT FOR FLOOD CONTROL AND FLOOD CONTROL STRUCTURES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.

APPLICANT/OWNER:

APPLICANT: [Name]
OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

ENGINEER:

ENGINEER: [Name]
FIRM: [Firm Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

UTILITY NOTES:

- 1. POWER LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 2. SEWER LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 3. WATER LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.
- 4. TELEPHONE LINES TO BE INSTALLED ON THE LIMITED EASEMENT AREA, AS SHOWN ON THE ATTACHED MAP, TO BE INSTALLED BY THE COUNTY OF RIVERSIDE.

EXISTING ZONING AND LAND USE SUMMARY

DESCRIPTION	AREA (AC)	PERCENT	REMARKS
EXISTING ZONING	1.00	100%	UNINCORPORATED AREA
EXISTING LAND USE	1.00	100%	UNINCORPORATED AREA

GENERAL NOTES:

- 1. THIS PERMIT IS NOT VALID UNLESS THE PERMITTEE OBTAINS ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES.
- 2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES.
- 3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES.
- 4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES.
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- 10. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES.

CASE #: CUP3705
EXHIBIT: A (site plan 1-2)
DATED: 10/9/14
PLANNER: P.RULL





CORONA

SH-91

I6-HS

©UP03705

EL CENTRO

LA BISETTE

LA BISETTE

Rull, Paul

From: Jo Howard <jo.howard@kwcengineers.com>
Sent: Thursday, July 24, 2014 2:21 PM
To: Rull, Paul
Cc: Mike Taing
Subject: FW: Starranch CUP - list of uses (CUP03705)

Hi Paul,

Per your request, the owner has compiled a list of requested uses for CUP 03705 (see e-mail below). Please let me know if there is anything else that you need in order to continue processing the CUP application. Thanks.

Jo Howard

KWC Engineers

T: (951) 734-2130 x238

C:(951)901-5408

F: (951) 734-9139

jo.howard@kwcengineers.com

www.kwcengineers.com

Strategically Engineering our Client's Vision

From: Charles T Schultz A PROFESSIONAL CORP. [mailto:schultz3@pacbell.net]
Sent: Wednesday, July 23, 2014 2:11 PM
To: jo.howard@kwcengineers.com; Valya Fisher
Subject: Fw: Starranch CUP - list of uses

Valya and Jo,

I reviewed the list of activities for Starranch CUP. Please forward the list to Planning so that we can start the process. Please ask Ed Sloman to review the list to see if there is anything he thinks we should remove.

Sincerely,

Charles T. Schultz

Law Offices of Charles T. Schultz
A PROFESSIONAL CORPORATION
(951)248-2277

CONFIDENTIALITY NOTICE: INFORMATION IN THIS MESSAGE IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE RECIPIENTS NAMED ABOVE. This message may be an Attorney-Client communication, and as such is privileged and confidential. If the reader of this message is not an intended recipient or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this message in error, and that any review, dissemination, distribution, or copying of this message and any attached files is strictly prohibited. If you received this message in error, please notify the sender immediately, and delete the message and any attached files and any hard copy print-outs. Thank you

----- Forwarded Message -----

From: "STARRANCH Corona, CA" <valyalee@gmail.com>
To: Charles T Schultz A PROFESSIONAL CORP. <schultz3@pacbell.net>
Cc: "bobzemel@aol.com" <bobzemel@aol.com>

Sent: Tuesday, July 15, 2014 2:00 PM
Subject: Starranch CUP - list of uses

Charles,

Bob has created a list of uses for Starranch to review with KWC per your request;

