

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

606 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
October 28, 2010

**SUBJECT: CONDITIONAL USE PERMIT NO. 3361** – Intent to Adopt a Mitigated Negative Declaration – Applicant: California Inland Empire Council - Engineer: Roy Regalado - Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS:R) – Located northerly of Idyllbrook Drive and westerly of Highway 243 – 153.26 Gross Acres – Zoning: Controlled Development Areas (W-2).  
**REQUEST:** The Conditional Use Permit proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, “high adventure” rock climbing and ropes course area, “Fort Emerson” (a pioneer era fort re-creation), two (2) water tanks, archery range with storage facility, shotgun range, rifle range with storage building, a 720 square foot boat house, two (2) amphitheaters, six (6) lodges for meetings/training (300, 420, 432, 480, 720, and 1,600 square foot), a 1,152 square foot foundation for a pool and changing/restrooms, a 168 square foot pump house, three (3) shower/restroom facilities (304, 330, and 750 square foot), a 384 square foot “Trading Post” for snacks and supplies, a 1,056 square foot nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping troop sites. New facilities on-site include two (2) pools and changing/restrooms, a new restroom/trading post, a ranger’s residence, three (3) shower/restrooms, a shop building, six (6) tent camping troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 square foot existing main lodge with a new 15,000 square foot facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

**RECOMMENDED MOTION:**

*Carolyn Syms Luna*  
 \_\_\_\_\_  
 Carolyn Syms Luna  
 Planning Director

Initials:  
 CSL:vc  
 DM

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: November 9, 2010  
 xc: Planning, Applicant

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

**Prev. Agn. Ref.**

**District:** Third

**Agenda Number:**

**1.6**

REVIEWED BY EXECUTIVE OFFICE  
 DATE 10/29/10  
 Tina Grande  
 Departmental Concurrence

Dept Recomm.:  Policy  
 Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

The Honorable Board of Supervisors  
Re: **CONDITIONAL USE PERMIT NO. 3361**  
Page 2 of 2

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on June 2, 2010.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38533** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3361**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

ENVIRONMENTAL ASSESSMENT NO. 38533 and CONDITIONAL USE PERMIT NO. 3361  
Project Title/Case Numbers

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

Jeff Horn (951) 955- 4641  
County Contact Person Phone Number

11/16/10 Date  
Initial

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

California Inland Empire Council 1230 Indiana Court, Redlands CA 92374  
Project Applicant Address

Northerly of Idyllbrook Drive and westerly of Highway 243  
Project Location

**Conditional Use Permit No. 3361** proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, "high adventure" rock climbing and ropes course area, "Fort Emerson" (a fort recreation), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 sq. ft. boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 sq. ft.), a 1152 sq. ft. foundation for a pool and changing/restrooms, a 168 sq. ft. pump house, three (3) shower/restroom facilities (304, 330, and 750 sq. ft.), a 384 sq. ft. "Trading Post" for snacks and supplies, a 1,056 sq. ft. nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 sq. ft. existing main lodge as with a new 15,000 sq. ft. facility to include a dining hall, kitchen, medical office, camp administration, and master lounge, and a total of 233 parking spaces.  
ct Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 2, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

*Dana Mares For Jeff Horn*  
Signature

Project Planner Title

10/12/10 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\CUP03361\DH-PC-BOS Hearings\NOD Form CUP03361.doc Revised 01/15/08

Please charge deposit fee case#: ZEA38533 ZCFG05651

NOV 09 2010 1.6

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Environmental Assessment No. 38533 and Conditional Use Permit No. 3361

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

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

**COMPLETED/REVIEWED BY:**

By: Jeff Horn Title: Project Planner Date: May 10, 2010

Applicant/Project Sponsor: California Inland Empire Council Date Submitted: December 20, 2001

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Jeff Horn Date: June 2, 2010

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

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03361\DH-PC-BOS Hearings\CUP03361 MND.doc

Please charge deposit fee case#: ZEA35833 ZCFG5156.

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1002876

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

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\*\*\*\*\*

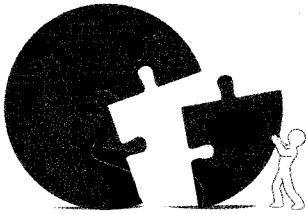
Received from: CALIFORNIA INLAND EMPIRE CO \$2,074.25  
paid by: CK 34593  
CA FISH & GAME FOR EA38533  
paid towards: CFG05651 CALIF FISH & GAME: DOC FEE  
at parcel: 26595 ESTATE DR IDYL  
appl type: CFG3

By \_\_\_\_\_ Mar 17, 2010 16:05  
SBROSTRO posting date Mar 17, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25
758353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

606B

DATE: October 25, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office  
D.M.

SUBJECT: CONDITIONAL USE PERMIT NO. 3361 – Intent to Adopt a Mitigated Negative Declaration  
(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 type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input 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 checked="" type="checkbox"/> NO              |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Need Director's signature by 10/27/10**  
**Please schedule on the November 9, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**  
Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5651)

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

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

"Planning Our Future... Preserving Our Past"

NOV 09 2010 l.e

**PLANNING COMMISSION  
MINUTE ORDER JUNE 2, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.3: CONDITIONAL USE PERMIT NO. 3361** - Intent to Adopt a Mitigated Negative Declaration - Applicant: California Inland Empire Council - Engineer: Roy Regalado - Third Supervisorial District - Idyllwild Zoning District - Riverside Extended Mountain Area Plan - Open Space: Recreation (OS:R) - Located northerly of Idyllbrook Drive and westerly of Highway 243 - 153.26 Gross Acres - Zoning: Controlled Development Areas (W-2) - **APNs:** 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001 and 561-061-001 - (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The Conditional Use Permit proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, high adventure rock climbing and ropes course area, Fort Emerson (a pioneer era fort re-creation), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 square foot boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 square foot), a 1152 square foot foundation for a pool and changing/restrooms, a 168 square foot pumphouse, three (3) shower/restroom facilities (304, 330, and 750 square foot), a 384 square foot Trading Post for snacks and supplies, a 1,056 square foot nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 square foot existing main lodge as with a new 15,000 square foot facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Project Planner: Jeff Horn: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)

The following spoke in favor of the subject proposal:

Roy J. Regalado, Applicant

Michael Downs, Other Interested Party, 1127 E. Grand Blvd., Corona, CA 92879

The following spoke in a neutral position of the subject proposal:

James Taylor, Neighbor, 53010 McKinney Ln., Box 847, Idyllwild, CA 92549

There were no speakers in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); took the following actions

**ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38533** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**PLANNING COMMISSION  
MINUTE ORDER JUNE 2, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**APPROVED CONDITIONAL USE PERMIT NO. 3361**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**VI.**

**CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



Agenda Item No.:  
Area Plan: REMAP  
Zoning Area: Idyllwild  
Supervisorial District: Third  
Project Planner: Jeff Horn  
Planning Commission: June 2, 2010

Conditional Use Permit No. 3361  
Environmental Assessment No. 38533  
Applicant: California Inland Empire Council  
Engineer/Rep.: Roy Regalado

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3361** proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, "high adventure" rock climbing and ropes course area, "Fort Emerson" (a fort recreation), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 sq. ft. boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 sq. ft.), a 1152 sq. ft. foundation for a pool and changing/restrooms, a 168 sq. ft. pumphouse, three (3) shower/restroom facilities (304, 330, and 750 sq. ft.), a 384 sq. ft. "Trading Post" for snacks and supplies, a 1,056 sq. ft. nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 sq. ft. existing main lodge as with a new 15,000 sq. ft. facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

The project site is located in the Riverside Extended Mountain Area Plan (REMAP), more specifically, northerly of Idyllbrook Drive and westerly of Highway 243.

### FURTHER PLANNING CONSIDERATION:

At the June 2, 2010 Planning Commission Hearing, the project was approved by the Planning Commission provided a Condition of Approval be added to ensure that adequate perimeter landscaping exists to visually screen the project site from the adjacent existing single family residences. Condition of Approval 80.PLANNING.04 "PERIMTR LNDSCPE SCREENNG" has been added to the condition set.

Prior to the issuance of buildings permits, the applicant shall provide proof that pine or cedar trees, located 20 feet on center, exists along the portions of the project boundary that are adjacent to a public street (Canyon Drive, Idyllbrook Drive, Estate Drive, and Meadow Drive).

### SUMMARY OF FINDINGS:

1. General Plan (Ex. #5):  
Open Space: Recreation (OS:R) (20 Acre Minimum)
2. Surrounding General Plan (Ex. #5):  
Open Space: Recreation (OS:R) (20 Acre Minimum) to the north, Open Space: Conservation (OS:C) and Open Space: Water (OS:W) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU per Acre) to the south, and Open Space: Conservation (OS:C) and Community

3. Existing Zoning (Ex. #2):

Development: Public Facilities (CD:PF) to the west.

Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Area (W-1).

4. Surrounding Zoning (Ex. #2):

Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the west.

5. Existing Land Use (Ex. #1):

Campground Facility.

6. Surrounding Land Use (Ex. #1):

Conservation Land to the north and west, single family residences to the south, and conservation land and the Idyllwild Arts Academy to the west.

7. Project Data:

Total Acreage: 153.26 Gross Acres

8. Environmental Concerns:

See attached Environmental Assessment

**RECOMMENDATION:**

**ADOPTION** of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38533 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3361**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Recreation (OS:R) (20 Acre Minimum) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Open Space: Recreation (OS:R) (20 Acre Minimum) in the Riverside Extended Mountain Area Plan (REMAP).
2. The project site is surrounded by properties which are designated Open Space: Recreation (OS:R) (20 Acre Minimum) to the north, Open Space: Conservation (OS:C) and Open Space: Water (OS:W) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU per Acre) to the south, and Open Space: Conservation (OS:C) and Community Development: Public Facilities (CD:PF) to the west.
3. The proposed use, a Boy Scouts campground facility, is a permitted use with a conditional use permit in the Open Space: Recreation (OS:R) (20 Acre Minimum) General Plan Land Use Designation.
4. The project site is zoned Controlled Development Areas (W-2).
5. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the south.
6. The proposed use, campground facility, is a permitted use in the Controlled Development Areas (W-2) zoning classification.
7. Surrounding land uses include Conservation Land to the north and west, single family residences to the south, and conservation land and the Idyllwild Arts Academy to the west.
8. The existing use, a Boy Scouts campground facility, is a compatible use with the present and future land uses of the area. The greater Idyllwild and Hemet Lake areas contain a number of public and private overnight campground facilities.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 38533 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology/Water Quality
  - c. Hazards & Hazardous Materials

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

**INFORMATIONAL ITEMS:**

1. As of this writing, one (1) letter of concern has been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. An airport influence area;
  - c. An agricultural preserve;
  - d. A MSHCP criteria cell;
  - e. The Stephens Kangaroo Rat Fee Area; or,
  - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
  - a. A Riverside County Fault Zone;
  - b. A County Service Area Nos. #36 and #38;
  - c. A high fire area;
  - d. A flood zone;
  - e. The boundaries of the Hemet Unified School District; and,
  - f. Zone B of Mt. Palomar Lighting Ordinance No. 655 (27.03 Miles).
4. The subject site is currently designated as Assessor's Parcel Number 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001, 561-061-001.
5. This project was filed with the Planning Department on December 20, 2001.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates, January 2, 2002 and April 16, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$22,816.34.

Y:\Planning Case Files-Riverside office\CUP03361\DH-PC-BOS Hearings\CUP03361.doc  
Date Prepared: 9/17/09  
Date Revised: 8/19/10

Agenda Item No.: 7.3  
Area Plan: REMAP  
Zoning Area: Idyllwild  
Supervisorial District: Third  
Project Planner: Jeff Horn  
Planning Commission: June 2, 2010

Conditional Use Permit No. 3361  
Environmental Assessment No. 38533  
Applicant: California Inland Empire Council  
Engineer/Rep.: Roy Regalado

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

Conditional Use Permit No. 3361 proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, "high adventure" rock climbing and ropes course area, "Fort Emerson" (a fort recreation ), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 sq. ft. boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 sq. ft.), a 1152 sq. ft. foundation for a pool and changing/restrooms, a 168 sq. ft. pumphouse, three (3) shower/restroom facilities (304, 330, and 750 sq. ft.), a 384 sq. ft. "Trading Post" for snacks and supplies, a 1,056 sq. ft. nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 sq. ft. existing main lodge as with a new 15,000 sq. ft. facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

The project site is located in the Riverside Extended Mountain Area Plan (REMAP), more specifically, northerly of Idyllbrook Drive and westerly of Highway 243.

**Background:**

The project site currently functions as Camp Emerson at Bosekor Scout Reservation, an existing Boy Scouts of America camping facility which has been in continuous use for over 85 years. Existing facilities includes main lodge/cafeteria building, over 25 group camp sites, Nine (9) lodges for meetings and training programs, a pool and changing facilities, a lake, two (2) earthen amphitheatres, and four (4) shooting ranges.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. General Plan (Ex. #5):             | Open Space: Recreation (OS:R) (20 Acre Minimum)  |
| 2. Surrounding General Plan (Ex. #5): | Open Space: Recreation (OS:R) (20 Acre Minimum) to the north, Open Space: Conservation (OS:C) and Open Space: Water (OS:W) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU per Acre) to the south, and Open Space: Conservation (OS:C) and Community Development: Public Facilities (CD:PF) to the west. |

W

- |                                   |  |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2):      | Controlled Development Areas (W-2) and Watercourse, Watershed & Conservation Area (W-1).   |
| 4. Surrounding Zoning (Ex. #2):   | Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the south. |
| 5. Existing Land Use (Ex. #1):    | Campground Facility.   |
| 6. Surrounding Land Use (Ex. #1): | Conservation Land to the north and west, single family residences to the south, and conservation land and the Idyllwild Arts Academy to the west.  |
| 7. Project Data:                  | Total Acreage: 153.26 Gross Acres  |
| 8. Environmental Concerns:        | See attached Environmental Assessment  |

**RECOMMENDATION:**

**ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38533** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL of CONDITIONAL USE PERMIT NO. 3361**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Recreation (OS:R) (20 Acre Minimum) General Plan Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Open Space: Recreation (OS:R) (20 Acre Minimum) in the Riverside Extended Mountain Area Plan (REMAP).
2. The project site is surrounded by properties which are designated Open Space: Recreation (OS:R) (20 Acre Minimum) to the north, Open Space: Conservation (OS:C) and Open Space: Water (OS:W) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU per Acre) to the south, and Open Space: Conservation (OS:C) and Community Development: Public Facilities (CD:PF) to the west.
3. The proposed use, a Boy Scouts campground facility, is a permitted use with a conditional use permit in the Open Space: Recreation (OS:R) (20 Acre Minimum) General Plan Land Use Designation.
4. The project site is zoned Controlled Development Areas (W-2).
5. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the south.
6. The proposed use, campground facility, is a permitted use in the Controlled Development Areas (W-2) zoning classification.
7. Surrounding land uses include Conservation Land to the north and west, single family residences to the south, and conservation land and the Idyllwild Arts Academy to the west.
8. The existing use, a Boy Scouts campground facility, is a compatible use with the present and future land uses of the area. The greater Idyllwild and Hemet Lake areas contain a number of public and private overnight campground facilities.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 38533 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology/Water Quality
  - c. Hazards & Hazardous Materials

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. An airport influence area;
  - c. An agricultural preserve;
  - d. A MSHCP criteria cell;
  - e. The Stephens Kangaroo Rat Fee Area; or,
  - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
  - a. A Riverside County Fault Zone;
  - b. A County Service Area Nos. #36 and #38;
  - c. A high fire area;
  - d. A flood zone;
  - e. The boundaries of the Hemet Unified School District; and,
  - f. Zone B of Mt. Palomar Lighting Ordinance No. 655 (27.03 Miles).
4. The subject site is currently designated as Assessor's Parcel Number 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001, 561-061-001.
5. This project was filed with the Planning Department on December 20, 2001.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates, January 2, 2002 and April 16, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$20,587.27.