1. Special Occasions
 1. Weddings
 2. Quinceanera
 3. Birthday Parties
 4. Anniversary Parties
 5. Bridal Shower
 6. Memorial Service
 7. Baptism
 8. Bar mitzvah
 9. School Dances
 10. Fundraisers
2. Guest Ranch
 1. Overnight Ranch House Stays
 2. Tent/Outdoor Camping
 3. R.V. Camping
 4. Cabins (>400 square feet roll-on, pre-fab units)
3. Membership Club
 1. Equestrian privileges, (i.e. horse boarding, horse rentals)
 2. Membership discounts for special occasion bookings
 3. Annual members-only trail-ride event
4. Equestrian Facility (by reservation only - no public access)
 1. Private, Guided Trail Rides, with options to include picnic or dinner.
 2. Riding Lessons
 3. Horse Boarding
 4. Trading or Selling Horses
5. Corporate Events
 1. Team Building Activities and Games
 2. Annual Company Events (i.e. picnic, award ceremony, holiday party)
6. Retail
 1. Gift Shop with sundries and packaged snacks
 2. Clothing
7. Food and Beverage Sales
 1. Catering for on-site Special Occasion and Corporate events.
 2. Liquor Sales
 3. Wine Tasting
 4. Concession stands
8. Skeet/Trap Shooting Range
9. Outdoor Concerts and Festivals
10. Youth Camp/School Outings
 1. Organized youth group overnight camp facility
 2. Public, private and home-school field trips
11. Film Location
12. Vinyard
13. Jeep Tours

14. Nature Hikes
15. Spa Treatments
16. On-site security/watchman quarters

Facilities that are yet to be built:

Old-West Town
Native American Encampment with Tee-Pees
California 49ers Gold Rush Village
Petting Zoo

--

Valya Fisher
951-737-0347 - Ranch
714-353-2166 Cell
valya@ridestarranch.com

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

DATE: October 9, 2014

TO:

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

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Landscaping Section-M Hughes
Riv. Co. Park Department
P.D. Archaeology Section-D. Jones
Riv. Co. Waste Management Dept.
2nd District Supervisor

2nd District Planning Commissioner
Corona-Norco Unified School District
Western Municipal Water District
Southern California Edison
City of Corona Planning Dept.

CONDITIONAL USE PERMIT NO. 3705 – EA42707 - Applicant: Star Ranch Management – KWC Engineering – Second/Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan – Rural: Rural Mountainous – Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road – 120.46 acres – Zoning: Rural Residential - **REQUEST: To permit the existing Star Ranch as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq.ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq.ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters - APNS:101-200-004 thru -010 & -012, 101-210-011, 101-210-014, 101-210-017, 101-210-019 & -021**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 6, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 27, 2014

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Plan (CUP) No. 3705

Proposal: The CUP proposes to permit a guest ranch with recreational facilities and special events on 120.4 acres.

APNs: 101-200-004, 101-200-005, et al

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Pipeline Trail, east of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and west of Fresno Road, in the Temescal Canyon Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit or within 3 months of project approval**, whichever comes first, the applicant shall submit three (3) copies of a **Recyclables Collection and Loading Area** plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection or within 6 months of project approval**, whichever comes first, the applicant shall construct the recyclables collection and loading area in compliance with the **Recyclables Collection and Loading Area** plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate

record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Kinika Hesterly
Urban Regional Planner II



COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
P (951) 736-2434 Fax (951) 279-3550
www.discovercorona.com

October 27, 2014

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Sent via email: prull@rctlma.org

RE: Conditional Use Permit No. 3705 – Star Ranch

Dear Mr. Rull:

The property for the above referenced permit is located within the City of Corona's sphere of influence. In June 2012, the applicant submitted a request to annex the property into the City of Corona. The city expressed several concerns with the Star Ranch operation and requested substantial information from the applicant before the city would consider annexation of the property. Enclosed is a copy of the letter the city sent to the applicant after its Project and Environmental Review Meeting on June 7, 2012.

The city continues to stand by the comments disclosed in its letter dated June 26, 2012. The city's Fire Department is requesting an approved secondary access to and from the site, which has not yet been demonstrated by the applicant. Given the nature of Star Ranch's operation, its single point of access, and the large assemblage of people that can be on the property at a given time, evacuation and emergency response is a major concern for the city. Further, emergency radio communication was determined to be deficient in this area and the applicant is required to provide a radio communication study for the site. The study was never done therefore mitigation by the applicant with respect to radio communication is unknown at this time.

If it's the applicant's continued desire to annex into the City of Corona, the city will be evaluating its future annexation based on the information provided in the attached letter. The city has also made it abundantly clear to the applicant that pending violations issued by the county would need to be resolved and/or abated prior to potential annexation.

Thank you for allowing the City of Corona to provide comments on the application being requested by Star Ranch.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanne Coletta".

Joanne Coletta
Community Development Director

CC: Annexation 113 file



COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
www.discovercorona.com

(951) 736-2262
(951) 279-3550 FAX

June 26, 2012

Bob Zemel
Star Ranch Management
5165 Green River Road
Corona, CA 92880

RE: Status of Annexation 113 and CZ12-001 Applications

Dear Mr. Zemel,

The city's Project and Environmental Review Committee at its meeting on June 7, 2012 reviewed the above referenced applications as it relates to the annexation of approximately 120 acres into the City of Corona. The following information is required to complete the analysis of the proposed annexation, determine the appropriate findings and staff recommendation and preparation of the appropriate documents for public hearing.

Planning Division:

1. Provide a summary of the project sites status with the County of Riverside and what is being done to bring the property into compliance with the County and estimated time frame as to when the property will be in compliance. As discussed, the City does not support annexation of the property until all violations have been abated with the issuance of the proper building and grading permits from the County of Riverside.
2. As discussed, if bringing the property into compliance with the County of Riverside prior to proceeding with the annexation proposal is not feasible due to zoning restrictions, you will be required to demonstrate (to the point of permit issuance, inclusive of all technical studies, drawings and engineering) how the project site can meet the City's development standards, including but not limited to adherence to the California Building and Fire Codes as prescribed by the Building Division and Fire Department, ingress/egress, emergency access, infrastructure, etc.
3. The proposed annexation boundary is not contiguous to the City of Corona and does not include the City's westerly Sphere of Influence, which prohibits the City from proceeding with the annexation proposal. As such, the annexation boundary shall be revised to include the adjoining properties to the east. The City proposes that the General Plan and Zoning Designation for the properties to the east be designated as Open Space as part of the Pre-Zoning process.
4. A fiscal analysis is required for annexation as the annexation area as proposed exceeds 100 acres and as amended based on the aforementioned comment will further exceed 100 acres with the inclusion of the properties to the east. The analysis must demonstrate that the area is capable covering the cost to serve the property. This includes any contractual obligation for Wildland Fire Mitigation.
5. Provide copies of the grant deeds for each of the parcels within the annexation boundary.
6. Provide two copies of a current Title Report for each parcel within the annexation boundary (not more than 90 days old).
7. Provide Letters of Authorization from all property owners.
8. Per the previous annexation proposal and aerial photo of the project area it appears that the roadway bisects the property of Connie Nelson (APN: 101-200-001). Are there rights to cross granted under an easement? If so, provide a copy of the easement, verify and plot the easement on the detailed site plan. If no easement exists, authorization shall be obtained and easement granted prior to proceeding to Planning Commission.
9. Provide letters of authorization from Connie Nelson and Janet Friedrich.
10. Submit public notice labels per the City's criteria. (*This can be prepared at a later date, at a time in which the application is deemed complete*).

11. A Conditional Use Permit application is required and shall be processed concurrently with the proposed annexation and Change of Zone Application.
12. As part of the Conditional Use Permit process, the following plans shall be prepared:
 - a. Detailed architectural site plan depicting all existing facilities.
 - b. Grading plan depicting all existing contours, pads and pad elevations, easements, retaining walls, etc.
 - c. Utility plan depicting all existing and proposed utilities.
 - d. Emergency evacuation plan.
13. The site plan shall also include a detailed site data table with a list of all structures, arenas, stables, etc and their respective square footages.
14. Provide a list of the types and number of animals that reside on the premise for Star Ranch.
15. Provide a comprehensive exhibit of the annexation boundary that coincides with the legal descriptions on a single sheet. This format will be easier for staff to review given the number of parcels and legal descriptions encompassing the project area.
16. Provide a letter describing the project and how the granting criteria are met.
17. Reduce the font of the legal description to fit on two pages and reduce the plat of the map to fit on one 11x17. (The exhibit provided is not LAFCO friendly).
18. The Annexation boundary exhibits shall be revised to accurately depict the Riverside/Orange County boundary.
19. A General Plan Amendment application is required to amend the General Plan from Rural Mountainous (County) to Open Space – Recreational (City of Corona).
20. The Change of Zone application shall be amended to pre-zone the property to Agriculture/OS-O (Open Space-Overlay).
21. The Grant Deed and Legal don't seem to match the legal exhibit, verify and correct as applicable.
22. The Change of Zone Exhibit shall be prepared and depict only the areas which are being changed.
23. Provide a separate letter for each application describing the project and how the granting criteria for each are met.