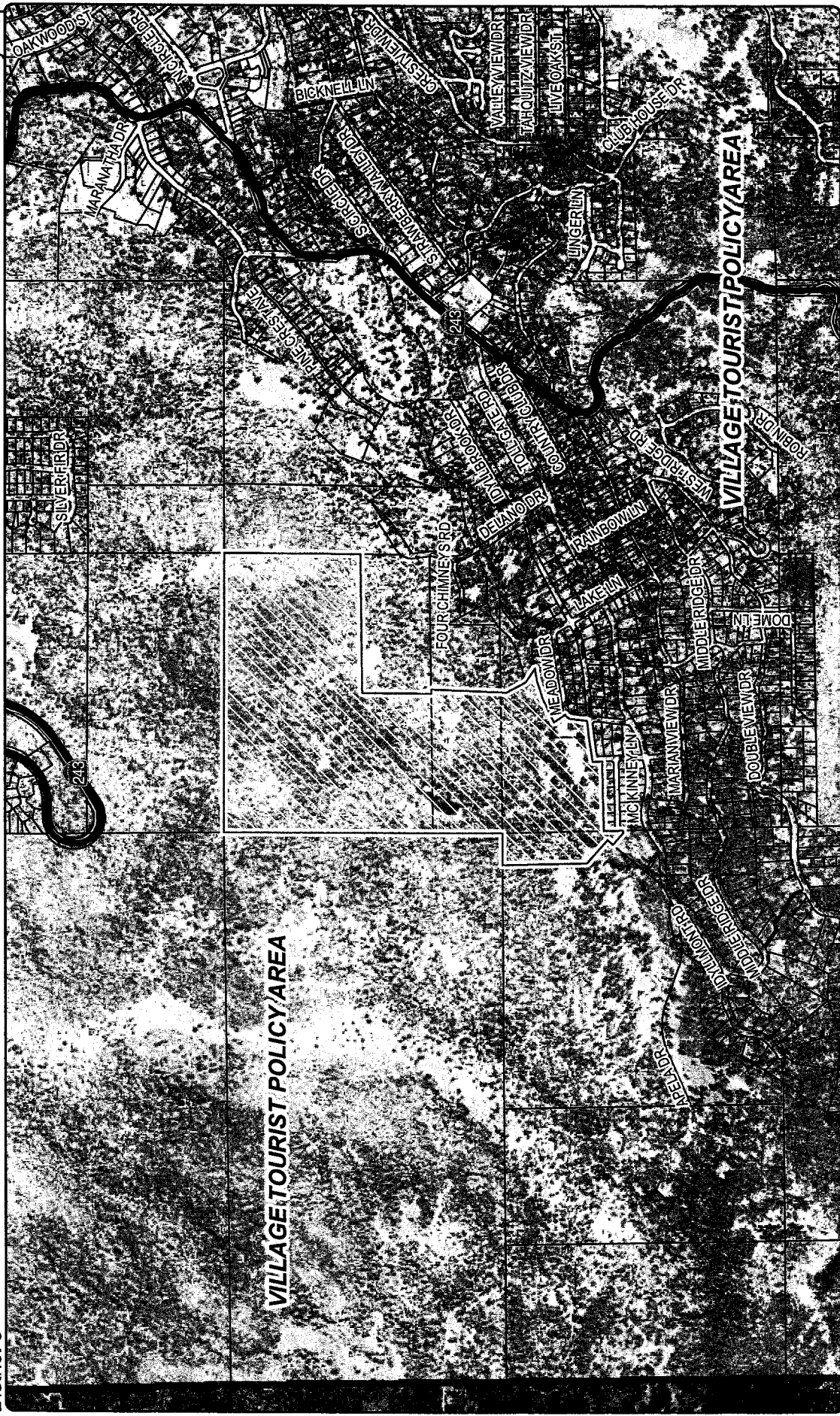
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Date Prepared: 9/17/09  
Date Revised: 6/3/10



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03361  
VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 12/09/2009  
Vicinity Map



Zoning District: Idylwild  
Township/Range: T5SR2E  
Section: 13 & 14

Assessors Bk. Pg. 557-13, 561-02, -05 & -06  
Thomas Bros. Pg. 814 A7, B7, 844 A1  
Edition 2009

0 900 1,800 3,600 5,400 Feet

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

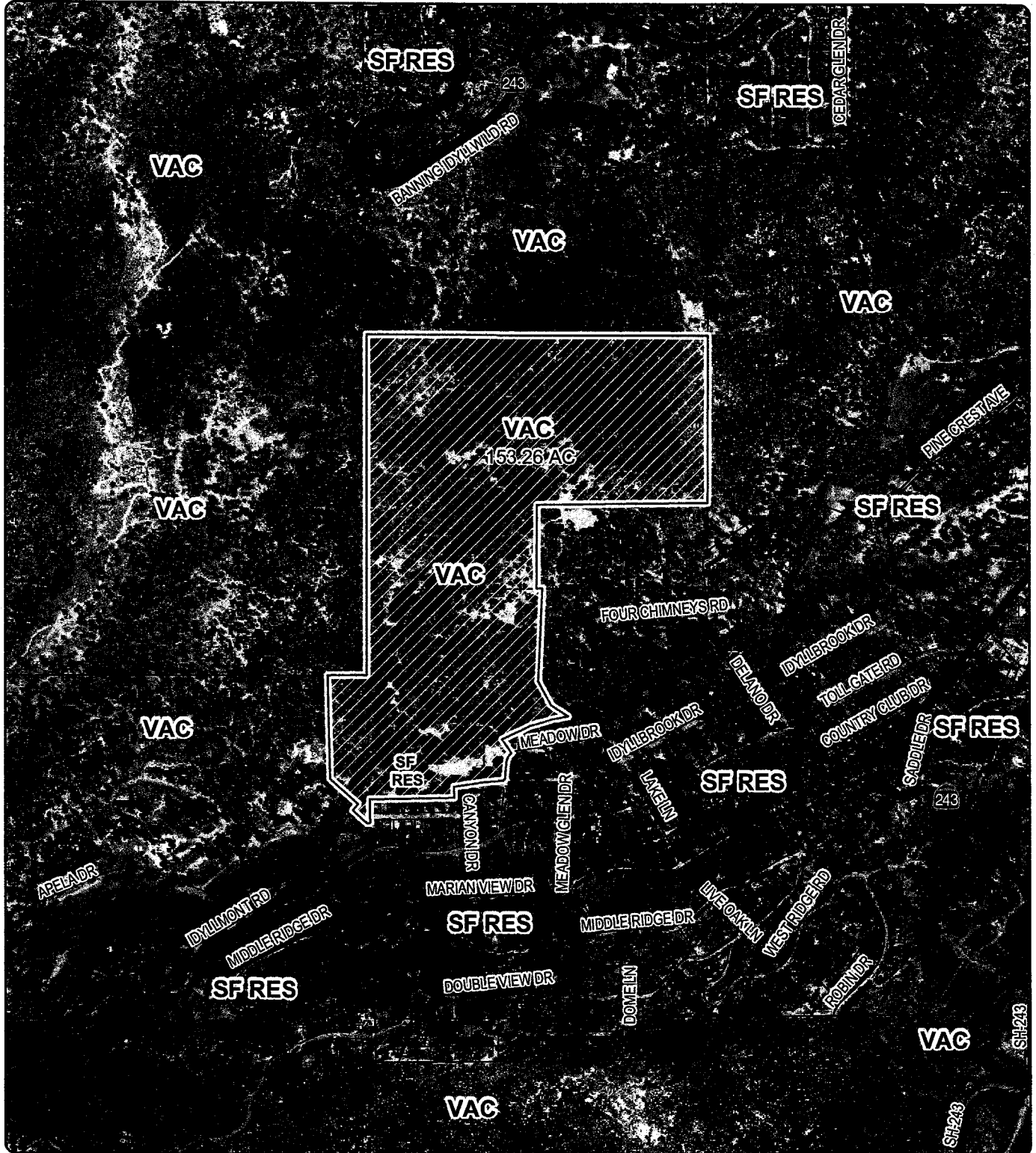
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03361

LAND USE

Supervisor Stone  
District 3

Date Drawn: 12/09/09  
Exhibit 1

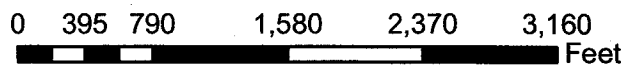


Zoning District: Idyllwild  
Township/Range: T5SR2E  
Section: 13 & 14

Assessors Bk. Pg. 557-13, 561-02, -05 & -06  
Thomas Bros. Pg. 814 A7, B7, 844 A1  
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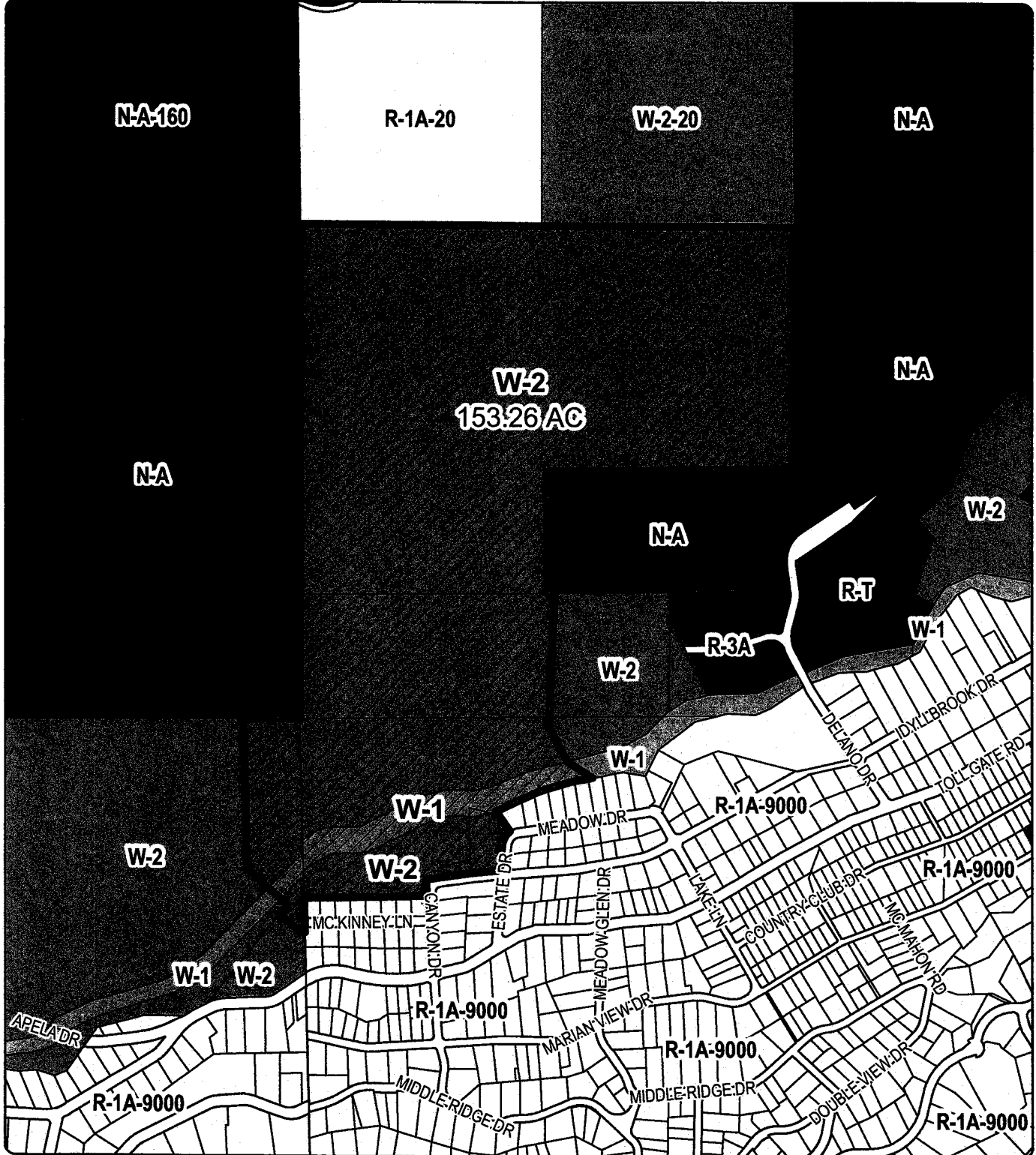


RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03361  
EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 12/09/2009  
Exhibit 2



Zoning District: Idyllwild  
Township/Range: T5SR2E  
Section: 13 & 14

Assessors Bk. Pg. 557-13, 561-02, -05 & -06  
Thomas Bros. Pg. 814 A7, B7, 844 A1  
Edition 2009



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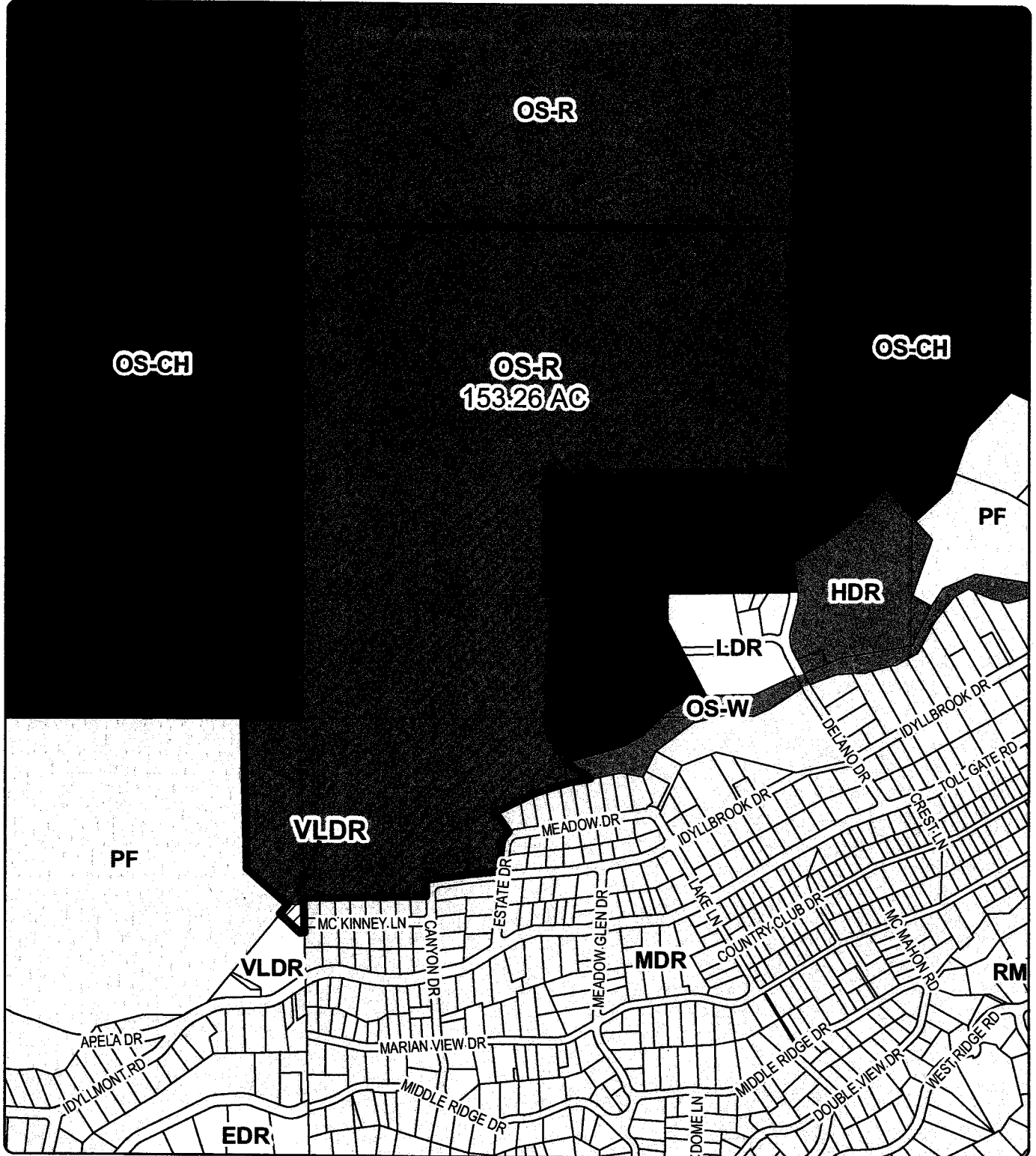
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03361

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 12/09/2009  
Exhibit 5



Zoning District: Idyllwild  
Township/Range: T5SR2E  
Section: 13 & 14

Assessors Bk. Pg. 557-13, 561-02, -05 & -06  
Thomas Bros. Pg. 814 A7, B7, 844 A1  
Edition 2009

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



# Conditional Use Permit Case # CUP03361

## Appendix A

### Project Description

#### Camp Emerson at Boseker Scout Reservation

This is an existing Boy Scouts of America camping facility which has been in continuous use for over 85 years. It is the oldest, continuously operated Boy Scout camp west of the Mississippi. Currently the camp hosts over 1,800 Boy Scouts and their leaders every year for summer camp which runs from July through August. During the rest of the year there are many other opportunities for scouts and their families to participate in camping, training and outdoor adventures. There can be up to 450 scouts in camp at any one weekend during the rest of the year.

Resident staff- During summer camp there are over 60 staff members present each week of camp. During the rest of the year there are only 2 or 3 staff members to help the incoming scout leaders who run their own programs. There are numerous training programs for youth and adults held throughout the year. All campers and staff stay in tents or temporary housing at all times. There is no permanent housing on site except for the Camp Manager and his family.

The following is a list of existing facilities available at this camp.

Campsites- There are over 25 established campsites.

Lodges- There are 9 lodges where the scouts can participate in training and programs. These lodges are for meetings and programs.

Pool- There is currently a pool with dressing rooms and toilets.

Lake- Lake Gallaher offers scouts an opportunity to learn how to handle a canoe.

Bowls- There are two areas for scouts to enjoy shows or participate in programs.

Creeks- There are two seasonal creeks where the scouts can try their hand at fishing.

Shooting Ranges- There are 4 shooting ranges for black powder, .22 rifles, shot guns and archery.

#### Future Plans

We are proposing a new, 15,000 square foot, 500 seat dining hall with a state-of-the-art kitchen, Trading Post, medical facility, camp office and a scoutmaster lounge. This structure will replace the existing dining hall and offices. The building will be constructed over the existing embankment providing access to the top floor from the upper parking area and to the lower floor from the lower parking area.

In the near future we propose to build a new, larger swimming pool with dressing rooms and toilets, two new toilet/shower facilities which will be handicapped accessible, improve the existing high adventure camp and add more campsites.

Once the infrastructure is in place, we propose to expand summer camp to as many as 3,000 scouts and leaders. Participation during the rest of the year will expand to over 1,000 scouts during a weekend.

Additionally, We propose to reach out to the local community by opening up the camp to non-scouting events such as festivals, corporate training programs and local group events. Our maximum anticipated attendance will be around 2,500 people per weekend. We will not allow more than 4 large events per year. Parking will be arranged by the organizer's of the events at locations in town and the surrounding areas. Compliance with county ordinances will be the responsibility of the event organizers.

# Conditional Use Permit Case # CUP03361

## Appendix B

### Parking calculations

#### Camp Emerson at Boseker Scout Reservation

##### General Use

parks and recreational uses: 1 space/8,000 sq. ft. of active recreational area within a park or playground  
PLUS 1 space/acre of passive recreational area within a park or playground.

Approximately 153.26 acres of camp of which approximately 15 acres are used actively.

15 acres x 5.45 parking spaces per acre	=	82 parking spaces
138.26 acres x 1 parking space per acre	=	<u>139 parking spaces</u>
Total parking required	=	221 parking spaces
Total parking provided	=	233 parking spaces

##### Proposed Dining Hall

restaurants, drive-thrus, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages: 1 space/45 sq. ft. of serving area 1 space/2 employees

Approximately 7,500 sq ft of serving area	
7,500 sq ft / 45 sq ft	= 167 parking spaces
4 employees	= <u>2 parking spaces</u>
Total parking required	= 169 parking spaces

##### Proposed Swimming Pool

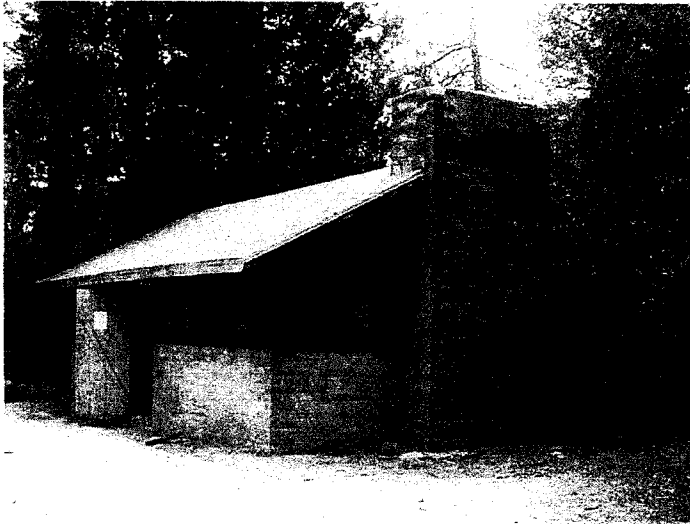
swimming pools, commercial: 1 space/250 sq. ft. of pool area

Approximately 13,455 sq ft of pool	
13,455 sq ft/250 sq ft	= 54 parking spaces

##### **Therefore:**

**As the same people who will using the camp will also be using the pool and dining hall, we will provide the 233 parking spaces as indicated under the general use calculations.**

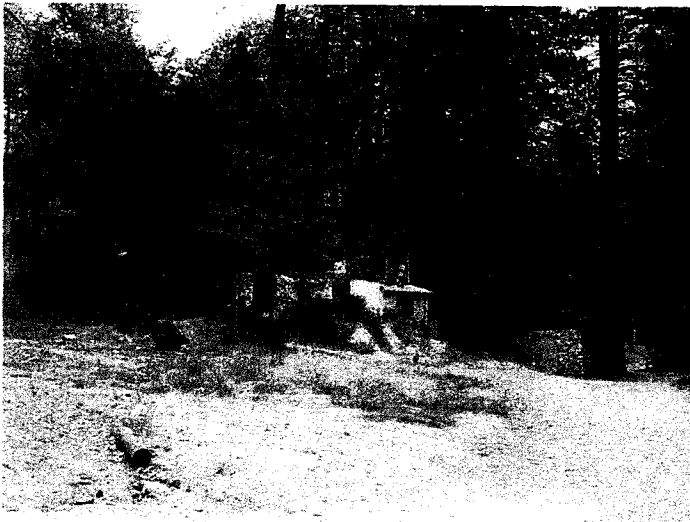




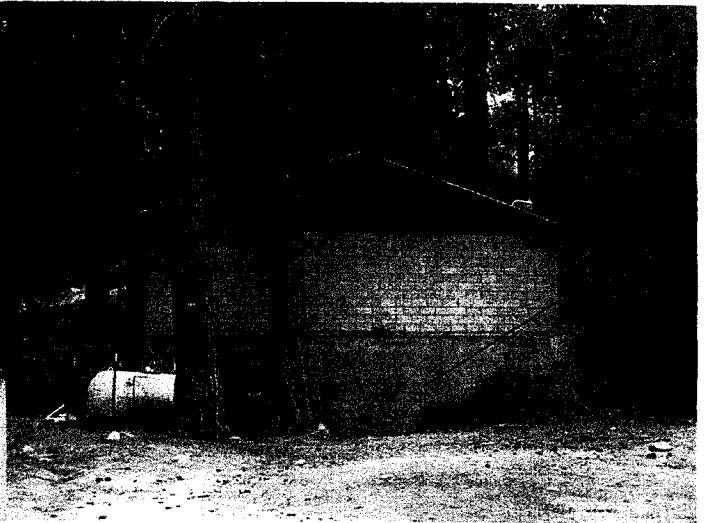
**#10 - Dan Beard Lodge**



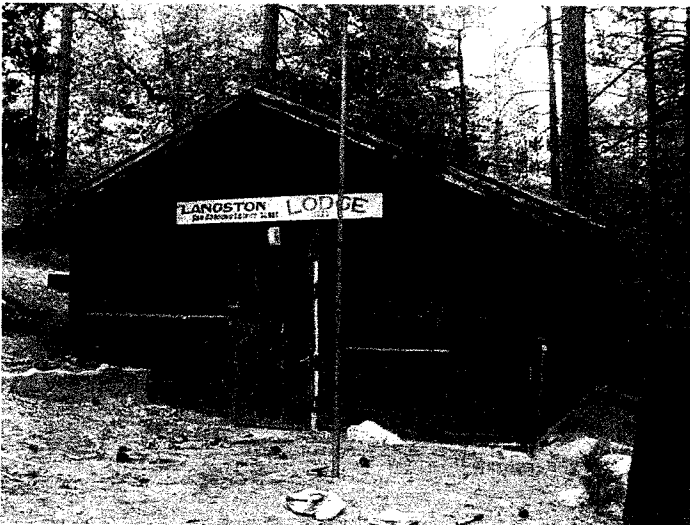
**#11 - Boyce Lodge**



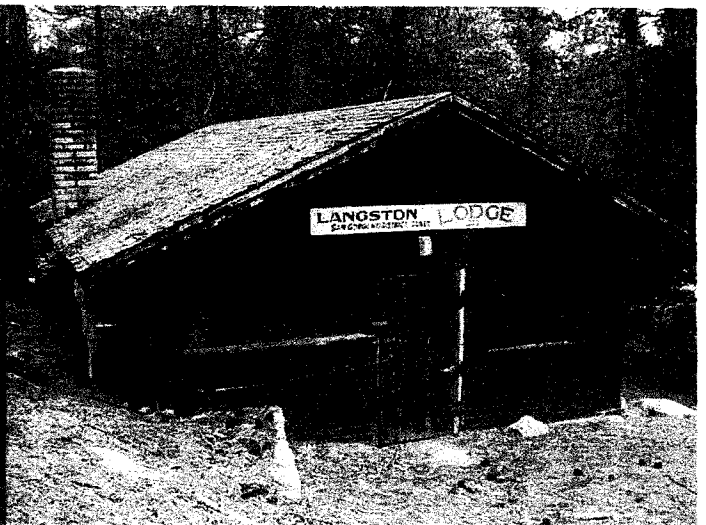
**#12 - Pool House**



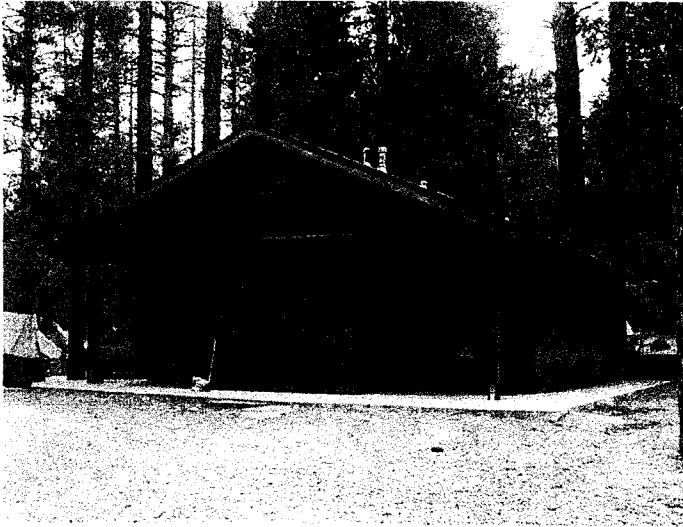
**#12 - Pool House**



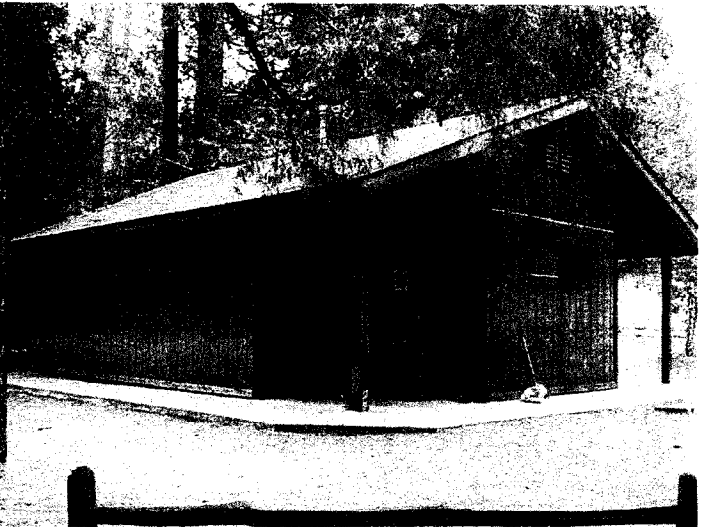
**#14 - Langston Lodge**



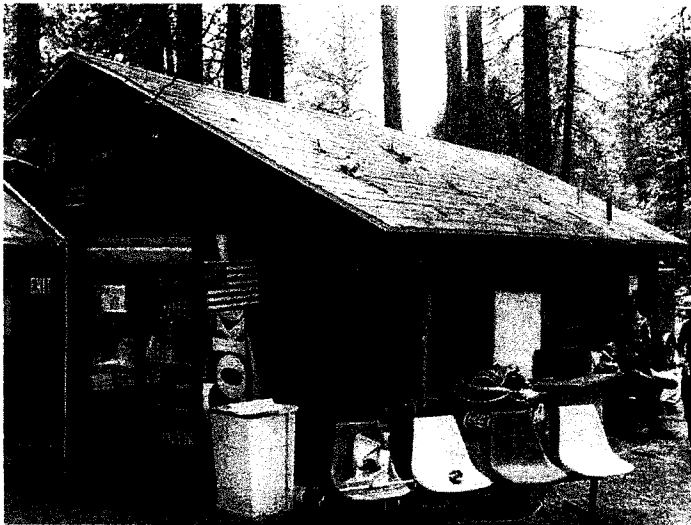
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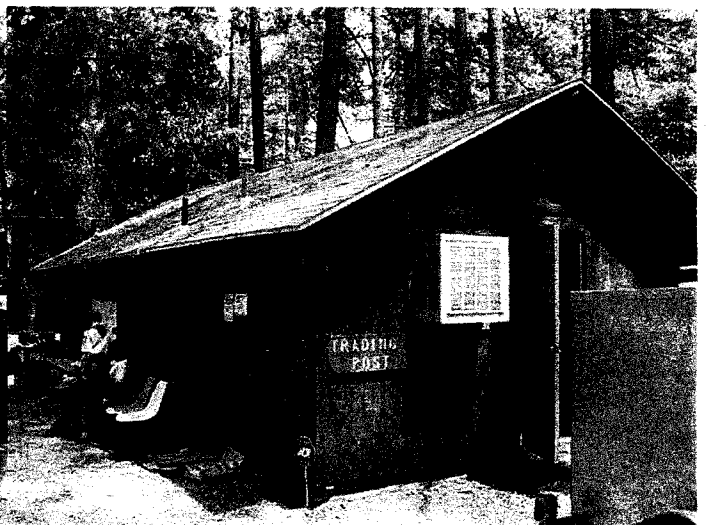
**#16 - Toilets & Showers**



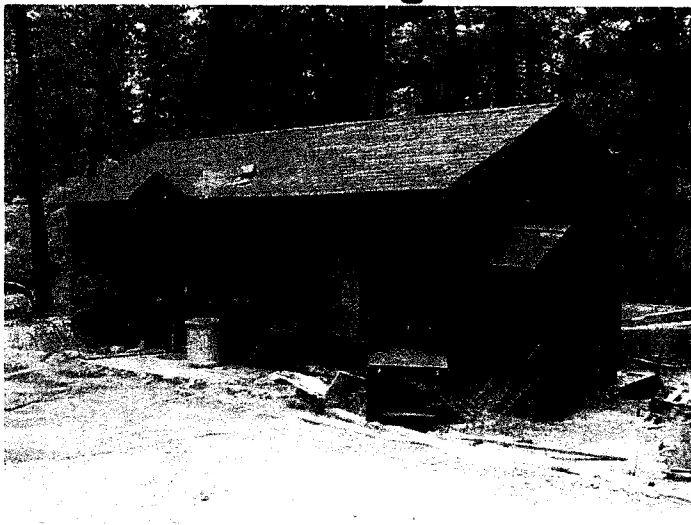
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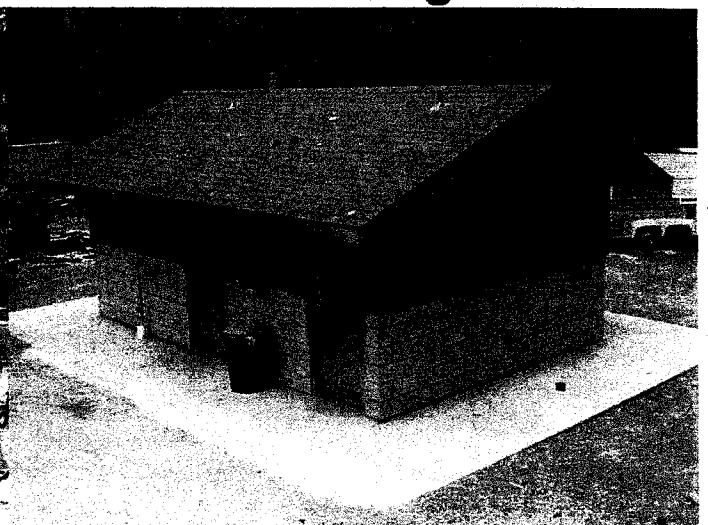
**#17 - Trading Post**