Fire Department:

Prior to proceeding with annexation the applicant must demonstrate the project sites ability to meet the following requirements:

1. The applicant shall prepare a Fuel Modification plan. Consult with Fire Department to plan and implement the most effective method for the site.
2. Discussion on the annexation also centered on the city's inability to respond to wildland fire in the annexation area without the assistance from the Cal Fire. In order to feasibly provide wildland fire coverage in the annexation area the city will need to contract with Cal Fire to adequately serve this area in a fire related emergency. Discuss with the Fire Department how wildland fire service will be provide in this area.
3. Fire flow requirements will range from 1500 GPM to 3500 GPM depending on the use. Provide a detailed site plan and description of each building and respective use.
4. Radio coverage to enable public safety is deficient in this area. Therefore, the Fire Department is requiring a communication study for this site. Please arrange a separate meeting with the Fire Department to discuss the contents of the communication study.
5. A Place of Assembly permit is required and shall be obtained prior to commencement of operations or events.
6. Provide a detailed architectural site plan demonstrating how the following items are addressed.
 - a. Demonstrate the ability to maintain a minimum drive aisle width of 28 feet and having a minimum twenty-five (25) foot inside and fifty (50) foot outside turn radius.
 - b. Two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs GVW during all phases of construction. The two point of access shall be secured by a permanent easement for emergency ingress and egress prior to proceeding to Planning Commission.
 - c. Provide adequate turn-around space for access drive(s) meeting Fire Department standards/approval.
 - d. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer.
 - e. Fire hydrants are to be spaced a maximum 250 feet apart.
 - f. Water is required within 150 feet of all portions of all structures.

Public Works Department & Department of Water and Power:

The following are the Public Works Department Land Development Section and Department of Water and Power Comments for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following comments shall be referred to the Land Development Section. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.

The following studies are warranted to further Analyze the potential annexation:

1. The applicant shall provide a soils report for the site which addresses slope stability and suitability for potential expansion to the septic system. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
2. The applicant shall prepare a fuel modification for review and approval by the Fire Department. Prior to scheduling the annexation for Planning Commission review and recommendation, findings of the study shall be provided for through the processing of technical plans and easements with the Public Works Department.
3. The applicant shall provide a traffic study addressing parking, trip distribution and site circulation. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
4. The applicant shall provide a detailed drainage study for the area proposed for annexation. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.
5. The applicant shall provide an Environmental Phase I and Phase II. Prior to scheduling the annexation for Planning Commission review and recommendation, it shall be demonstrated that the findings and recommended actions to remove contamination resulting from previous use of the project site can be technically mitigated.
6. The applicant shall provide a service plan to the City of Corona demonstrating how the proposed annexation will be served potable water, reclaimed water and sanitary sewer flow.
7. The applicant shall prepare a water study demonstrating the provisions necessary to provide adequate fire flow to the project to the satisfaction of the Department of Water and Power and the Fire Department. Prior to scheduling the annexation for Planning Commission review and recommendation, Technical plans shall be processed to approval for all recommendations of the study, to sufficiently demonstrate the requirements are practicable.

The following items shall be addressed prior to proceeding to clearing the project for Planning Commission.

1. The applicant shall demonstrate that the project is within the MWD service area. If the project is not within the MWD service area the applicant shall complete the MWD annexation process. A representative from MWD has identified several parcels that would need to be annexed to WMWD and MWD and of course the City of Corona. MWD's current per acre annexation charge is \$4,159.00 and it goes up each year effective January 1st.
 - 101-200-008 – 10.48 ac
 - 101-200-009 - .41 ac
 - 101-200-010 - .19 ac
 - 101-200-012 - .19 ac
 - 101-210-017 – 3.16 ac
 - 101-210-019 – 44.03 ac
 - 101-210-021 – 9.48 ac
2. The applicant shall annex project area into the City lighting maintenance district LMD 84-1 at the time of annexation into the City of Corona. Specific wording must be included in the LAFCO resolution to accommodate this action.
3. The applicant shall include wording in the LAFCO resolution to accommodate annexation of the project area into a City landscape maintenance district.
4. The applicant shall provide documentation reflecting rights to existing easements, or obtain easements for the existing paved access road.
5. The applicant shall provide an as-built grading plan for the site reflecting all drainage facilities, retaining walls and as-built private utilities.

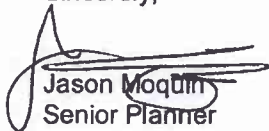
6. The applicant shall prepare a preliminary WQMP approved by the City or demonstrate that the site does not trigger the requirements to prepare one.
7. Be aware that the area at the tunnel by the freeway is not mapped but is likely within the 100 year flood plain. Any grading at the point would require a CLOMR study to map the flood plain.
8. The applicant shall acquire and construct, through off site easements, a 28' permanent (not emergency) paved secondary access with 8' graded shoulders.

The following items shall be addressed at the time of Building Permit Issuance in accordance with the Conditional Use permit.

1. Development Impact fees and TUMF will be applicable to all structures to be permitted in conformance with the respective fees. Applicable TUMF fees will be cleared through WRCOG for method of calculation.
2. The applicant shall initiate a separate annexation process to add the project area into a landscape maintenance district prior to approval of any map or building permit, whichever occurs first. All costs associated with the annexation shall be the responsibility of the applicant.
3. The applicant shall process the final WQMP to approval prior to approval of the grading plan.

If you have any questions regarding the pending items noted above or need assistance in arranging future meetings with staff, please contact me at (951) 736-2262.

Sincerely,



Jason Moquin
Senior Planner

CC: Cindi Schmitz, Fire Department
Capt. Tom Weeks, Police Department
Maria Perez, Public Works
Tom Koper, Department of Water and Power

Ed Sloman, KWC Engineers, 1880 Compton Avenue, Corona, CA 92881
Charles T. Schultz, 4333 Orange, Suite 18, Riverside, CA 92501



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

July 1, 2014

Star Ranch Management
5165 Green River Road
Corona CA 92880

KWC Engineers
1880 Compton Avenue, Suite 100
Corona CA 92881

RE: **Conditional Use Permit No. 3705**

Dear Applicant:

Thank you for submitting your application(s) and initial deposit with the County of Riverside Planning Department. My name is Paul Rull, and I have been assigned as the planner (project manager) to review your proposal. Based on the documents submitted with your application, your proposal is not ready to be transmitted to the Land Development Committee/Development Review Team (LDC/DRT) to review for the following reasons:

1. Provide a detailed project description identifying the scope and activities of the project. The description provided in the application is not adequate to determine what the project is. The project description will also help staff determine if the project is consistent with the existing Rural: Rural Mountainous land use designation.
2. The requested project description will also help clarify what application is needed in the Rural Residential zone. Based on the application description, the project is outlined as a recreational guest ranch/event venue. Guest ranch uses are permitted in the RR zone with a plot plan application. Provide an explanation as to why a conditional use permit (and not a plot plan) application has been submitted.

Please submit the requested items to my attention at 4080 Lemon Street, 12th Floor Riverside CA 92502, as soon as possible so your project can be scheduled for the next available LDC/DRT meeting. If you have any questions, please contact me at (951) 955-0972 or via email at prull@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

Paul Rull, Project Manager

Revised: 07/01/14

Y:\Planning Case Files-Riverside office\CUP03705\Letters and Correspondence\Corrections\Initial Contact Letter-Not Ready for LDC-DRT.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 • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

August 1, 2014

Star Ranch Management
5165 Green River Road
Corona CA 92880

KWC Engineers
1880 Compton Avenue, Suite 100
Corona CA 92881

RE: **Conditional Use Permit No. 3705**

Dear Applicant:

Thank you for submitting your project description and list of proposed uses associated with your Conditional Use Permit No. 3705 application. Staff has reviewed the list and has provided the following comments:

Permitted Uses with a Plot Plan or Conditional Use Permit in R-R zone:

1. Guest Ranch.
 - a. Overnight Ranch House Stays
2. Skeet/Trap Shooting Range.
3. Vineyard.
4. Film Location (permitted with a Conditional Use Permit or Plot Plan with the caveat that additional filming permits will be required by the Economic Development Agency).
5. Equestrian Facility (commercial stables).
 - a. Private, guided trail rides (no food service)
 - b. Riding lessons
 - c. Horse boarding
 - d. Trading or selling horses
6. On-site Security (permitted as an incidental use to the main commercial operation).