**#17 - Trading Post**



**#18 - Elmore Lodge**

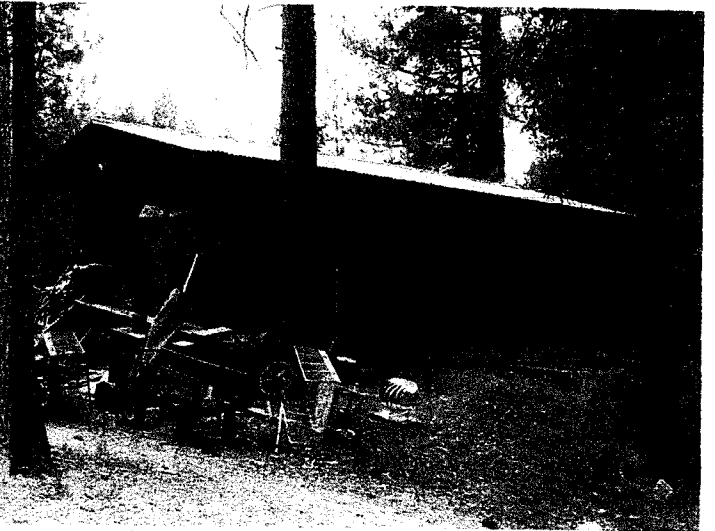


**#19 - Toilets & Showers**





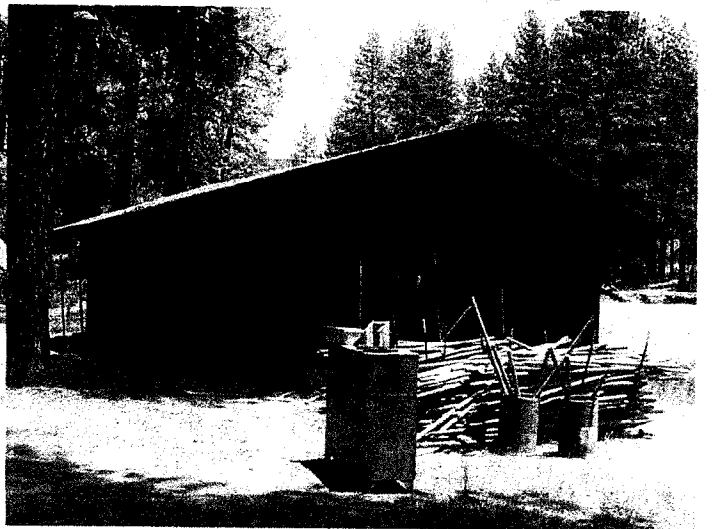
**#20 - West Lodge**



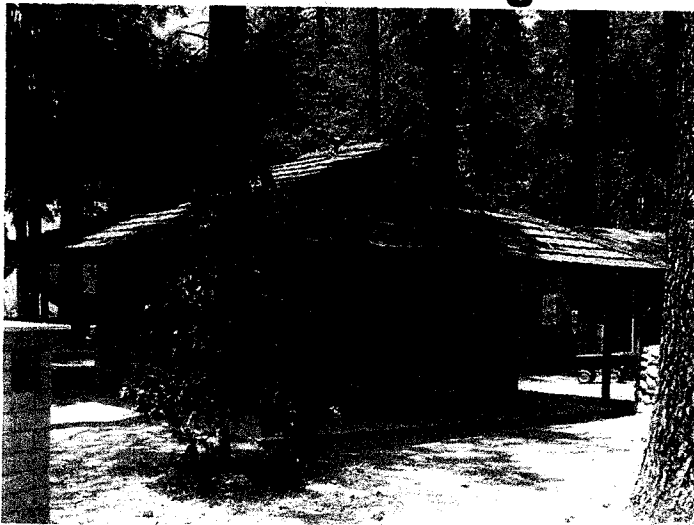
**#21 - Guenter Lodge**



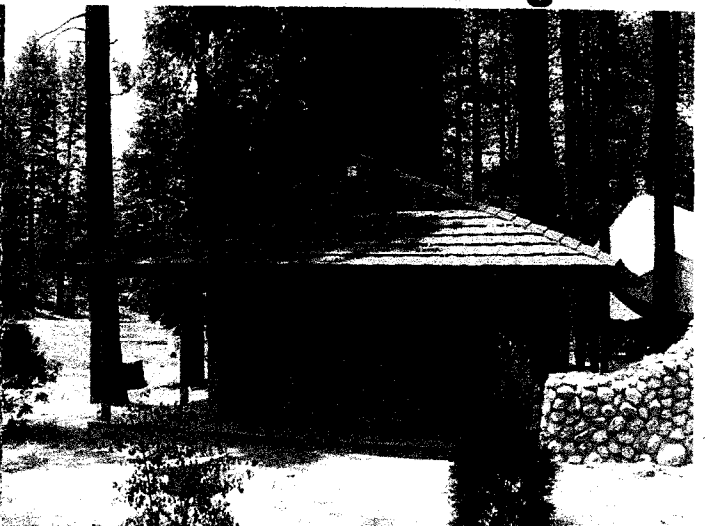
**#23 - Nature Lodge**



**#23 - Nature Lodge**



**#25 - Toilets & Showers**

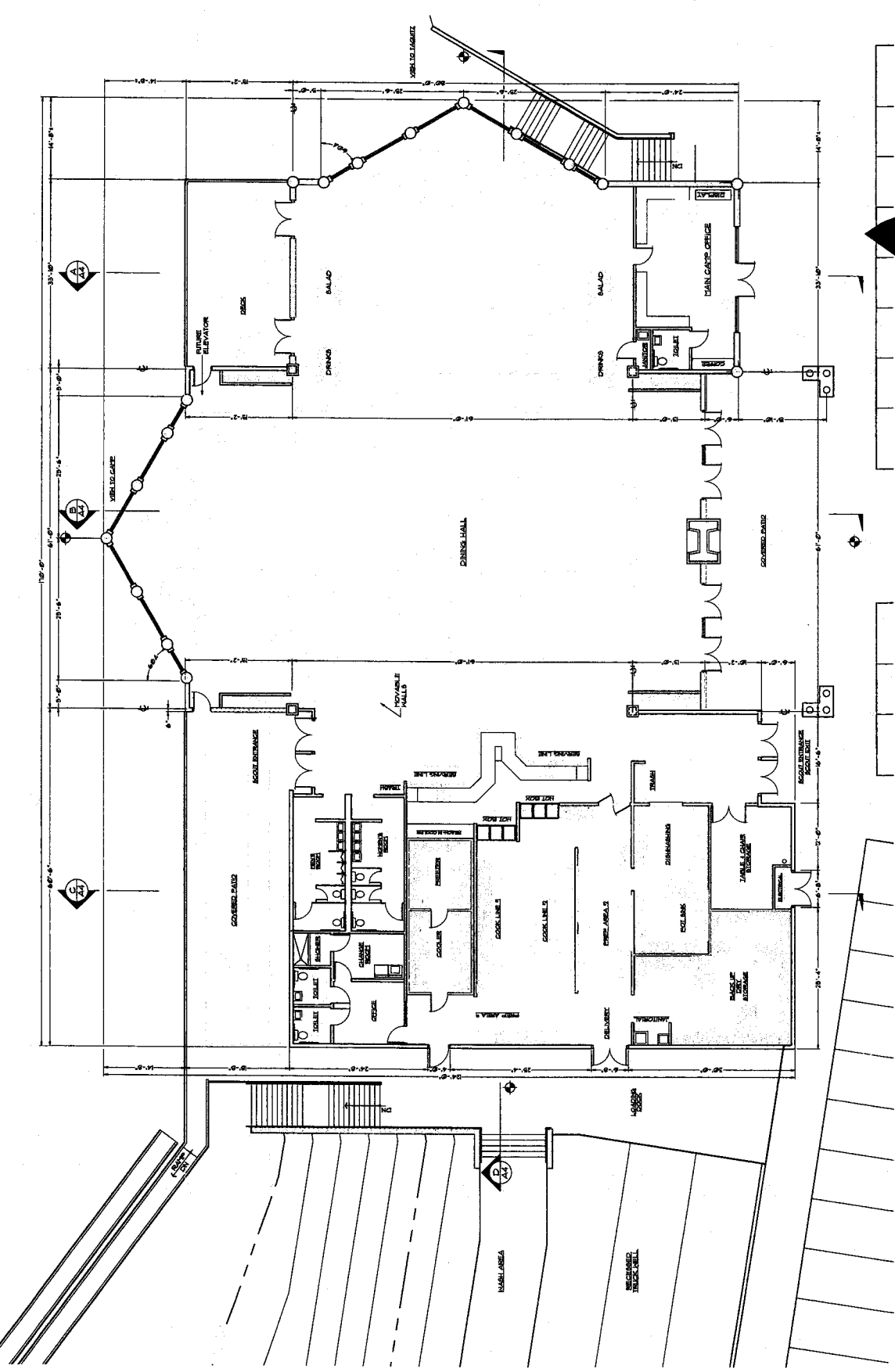


**#25 - Toilets & Showers**



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FILE# TID-090607DMS  
PROJECT# T21  
SHEET



PROPOSED FIRST FLOOR PLAN 14,407 SQ. FT.

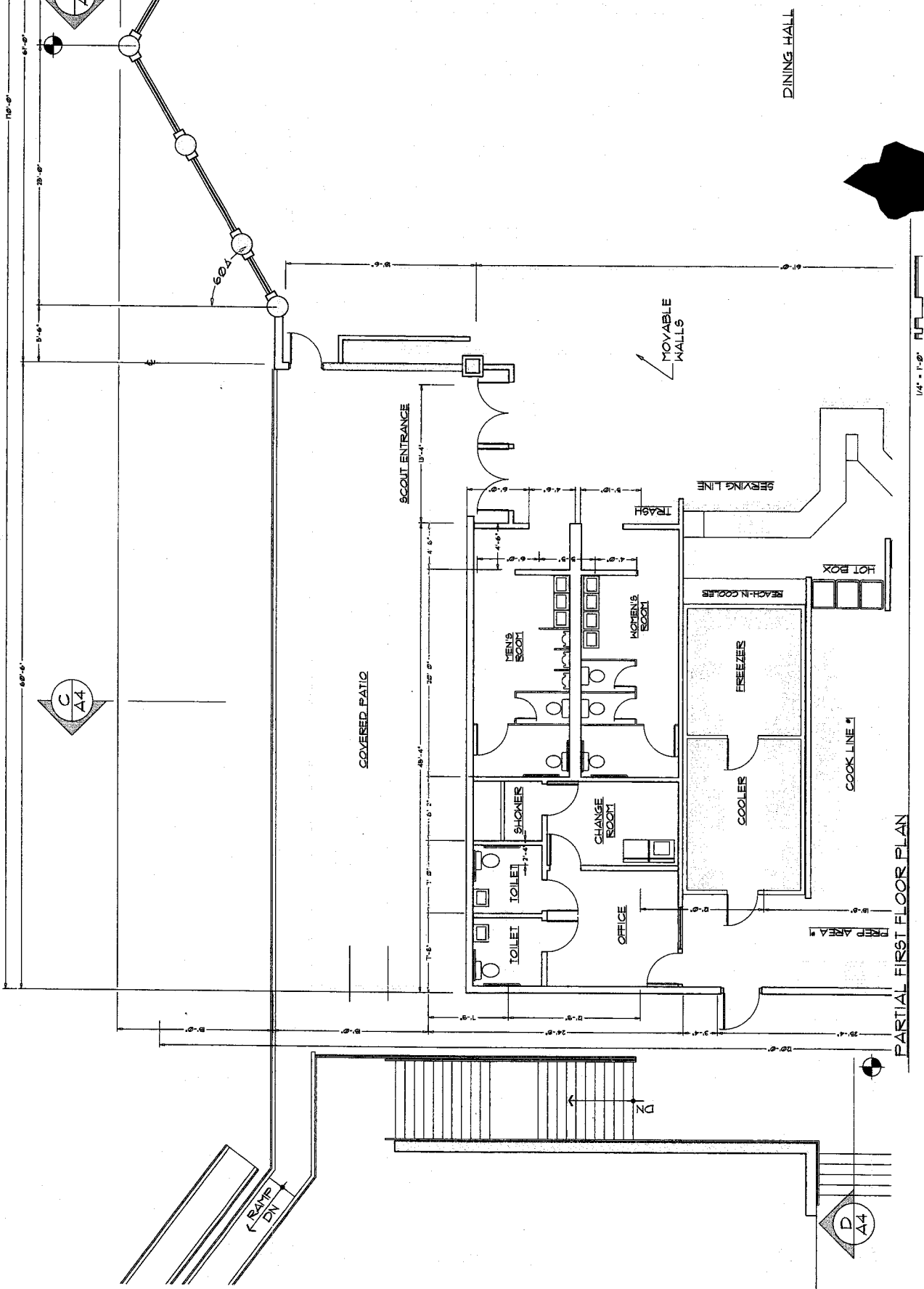
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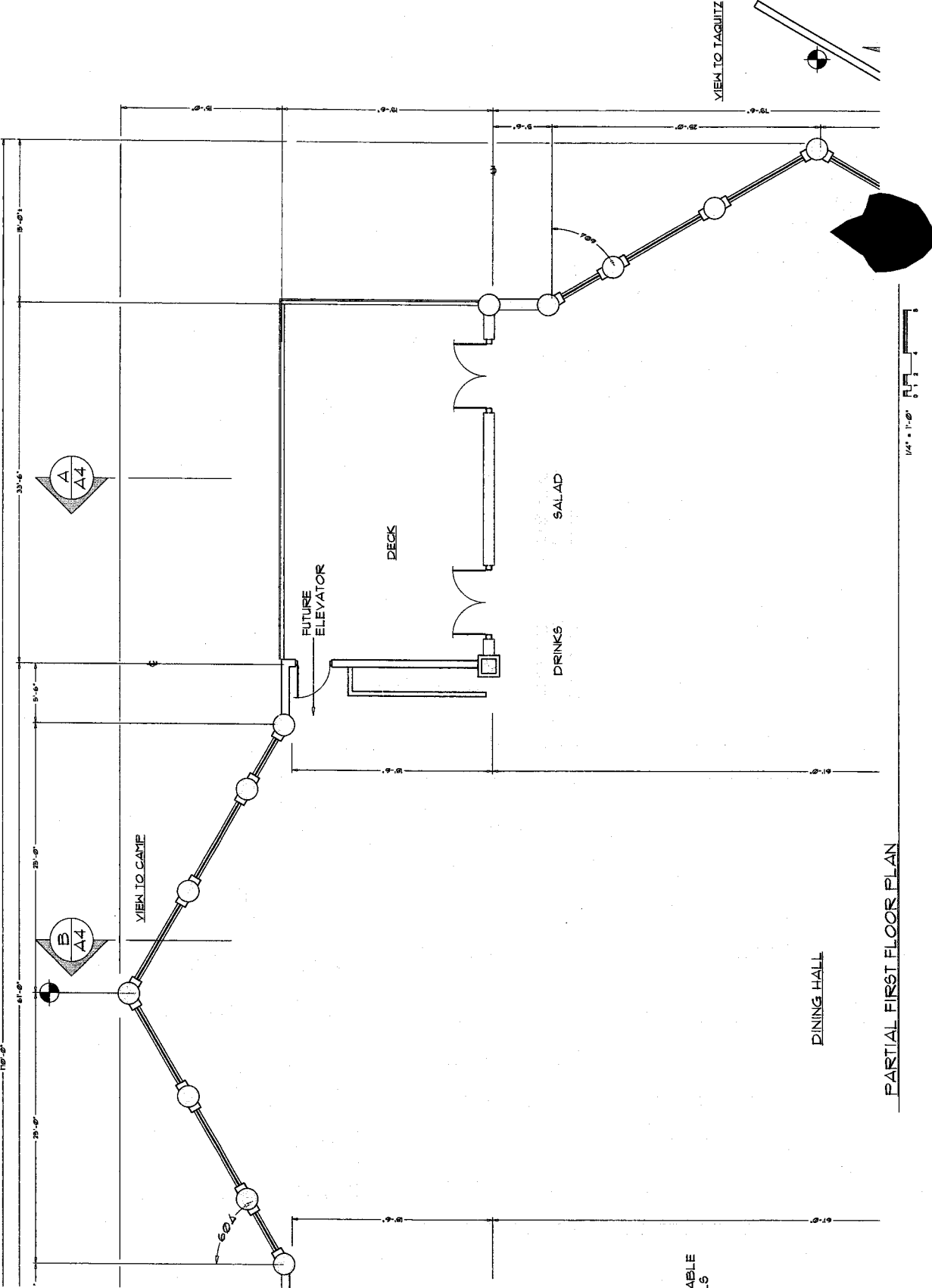
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PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"

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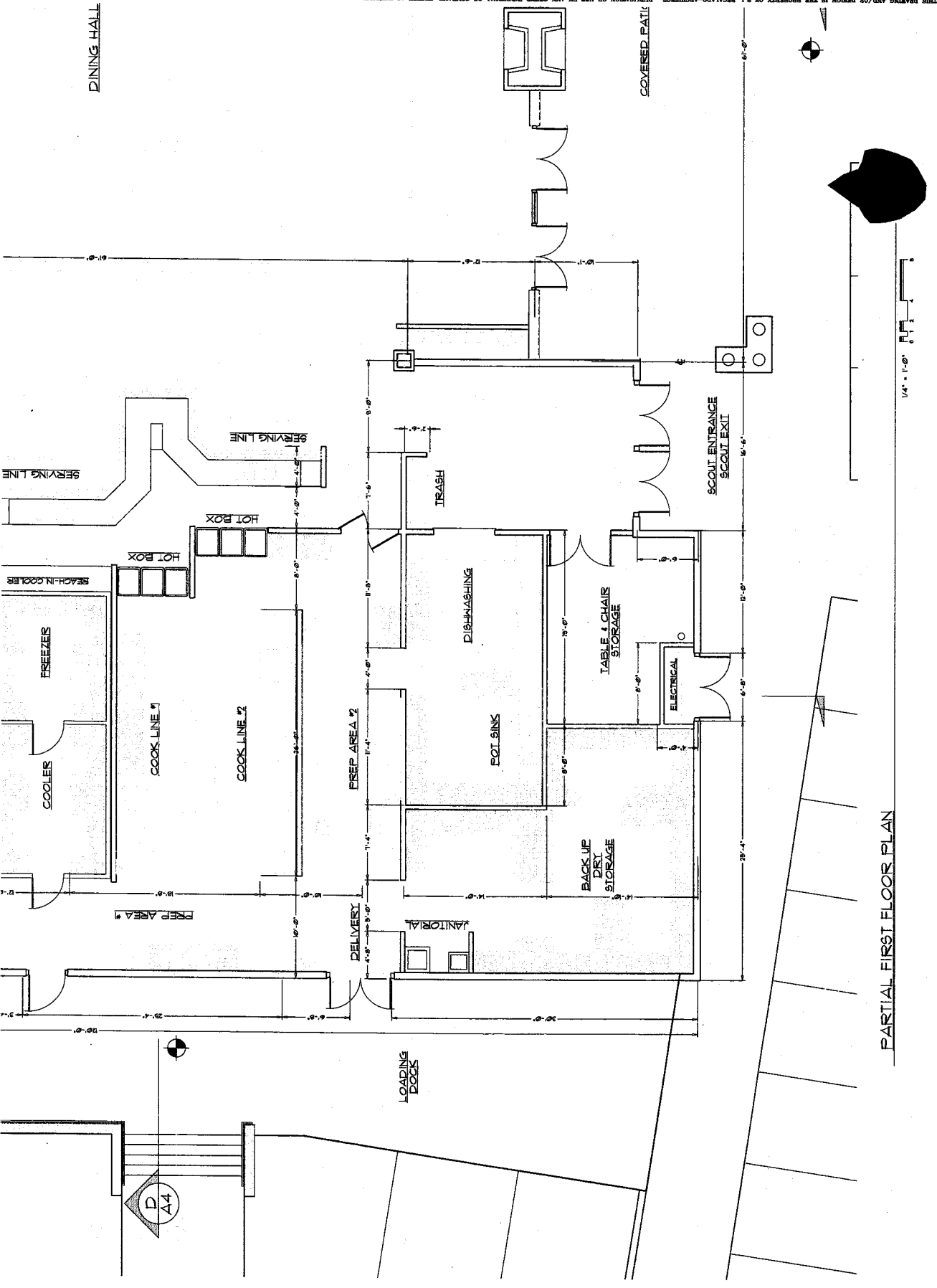
**PARTIAL FIRST FLOOR PLAN**