Unpermitted Uses in R-R zone:

7. Guest Ranch.
 - a. Tent/Outdoor Camping
 - b. R.V. Camping
 - c. Cabins.
8. Special Occasions.
 - a. Weddings
 - b. Quinceanera
 - c. Birthday Parties
 - d. Anniversary Parties
 - e. Bridal Shower
 - f. Memorial Service
 - g. Baptism
 - h. Bar Mitzvah
 - i. School Dances
 - j. Fundraisers
9. Corporate Events.

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(951) 955-3200 • Fax (951) 955-1811

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

- a. Team Building Activities and Games
- b. Annual Company Events
- 10. Retail.
 - a. Gift Shop with sundries and packaged snacks
 - b. Clothing
- 11. Food and Beverage Sales.
 - a. Catering for on-site Special Occasion and Corporate Events
 - b. Liquor Sales
 - c. Wine Tasting
 - d. Concession stand
- 12. Outdoor Concerts and Festivals.
- 13. Youth Camp/School Outings.
 - a. Organized youth group overnight camp facility
 - b. Public, private and home-school field trips
- 14. Jeep Tours.
- 15. Nature Hikes.
- 16. Spa Treatments.

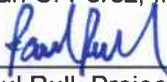
Please note that although some of these uses are permitted with a use permit, they may require the necessary facilities and infrastructure that may or may not be located onsite. Any use beyond a single family home and/or crop, orchard farming, non-commercial animal keeping, would require secondary access to be able to qualify for a plot plan or conditional use permit, and based upon the project materials, no secondary access exists (item #12 of application checklist). Also, please note that some of the proposed uses are not permitted within the Rural Residential zone and Rural: Rural Mountainous land use designation, and that the applicant will need to amend their project description to remove these uses, otherwise the project would be deemed incomplete and would have to be brought forward for hearing. Alternatively, the applicant may choose to withdraw their Conditional Use Permit No. 3705 application.

If you have any questions, please contact me at **(951) 955-0972** or via email at **prull@rctlma.org**.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

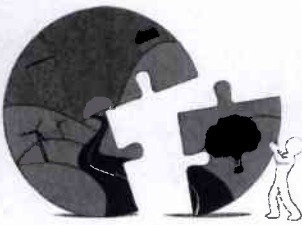
Juan C. Perez, Interim Planning Director



Paul Rull, Project Manager

Revised: 07/31/14

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

0000573

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: CRP03705 DATE SUBMITTED: 6-27-14

APPLICATION INFORMATION

Applicant's Name: StaRRanch Management E-Mail: bobzemel@aol.com

Mailing Address: 5165 Green River Road

Corona Street
CA 92880
City State ZIP

Daytime Phone No: (951) 737-0347 Fax No: () _____

Engineer/Representative's Name: KWC Engineers (Mike Taing) E-Mail: mike.taing@kwceengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona Street
CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 ext. 235 Fax No: (951) 734-9139

Property Owner's Name: StaRRanch Management E-Mail: bobzemel@aol.com

Mailing Address: 5165 Green River Road

Corona Street
CA 92880
City State ZIP

Daytime Phone No: (951) 737-0347 Fax No: () _____

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

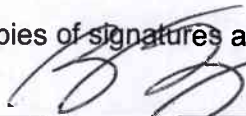
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Bob Zemel



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.

Bob Zemel



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): 101-200-004, 005, 006, 007, 008, 009, 010 & 012 and 101-210-011, 014, 017,019 & 021

Section: 36 Township: 3S Range: 8W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 120.46

General location (nearby or cross streets): North of _____, South of
91 Freeway & Green River Road, East of _____, West of Dominguez Ranch Road.

Thomas Brothers map, edition year, page number, and coordinates: Page 742, Grids A6, A7, B6 & B7

Project Description: (describe the proposed project in detail)

Recreational Guest Ranch/Event Venue

Related cases filed in conjunction with this application:

none

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) 3,000 ft.

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) 6,000 ft.