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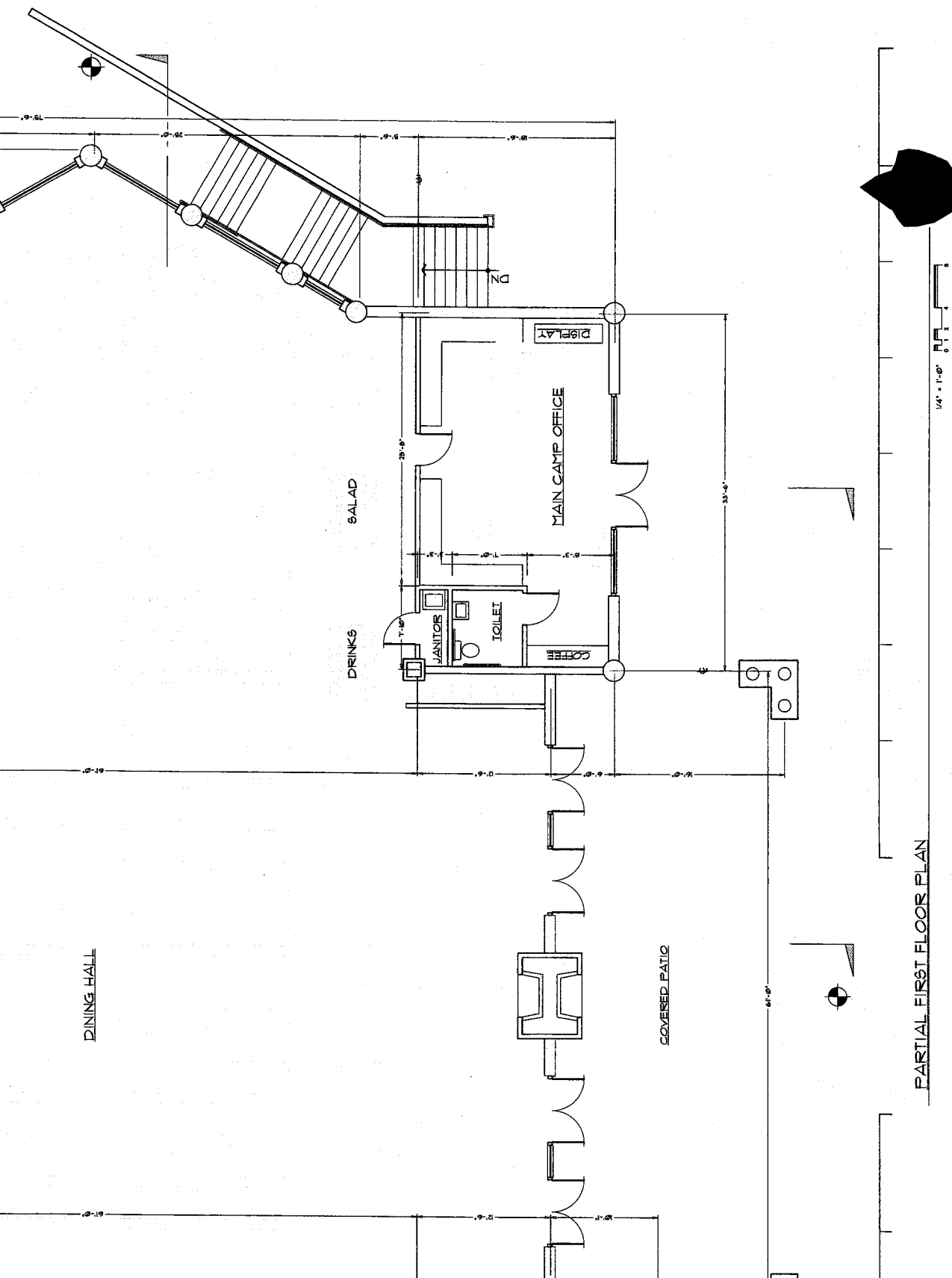
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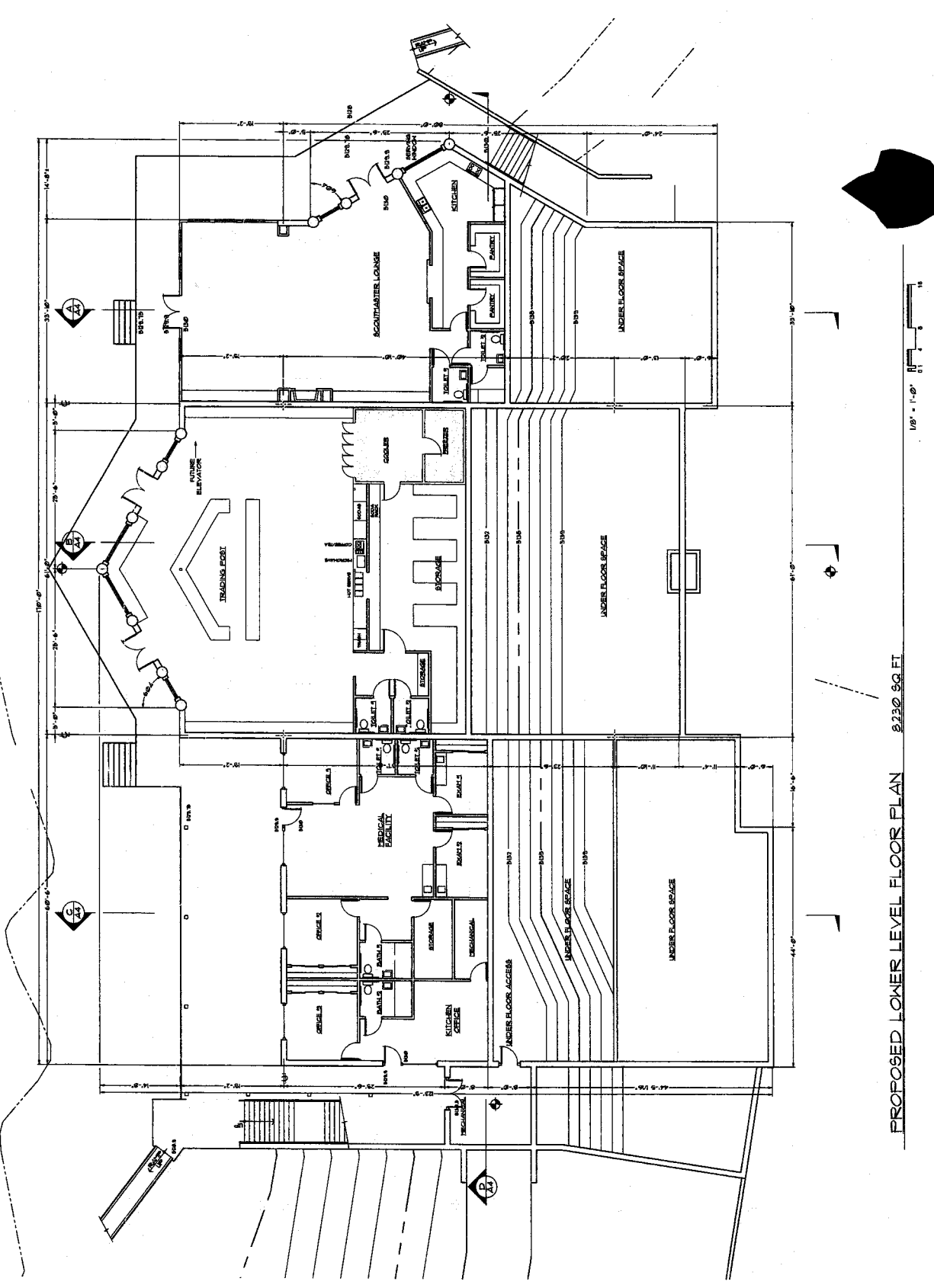
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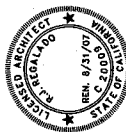
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PROPOSED LOWER LEVEL FLOOR PLAN 8230 SQ. FT.

1/8" = 1'-0"

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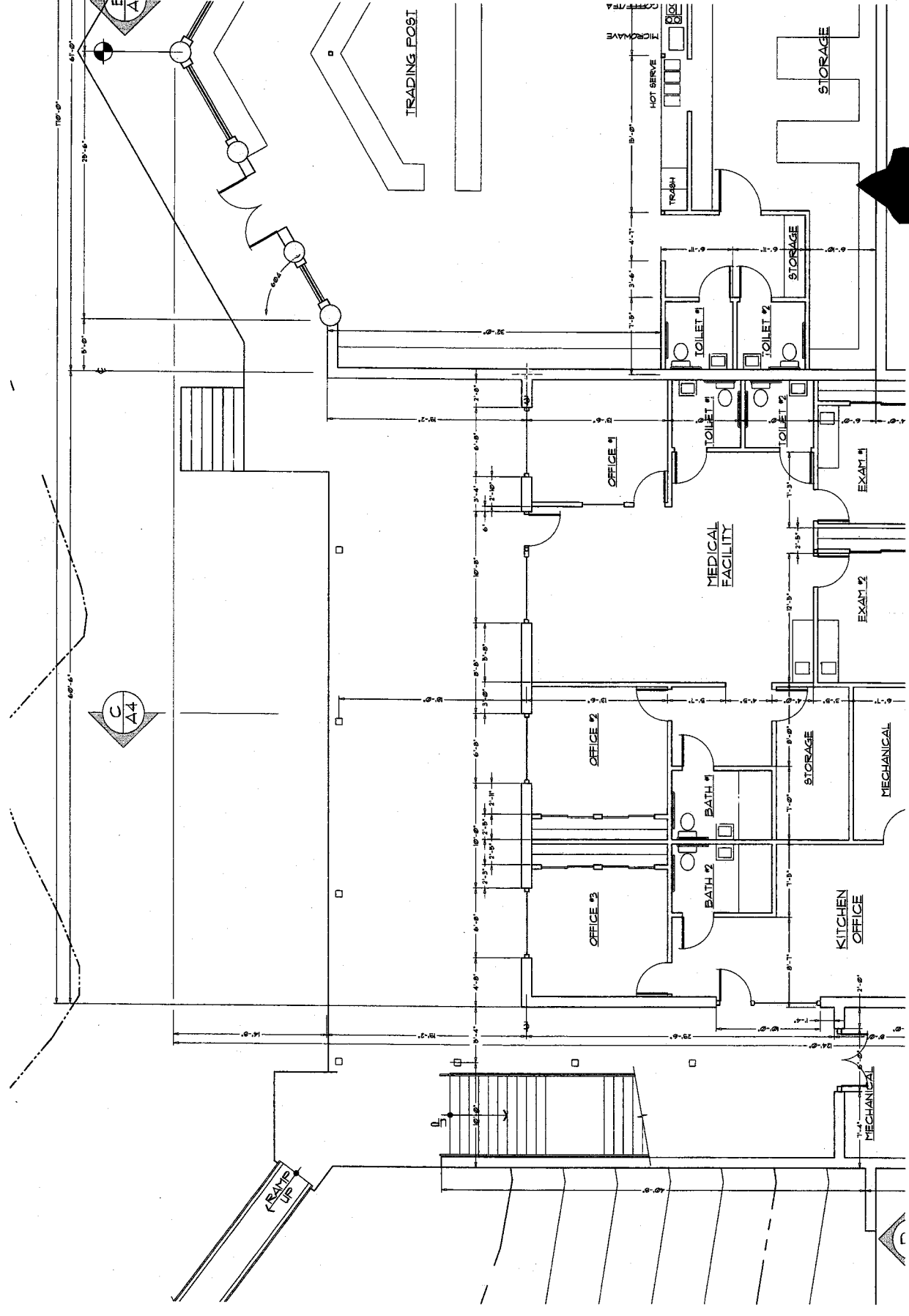


PROPOSED DINING FACILITY FOR  
 BOY SCOUTS OF AMERICA  
 CALIFORNIA INLAND EMPIRE COUNCIL  
 120 INDIANA COURT  
 REDLANDS, CA 92374  
 909-825-8844

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**A2.1**

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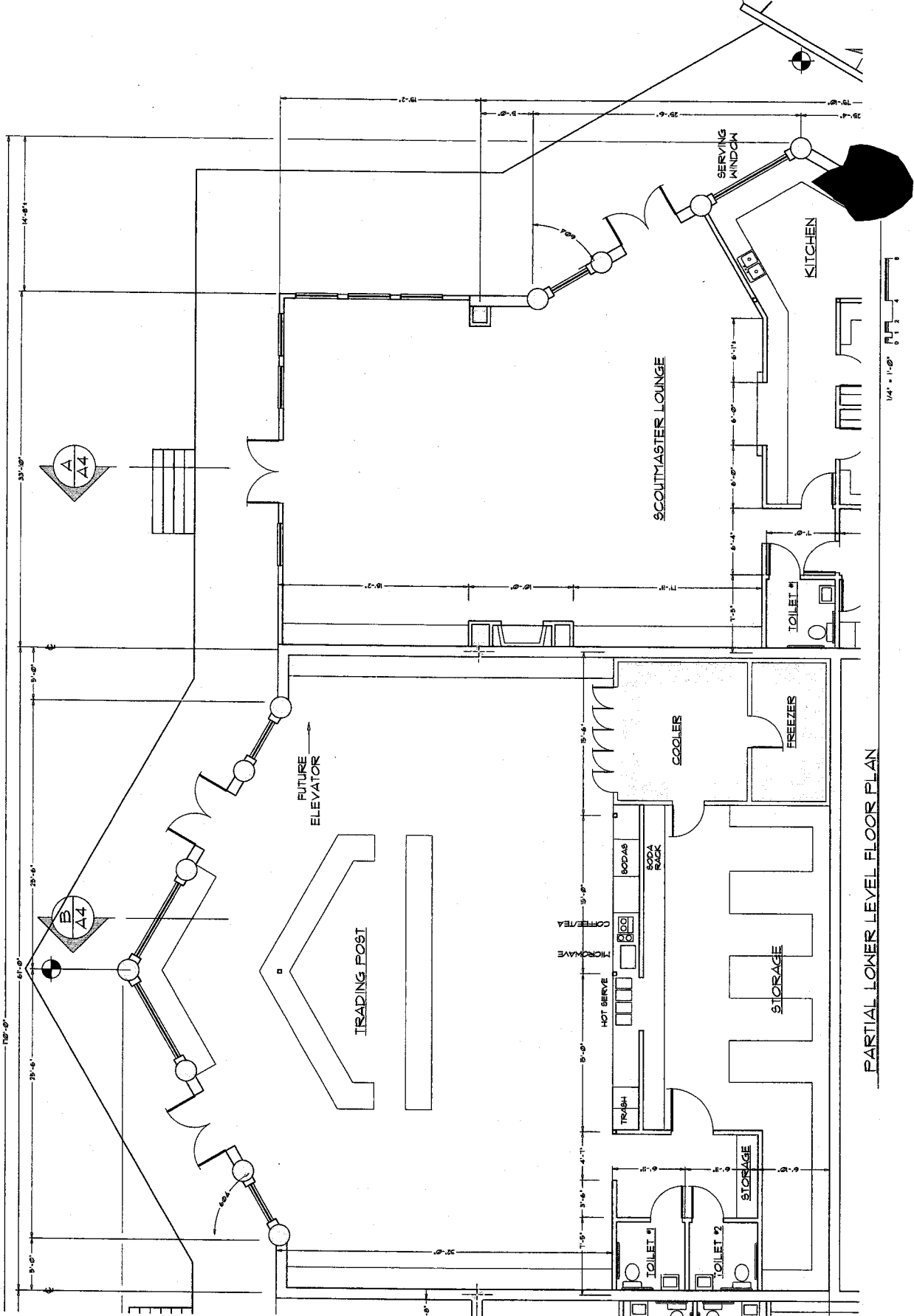
PARTIAL LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"





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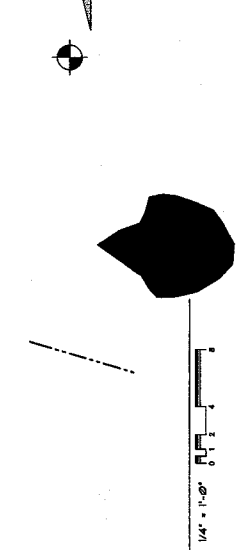
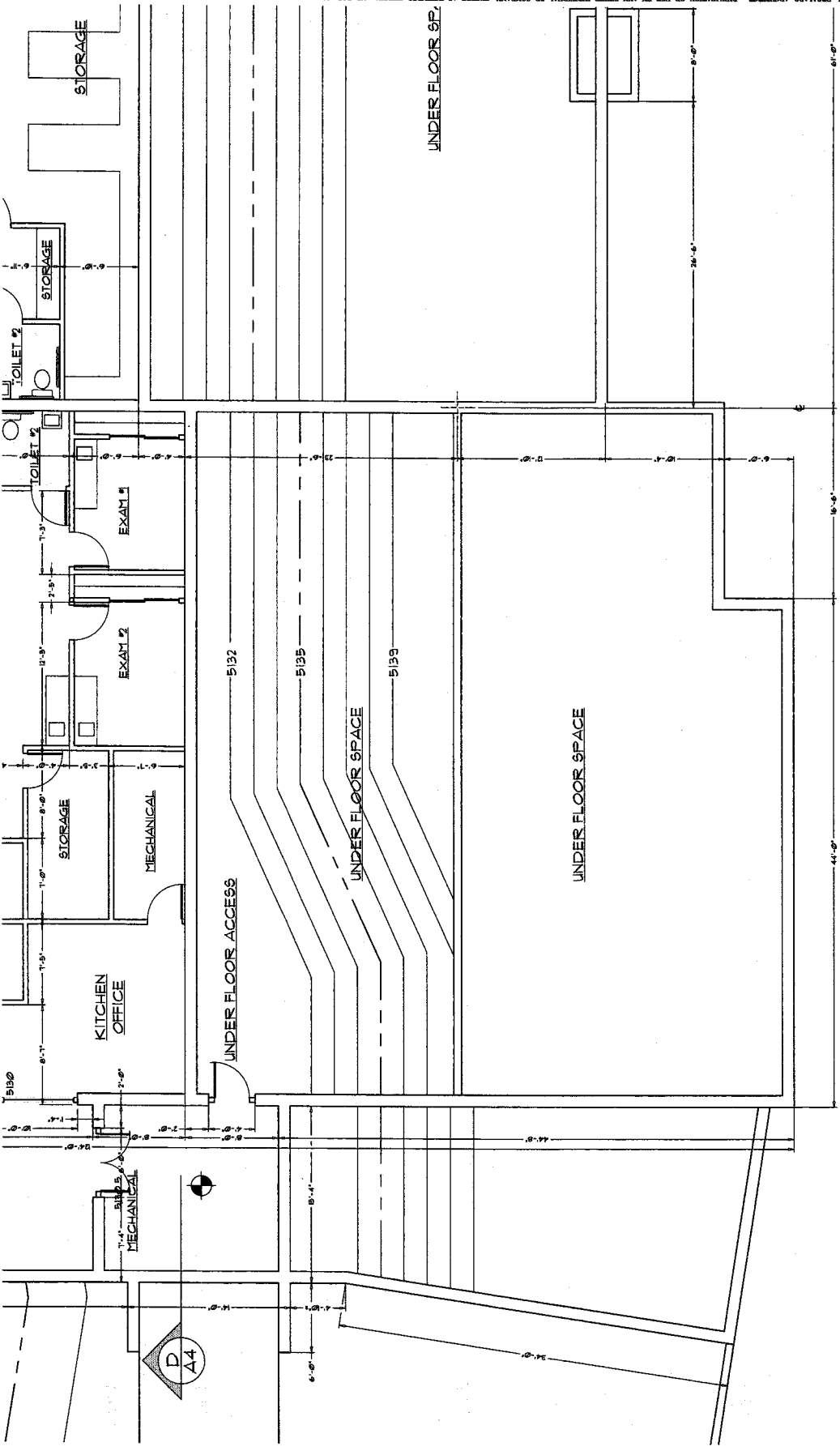