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: none

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3705 – CEQA Exempt – Applicant: Star Ranch Management – Representative: KWC Engineering – Second/Second Supervisorial District - Location: Northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, and westerly of Fresno Road – Zoning: Rural Residential - **REQUEST:** To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres. The ranch has a total of 27,472 sq. ft. of buildings and structures that are used as part of the existing facility. The following are uses the applicant is proposing: special occasions (weddings, quinceanera, birthday parties, bridal shower, memorial service, baptism, bar mitzvah, school dances, fundraisers), guest ranch (overnight ranch house stays, tent/outdoor camping, R.V. camping, cabins less than 400 sq. ft. pre-fab units), membership club (equestrian privileges horse boarding and rental, membership discounts for special occasions bookings, annual members-only trail ride event), equestrian facility (by reservation only, no public access, private guided trail rides with picnics and dinners, riding lessons, horse boarding, trading or selling horses), corporate events (team building activities and games, annual company events i.e. picnics, award ceremony, holiday party), retail (gift shop with sundries and packaged snacks, clothing), food and beverage sales (catering for on-site special occasion and corporate events, liquor sales, wine tasting, concession stands), skeet/trap shooting range, outdoor concerts and festivals, youth camp/school outings (organized youth group overnight camp facility, public and private home-school field strips), film location, vineyard, jeep tours, nature hikes, spa treatments, on-site security and watchman quarters.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: JANUARY 21, 2015
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Paul Rull, Project Planner at 951-955-0972 or e-mail prull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning 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: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on NOVEMBER 4,
2014 the attached property owners list was prepared by PLANNING
DEPARTMENT, APN(s) or case numbers CUP03705 for
Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 2400'