PARTIAL LOWER LEVEL FLOOR PLAN



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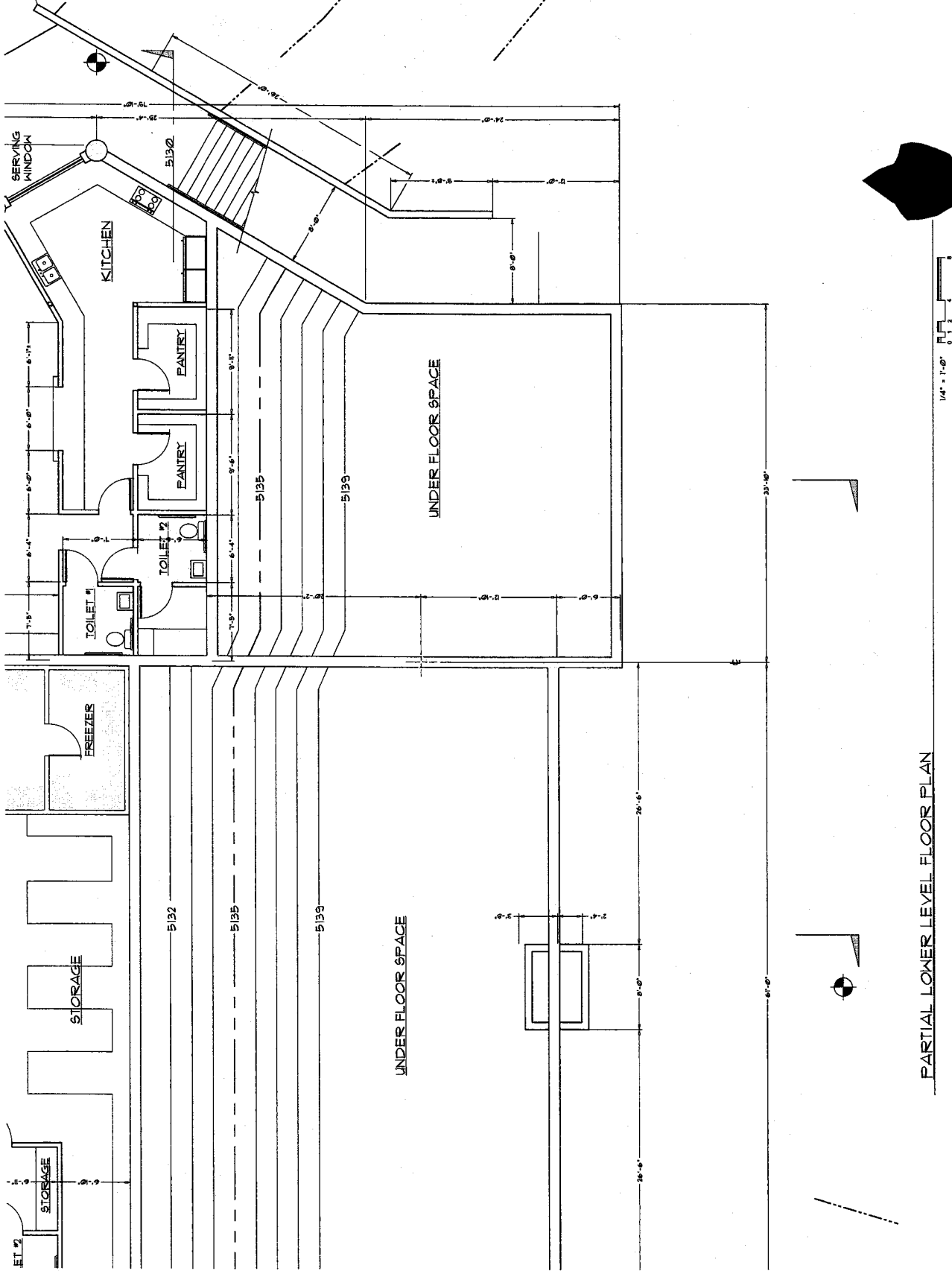
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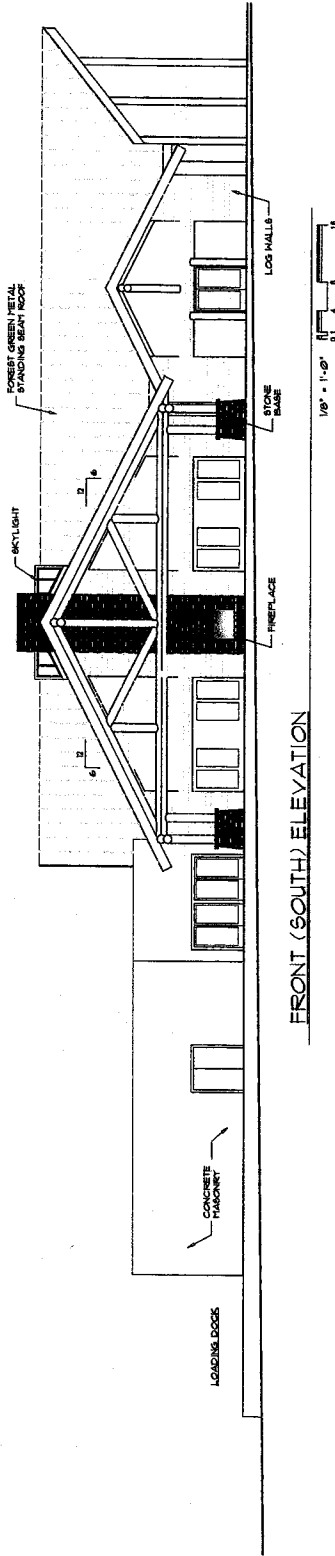
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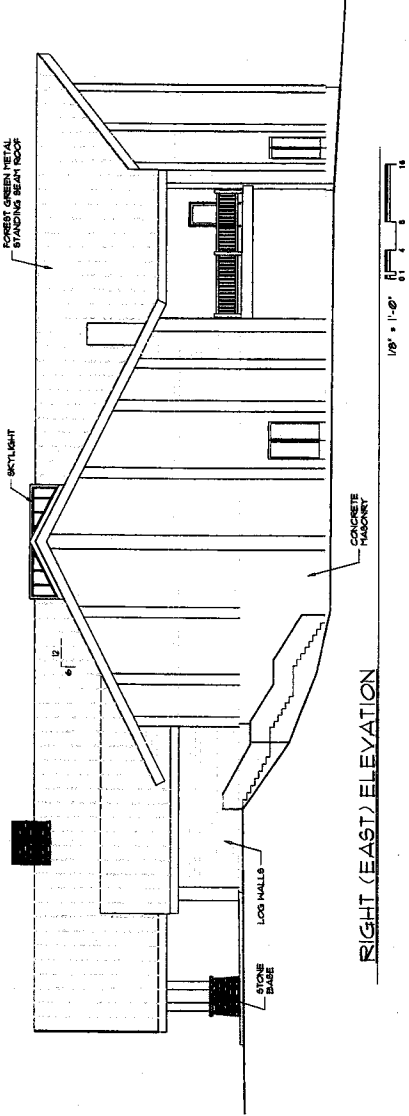
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**FRONT (SOUTH) ELEVATION**



**RIGHT (EAST) ELEVATION**

**RJRI**  
**RJ REGALADO**  
 ARCHITECT  
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 909-229-8844



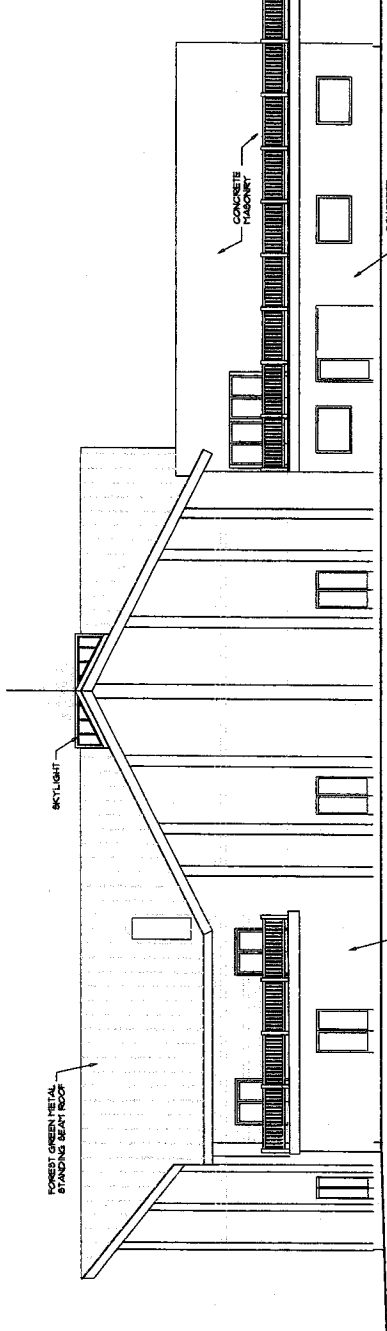
PROPOSED DINING FACILITY FOR  
 BOY SCOUTS OF AMERICA  
 CALIFORNIA INLAND EMPIRE COUNCIL  
 1230 INDIANA COURT  
 REDLANDS, CA 92374  
 909-229-8844

DATE	BY	REVISIONS

ISSUE DATE:  
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 FILE#: 710-090607DING  
 PROJECT#: 721

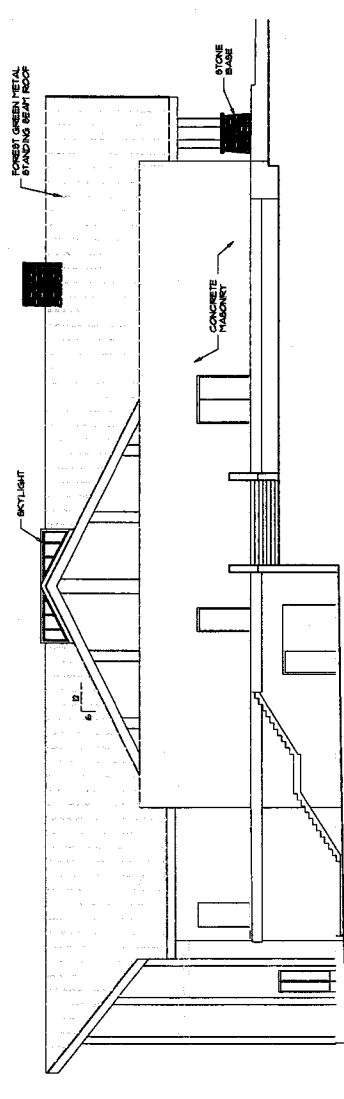
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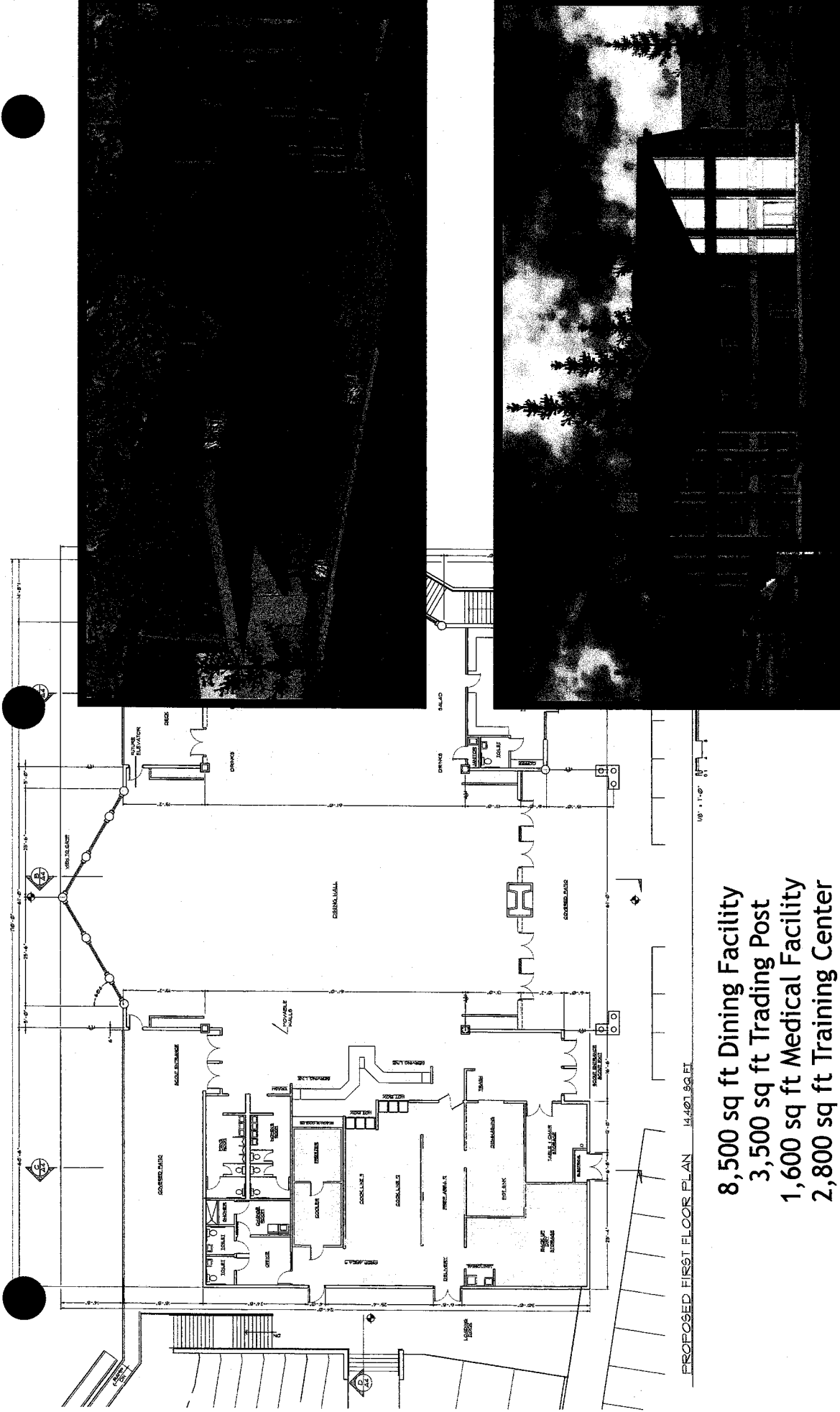
REAR (NORTH) ELEVATION

1/8" = 1'-0"



LEFT (WEST) ELEVATION

1/8" = 1'-0"



8,500 sq ft Dining Facility  
 3,500 sq ft Trading Post  
 1,600 sq ft Medical Facility  
 2,800 sq ft Training Center

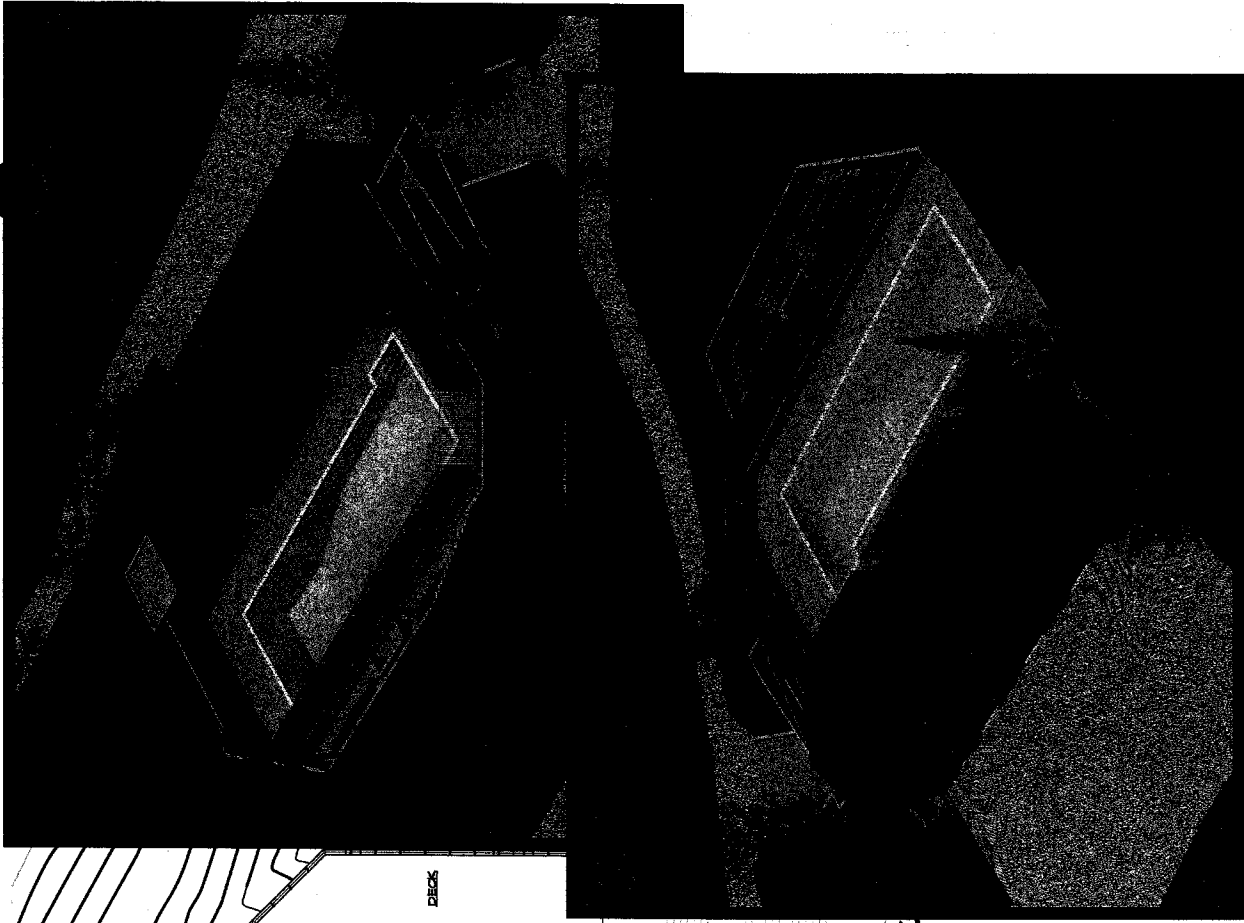
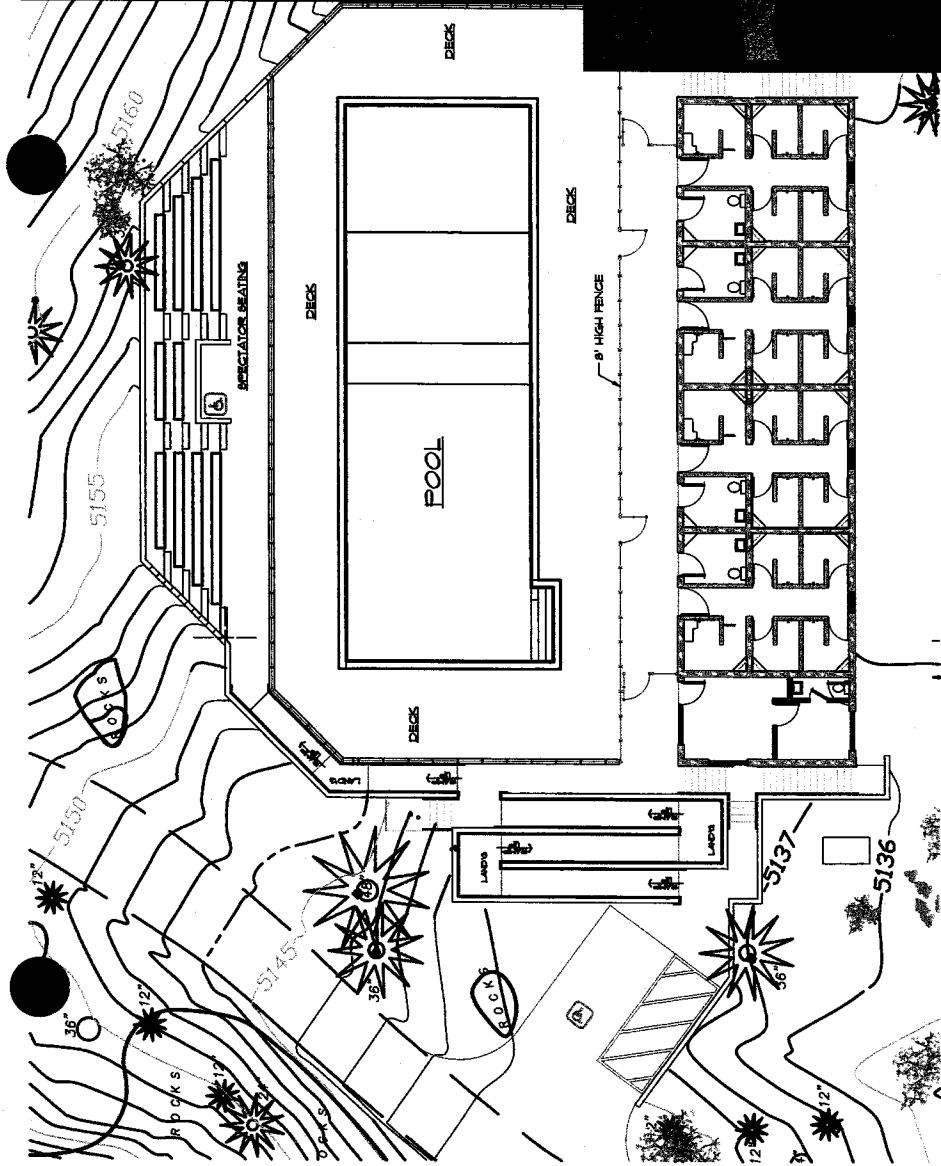
Full commercial kitchen & camp offices  
 Seating for over 500 Boy Scouts & Leaders



• R. J. REGALADO •  
 ARCHITECT + ASSOCIATES

rjrchitect@gmail.com • PO Box 3428 • Idyllwild, CA 92549 • 951.233.4194

Camp Emerson  
 Conference Center  
 Idyllwild, CA



- 2,160 square foot office & Showers
- 1,300 square foot Storage area below
- 1,870 square foot Pool
- 4 accessible toilet rooms
- 4 accessible shower compartments
- 16 standard shower compartments



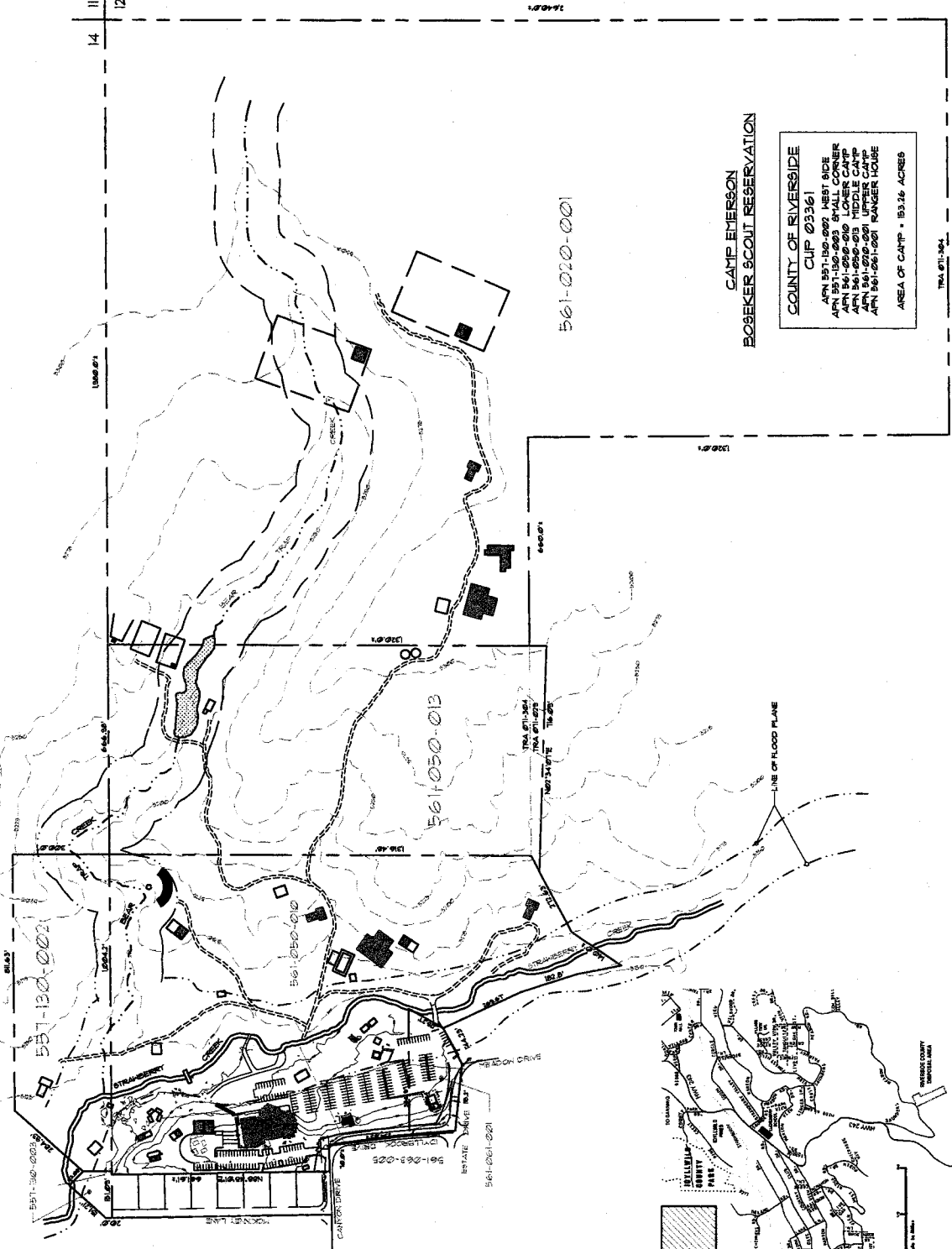
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Camp Emerson  
 Pool House  
 Idyllwild, CA

DATE	BY	REVISIONS

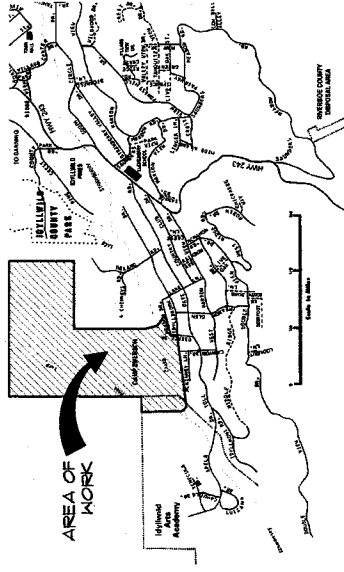
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 PROJECT#: 121  
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CAMP EMERSON  
 BOSEKER SCOUT RESERVATION  
 COUNTY OF RIVERSIDE  
 CUP 03361  
 APN 957-190-002 WEST SIDE  
 APN 957-190-003 SHALE CANYON  
 APN 957-190-004 LOWER CANYON  
 APN 957-190-005 MIDDLE CAMP  
 APN 957-190-006 UPPER CAMP  
 APN 957-190-007 RANGER HOUSE  
 AREA OF CAMP = 153.26 ACRES



OVERALL SITE PLAN



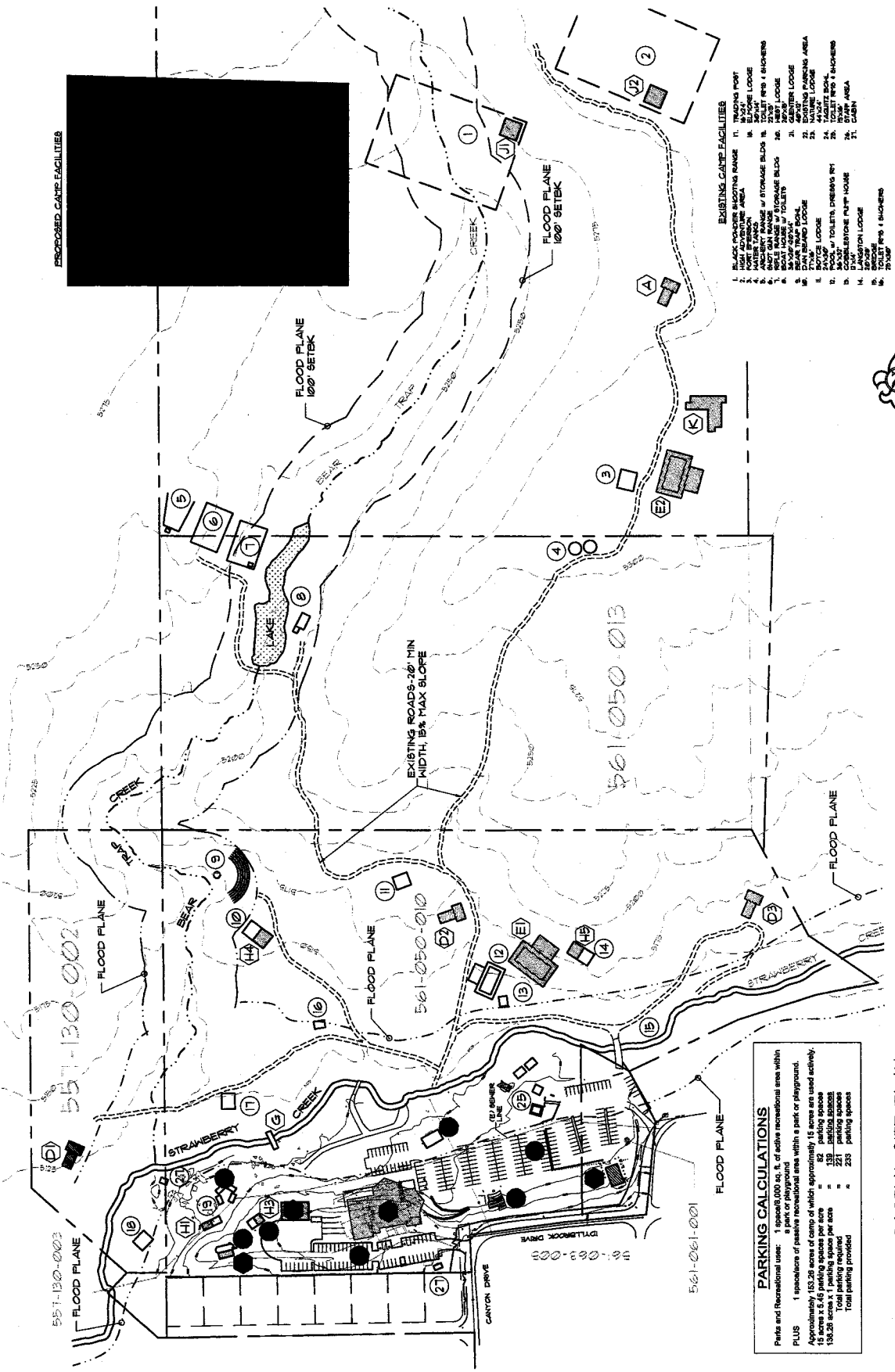
VICINITY MAP

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**PROPOSED CAMP FACILITIES**



- EXISTING CAMP FACILITIES**
- 1. BLACK POWDER SHOOTING RANGE
  - 2. HIGH ADVENTURE AREA
  - 3. HUNTER RANGE
  - 4. HUNTER RANGE
  - 5. HUNTER RANGE
  - 6. HUNTER RANGE
  - 7. HUNTER RANGE
  - 8. HUNTER RANGE
  - 9. HUNTER RANGE
  - 10. HUNTER RANGE
  - 11. HUNTER RANGE
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  - 19. HUNTER RANGE
  - 20. HUNTER RANGE
  - 21. HUNTER RANGE
  - 22. HUNTER RANGE
  - 23. HUNTER RANGE
  - 24. HUNTER RANGE
  - 25. HUNTER RANGE

**NOTE:** ALL NEW STRUCTURES WILL BE BUILT ON RAISED/STEEPED FOOTINGS. NO FLAT BUILDING PAD'S WILL BE CUT OR FILLED. MINIMUM SOIL IMPACT IS ANTICIPATED. ANY SOIL IMPROVEMENT WILL BE DISTRIBUTED ON SITE. NATURAL DRAINAGE WILL NOT BE DISTURBED. RUNOFF MITIGATION BMP WILL BE UTILIZED. NATURAL AND DROUGHT-TOLERANT LANDSCAPING WILL BE MAINTAINED THROUGHOUT THE SITE.



1" = 100'-0"  
 0 50 100 200

**PARKING CALCULATIONS**

Park and Recreational use: 1 space/0.000 sq. ft. of active recreational area within PLUS 1 space/acre of passive recreational area within a park or playground.

Approximately 153.26 acres of camp of which approximately 15 acres are used actively.  
 15 acres x 5.66 parking spaces per acre = 82 parking spaces  
 138.26 acres x 1 parking space per acre = 138 parking spaces  
 Total parking required = 220 parking spaces  
 Total parking provided = 223 parking spaces

**PARTIAL SITE PLAN**

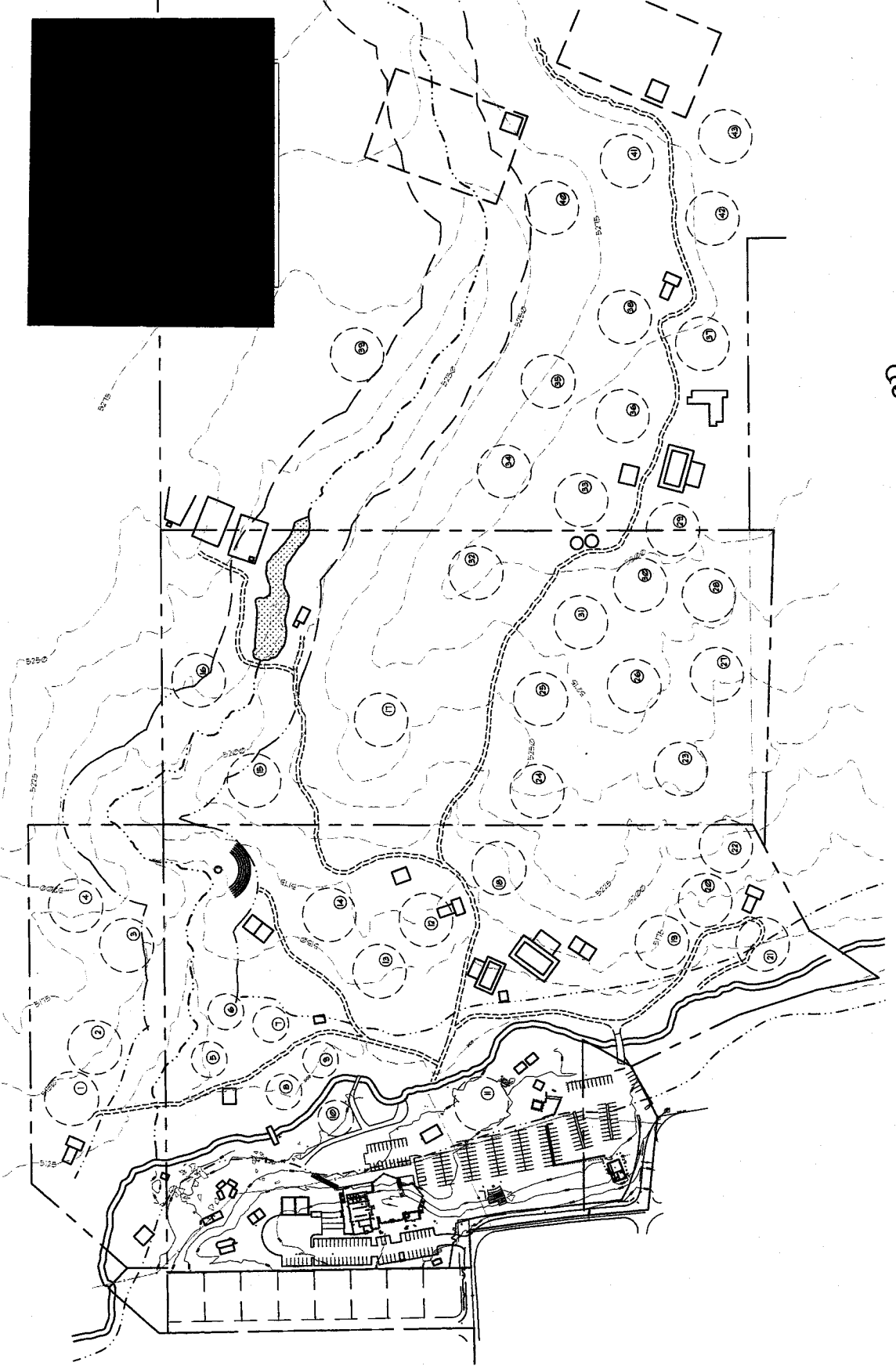
**RJ**  
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 909-225-8844  
 rj@rjarchitect.com



PROPOSED CONDITIONAL USE PERMIT FOR:  
**BOY SCOUTS OF AMERICA**  
**CALIFORNIA INLAND EMPIRE COUNCIL**  
 1230 INDIANA COURT  
 REDLANDS, CA 92374  
 909-225-8844