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

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

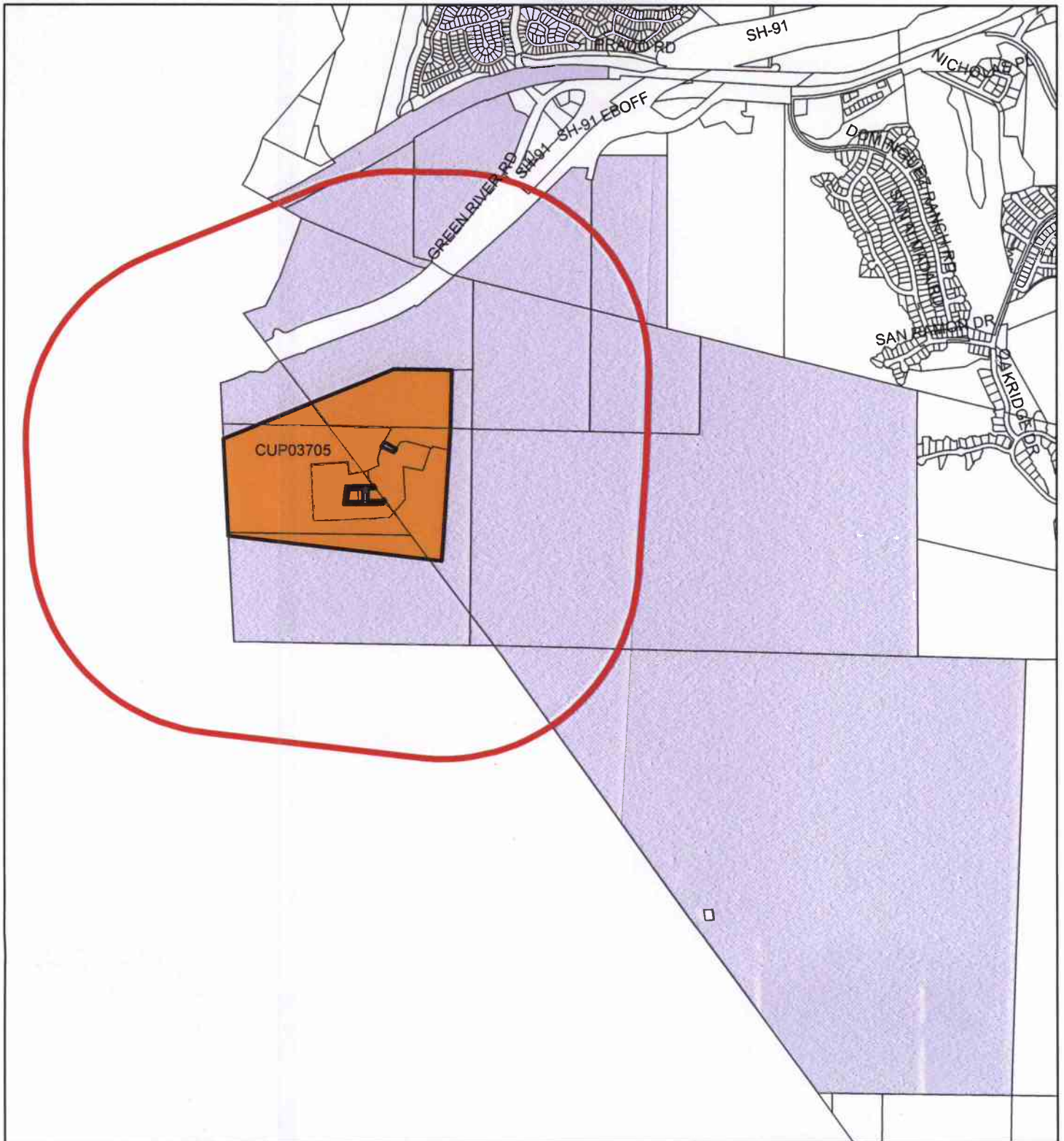
NAME: PAUL RULL

TITLE: PROJECT MANANGER

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

TELEPHONE: 951-955-0972

CUP03705 (2,400 Foot Buffer)



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



Printed by prull on 11/6/2014

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.

AT & SF RR
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO, CA. 92408

JANET FRIEDRICH
3009 HARDING WY
COSTA MESA, CA. 92626

GREEN RIVER CANYONS
36 STILLFOREST
HOUSTON, TX. 77024

HOMETOWN GREEN RIVER VILLAGE
C/O REAL ESATE NOTICES
150 N WACKER DR STE 2800
CHICAGO, IL. 60606

JAMES H KROLL
C/O JERRY FLOYD
4875 MARBLEHEAD BAY DR
OCEANSIDE, CA. 92057

CONNIE NELSON
P O BOX 27
SILVERADO, CA. 92676

ORANGE COUNTY FLOOD CONT DIST
C/O MERRIE WEINSTOCK
300 N FLOWER ST 7TH FL
SANTA ANA, CA. 92703

STARRANCH MANAGEMENT
C/O JIM BROWN
5165 GREEN RIVER RD
CORONA, CA. 92880

Star Ranch Management
5165 Green River Road
Corona CA 92880

KWC Engineers
1880 Compton Ave, Ste 100
Corona CA 92881

Star Ranch Management
5165 Green River Road
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5165 Green River Road
Corona CA 92880

KWC Engineers
1880 Compton Ave, Ste 100
Corona CA 92881

City of Corona Planning Dept.
Attn: Planning Director
400 S. Vicentia Ave
Corona CA 92882

Riverside County Waste Department
14310 Frederick Street
Moreno Valley CA 92553

Orange County Planning Dept.
Attn: Planning Director
300 N. Flower Street
Santa Ana CA 92703-5000

2nd District Planning Commissioner
Attn:
Mail Stop: 1070

2nd District Supervisor Office
Attn: John Fields
Mail Stop: 1002

Corona-Norco Unified School District
2820 Clark Ave
Norco CA 91760

Dept. Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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 77588 El Duna Ct, Ste H
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92211
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3705

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Pipeline Trail, easterly of Gypsum Canyon Road, southerly of Mendimen Ranch Road, westerly of Fresno Road

Project Description: To entitle the existing unpermitted Star Ranch facility as a guest ranch with recreational facilities and special events on 120.4 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Star Ranch Management, 5165 Green River Road, Corona CA 92880

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 unresolvable physical site constraints that cannot be resolved and proposed land uses that are not consistent with the property's zoning classification and General Plan land use designation. 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: 12/09/2014: Y:\Planning Case Files-Riverside office\CUP03705\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42707 ZCFG No. 6092 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1406757

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: STARRANCH MANAGEMENT \$50.00
paid by: CK 1774
EA42707
paid towards: CFG06092 CALIF FISH & GAME: DOC FEE
at parcel: 5165 GREEN RIVER DR COR
appl type: CFG3

By _____ Jun 27, 2014 11:14
BNTHOMAR posting date Jun 27, 2014

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

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