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISIONS:  
 ISSUE DATE: 11.10.09  
 CND BY:  
 FILE#: 11-C-21009.dwg  
 PROJECT#: T21  
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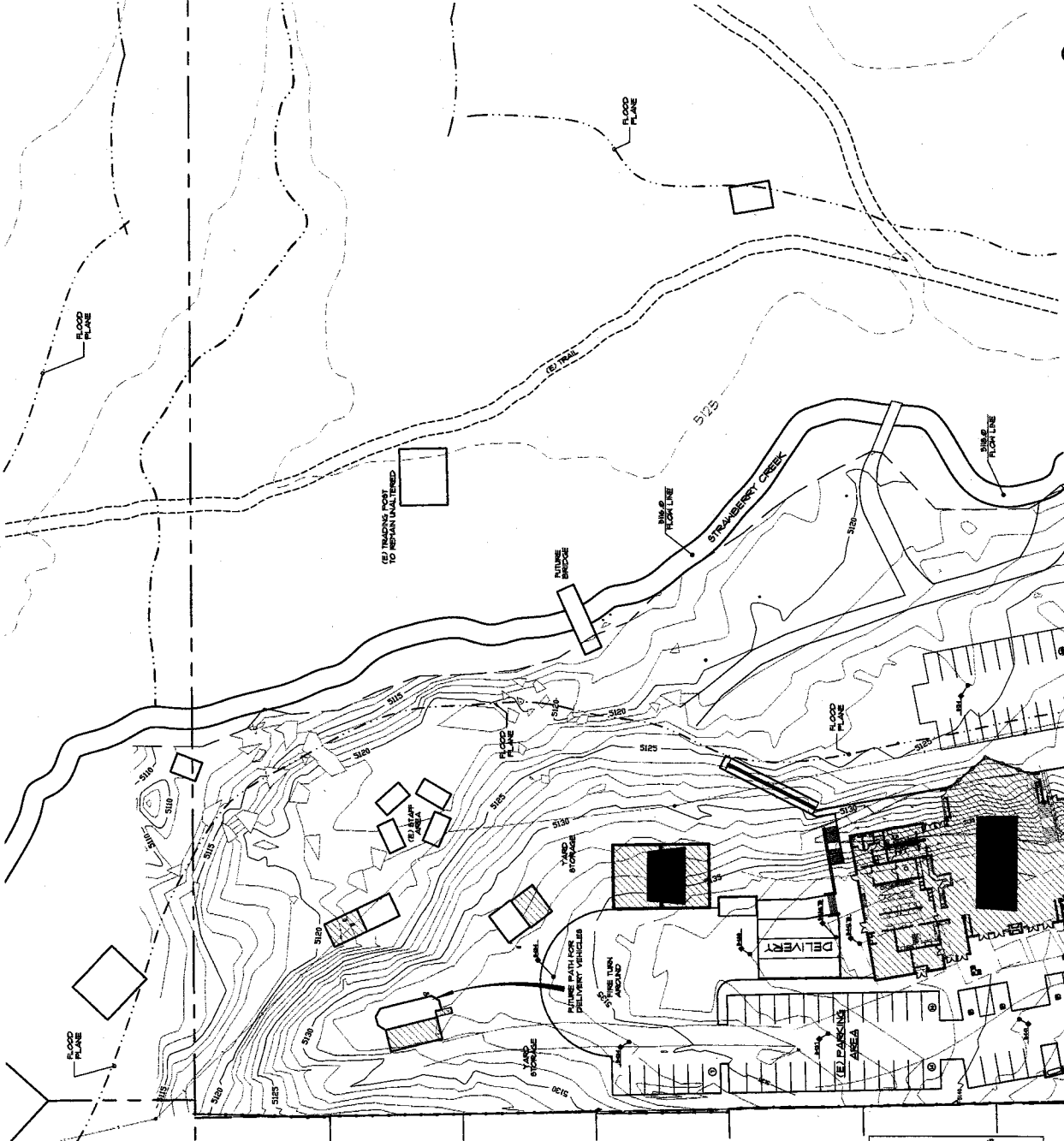
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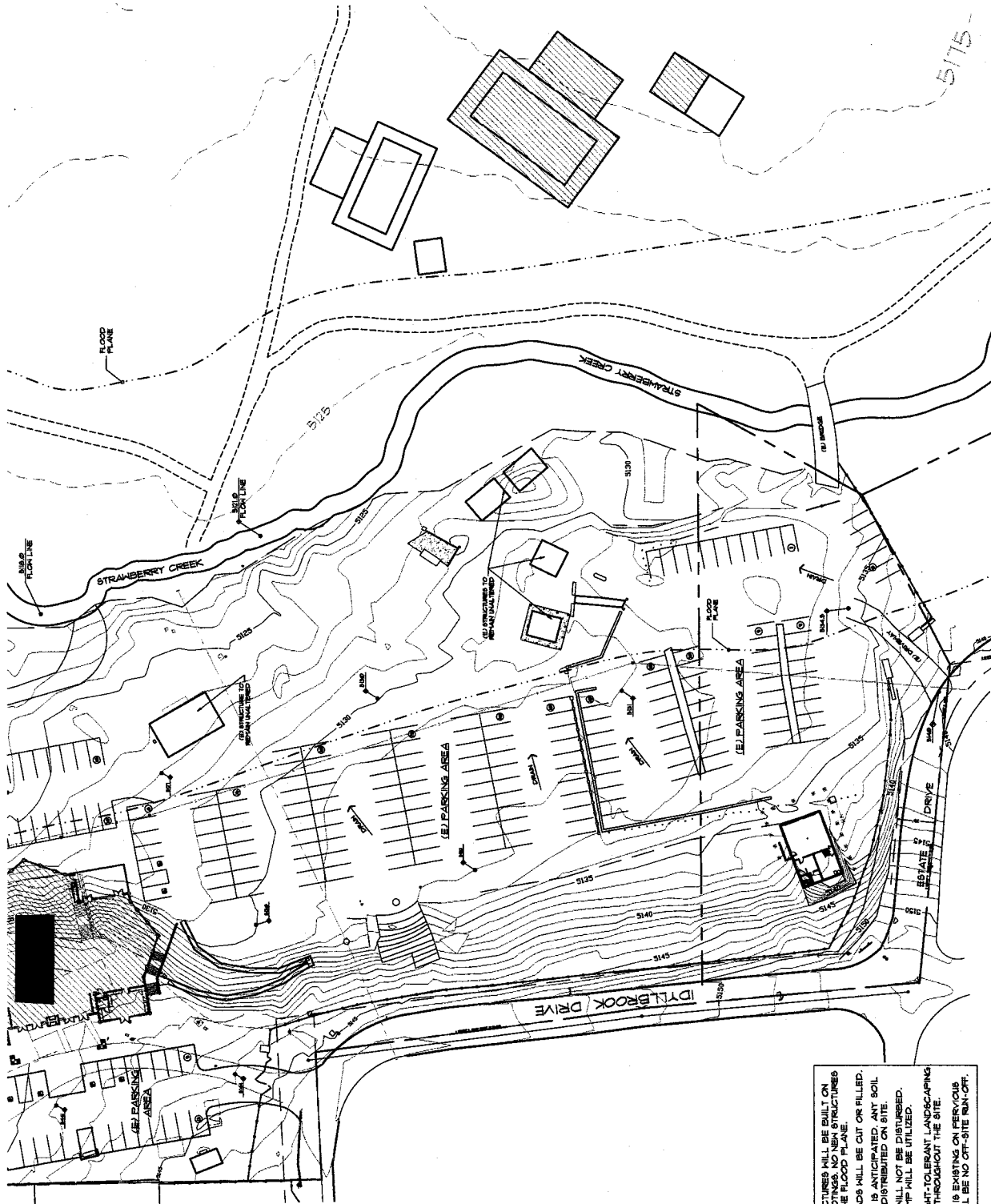
PARTIAL SITE PLAN • PROPOSED DINING FACILITY

NOTE: ALL NEW STRUCTURES WILL BE BUILT ON RAISED/STEPED FOOTINGS. NO NEW STRUCTURES ARE PROPOSED IN THE FLOOD PLANE. NO FLAT BUILDING PADS WILL BE CUT OR FILLED. MINIMUM SOIL IMPACT IS ANTICIPATED. ANY SOIL DISPLACED WILL BE DISTRIBUTED ON SITE. NATURAL DRAINAGE WILL NOT BE DISTURBED. RUNOFF MITIGATION BMP WILL BE UTILIZED. NATURAL AND DROUGHT-TOLERANT LANDSCAPING WILL BE MAINTAINED THROUGHOUT THE SITE. ALL PARKING SURFACES ARE EXISTING ON PREVIOUS SURFACES. THERE WILL BE NO OFF-SITE RUN-OFF.



DATE	BY
REVISIONS	
ISSUE DATE: 12.18.09	
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NOTE: ALL NEW STRUCTURES WILL BE BUILT ON RAISED/STEPPED FOOTINGS. NO NEW STRUCTURES ARE PROPOSED IN THE FLOOD PLANE. NO FLAT BUILDING PADS WILL BE CUT OR FILLED. MINIMUM SOIL INFRACT IS ANTICIPATED. ANY SOIL DISPLACED WILL BE DISTRIBUTED ON SITE. NATURAL DRAINAGE WILL NOT BE DISTURBED. RUNOFF MITIGATION BMP WILL BE UTILIZED. NATURAL AND PROPOSED SOLID LANDSCAPING WILL BE MAINTAINED THROUGHOUT THE SITE. ALL PARKING SHOWN IS EXISTING OR FUTURE SURFACES. THERE WILL BE NO OFF-SITE RUN-OFF.

PARTIAL SITE PLAN • PROPOSED DINING FACILITY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 38533  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3361  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Jeff Horn  
**Telephone Number:** 951-955-4141  
**Applicant's Name:** California Inland Empire Council  
**Applicant's Address:** 1230 Indiana Court, Redlands CA 92374  
**Engineer's Name:** Roy J. Rigalado  
**Engineer's Address:** PO Box 3428 Idyllwild CA 92549

### I. PROJECT INFORMATION

**A. Project Description:** **Conditional Use Permit No. 3361** proposes to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, "high adventure" rock climbing and ropes course area, "Fort Emerson" (a fort recreation ), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 sq. ft. boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 sq. ft.), a 1152 sq. ft. foundation for a pool and changing/restrooms, a 168 sq. ft. pumphouse, three (3) shower/restroom facilities (304, 330, and 750 sq. ft.), a 384 sq. ft. "Trading Post" for snacks and supplies, a 1,056 sq. ft. nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 sq. ft. existing main lodge as with a new 15,000 sq. ft. facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

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

**C. Total Project Area:** 153.26 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 153.26 Acre Camp			

**D. Assessor's Parcel No(s):** 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001, 561-061-001.

**E. Street References:** Located northerly of Idyllbrook Drive and westerly of Highway 243

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 East, Sections 13 NW, 13SW, 14

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The land use on the site is an existing summer camp facility with an existing

main lodge/cafeteria building, over 25 group camp sites, Nine (9) lodges for meetings and training programs, a pool and changing facilities, a lake, two (2) earthen amphitheatres, and four (4) shooting ranges. The project site can be categorized as lower montane coniferous forest, containing ponderosa pine, black oak, live oak, jeffrey pine, sugar pine, and white fir. The project site contains a natural lake and two watercourses that traverse southwesterly through the site, the Strawberry Creek impacts the site from the east and the Bear Trap Canyon and Creek bisects the site from north to south, merging onsite before out letting the site from the southwesterly corner. The area around Strawberry Creek is delineated as Zone A Floodplain. The property is surrounded by County and Federal Conservation Lands to the east and west, and large lot single family residential the north and south.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** Open Space-Recreation (OS:R)
2. **Circulation:** Adequate circulation facilities exist and are provided for via access easements. The project meets all other applicable circulation polices of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas, however it has been conditioned to pay the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies. Additionally, the entire project site has an Open Space: Rural Land Use Designation, the low impacts of development involved with a camp are an allowed use within this designation.
- 4.
5. **Safety:** The proposed project is located within a high fire hazard area and within a 100-year flood zone. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. A portion of the project is located within the Strawberry Creek floodplain and floodway. The site is located within the 100 year Zone A1 and Panel no. 06065C 2155G of the Flood Insurance Rate Maps issued by FEMA. The project has allowed for sufficient provision of emergency response and the project meets all other applicable Safety Element policies.
6. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies
7. **Housing:** The project does not propose any new housing for sale to be constructed, but does propose residence for camp manager and onsite Ranger; the proposed project meets all applicable Housing Element policies.
8. **Air Quality:** The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Riverside Extended Mountain (REMAP)

C. **Foundation Component(s):** Open Space

D. **Land Use Designation(s):** Open Space-Recreation (OS-R)

- E. **Overlay(s), if any:** Village Tourist Policy Area
- F. **Policy Area(s), if any:** Mt. Palomar Nighttime Lighting Policy, Zone B (27.03 miles).
- G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** N/A
- H. **Existing Zoning:** Controlled Development Areas (W-2)
- I. **Proposed Zoning, if any:** N/A
- J. **Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

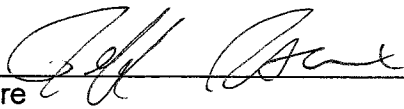
proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature



May 10, 2010

Date

Jeff Horn, Project Planner

Printed Name

For Ron Goldman, Planning Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project is located within 1/2 a mile to State Designated Scenic Highway No. 243. However, the mountainous and forested nature of the area will mitigate the potential to any visual impacts to the scenic highway corridor, therefore there are less than significant impacts.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Although these features do exist on the project site, the site has been built, and all new proposals will be developed, in coordination with the existing topography and surrounding forest. Additionally, the majority of the project exists and all prominent features on the site will be avoided, therefore there less than significant impacts on aesthetics views open to the public.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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

Findings of Fact:

- a) According to the RCIP, the project site is located 27.03 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.13) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.13). Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. (COA 10.PLANNING.03). The low impact nature of the camp ground facility will ensure the project will not create a new source of substantial light or glare and will not adversely affect day or nighttime views in the area. With the mitigations, the impacts will be less than significant.
- b) There are limited adjacent residences to the north and south and Open Space to the east and west. Any lighting associated with the proposed project must comply with Ordinance No. 655 due to its proximity to Palomar Observatory. With the existing forests on the periphery of the property, and compliance with the requirements of Riverside County Ordinance No. 655, potential light and glare impacts to these residents are to be less than significant.

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

Mitigation: No mitigation measures are necessary

Monitoring: No mitigation measures are necessary

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The project site is not designated as farmland and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses.
- b) The proposed project currently exists as a summer camp, with a large portion of open space (forest). The proposal will not conflict with any existing agricultural use, or a Williamson Act (agricultural preserve) contract.
- c) Surrounding zonings include Controlled Development Areas (W-2), Controlled Development Areas – 20 Acre minimum (W-2-20), and One-Family Dwelling Mountain Resort – 20 acre Minimum (R-1A-20) to the north, Natural Assets (N-A), Controlled Development Areas (W-2), and Watercourse, Watershed & Conservation Area (W-1) to the east, One-Family Dwelling Mountain Resort – 9,000 sq. ft. Minimum (R-1A-9,000) to the south, and Natural Assets (N-A), Controlled Development Areas (W-2) to the south. Therefore, the project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"). The project must comply with all aspects of County Ordinance 625 and shall be required to inform users regarding the adjacent agricultural uses. The impacts would be less than significant.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary

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

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located along Idyllbrook Drive.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: REMAP, GIS database, WRCMSHCP, and On-site Inspection

Findings of Fact:

- a) Implementation of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there will be no impacts as a result of the project
- b) Implementation of the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Therefore, there will be no impact as a result of the project.
- c) Implementation of the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U. S. Wildlife Service. Therefore, there will be no impact as a result of the project.
- d) Implementation of the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site. The conditions as mentioned above will require protection of any drainage that may occur offsite and will require review prior to any extensive grading, therefore the impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) There are two (2) existing water courses on the project site, however and the development of the site will not have any impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) Implementation of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist

Findings of Fact:

- a) The site does not contain a historical site and the project does not propose demolition of any potential historic resource, therefore there is no impact.
- b) The site does not propose changes of any nature to cause a substantial adverse change to any historical resource, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review



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

a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.07)

Additionally, Native American monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Romona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.06)

All known (recorded) archaeological-cultural resources within the Camp Emerson boundaries shall be avoided and preserved in-situ. Future buildings and facilities shall be designed around the cultural resources to accomplish preservation. Previously unknown or subsurface cultural resources shall be mitigated pursuant to other conditions of approval in the Conditional Use Permit. Cultural resources shall be stewarded and protected by the Camp Emerson Camp Ranger and incorporated into the Boy Scout of America camp curricula for cultural resources and conservation education and related programming in a culturally sensitive and respectful manner. (COA 10.PLANNING.22)

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

**Mitigation:** Prior to grading permit issuance, the applicant must obtain a qualified archaeologist for monitoring services for any proposed grading with respect to potential impacts to cultural resources (60.Planning.7). Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Romona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla. These groups shall provide tribal monitoring should each tribe decide to participate. (60.Planning.6). All known (recorded) archaeological-cultural resources within the Camp Emerson boundaries shall be avoided and preserved in-situ.

**Monitoring:** Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

**9. Paleontological Resources**

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

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

**Findings of Fact:**

- a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:
1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
  2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
  3. The paleontologist shall determine the significance of the encountered fossil remains.
  4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
  5. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. ~~The remains then will~~ be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated. (10.PLANNING.23)

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) No active faults are known to traverse the project site. Therefore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project site does not lie within a State of California Earthquake Hazard Zone (formally called an Alquist-Priolo Special Studies Zone).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

- a) According to the Riverside County General Plan, the project site is not located within an area mapped as having a moderate potential for liquefaction. However, the potential for liquefaction at the site is very low due to the presence of shallow bedrock within the project. Therefore, no impact is forecast to occur due to the potential for seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Based on location in the seismically active Southern California region, the site is susceptible to ground shaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. The project is conditioned to comply with all building codes which will ensure adequate protection against ground shaking events. These are not considered mitigation for CEQA purposes.

In addition, according to the County of Riverside General Plan, the proposed project site is not located within a significant seismic groundshaking zone. The proposed project will not result in significant impacts due to seismic ground shaking.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**13. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site has been previously graded and the site slopes generally to the north. The geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls. Therefore, implementation of the proposed project has no potential to expose the proposed facilities to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**14. Ground Subsidence**

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

Source: Riverside County General Plan and GIS information.

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. However, compliance with the County's UBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**16. Slopes**

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan and Project Application Materials

Findings of Fact:

- a) The proposed project will not significantly change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.
- b) The project does not propose cut or fill slopes greater than 2:1 or higher than 10 feet. The topographic change is considered less than significant.
- c) The proposed project will be utilizing self contained wastewater systems on the RV/Trailers and the portable restrooms will only be used seasonally and will be serviced regularly.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials and On-site Inspection

Findings of Fact:

- a) The development of the project site will not result in soil erosion during grading and construction because the site has been previously graded and improved. If substantial grading is proposed, a grading plan, Water Quality Management Plan (WQMP), and incorporating the proper mitigation measures must be submitted.
- b) The site is located in an area experiencing active subsidence. None of the soils on the site would be considered expansive and the project does not propose any permanent structures and is restricted from constructing permanent structures via (COA 10.FLOOD.01), and there will be no permanent structures for human occupancy therefore the impacts will be less than significant.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials and On-site Inspection

Findings of Fact:

- a) Implementation of the proposed development will not change deposition, siltation, or erosion that in a manner that may modify the channel of a river or stream or the bed of a lake. County grading standards, best management practices and the WQMP are required to control potential hazards. No substantial grading is proposed and in the event grading is proposed a complete grading and geotechnical report will be required. There are two defined drainages within the project, and the floodplain shall be kept free of buildings and obstruction in order to maintain the natural drainage patterns of the area. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 10.FLOOD.01)
- b) Since the site is existing and the proposed improvements do not require substantial grading, there will be no impacts that will increase the potential for erosion either on or off site.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

- a) Findings of Fact: The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The use of a black powder, rifle, and shotgun ranges has the potential for increased lead deposits from the shooting of lead shot. The BSA Camp Emerson will be required to provide by-laws and other restraining policies to ensure that only non-lead shot, steel or equivalent are used on the range areas. Per COA 10.PLANNING.25 the use of lead shot shall be prohibited on the project area.

b-e) The project will not create a hazard to the public through the use of hazardous material. The project will not store or utilize any hazardous materials that may be released into the environment. The project will not interfere with any emergency plan. The project is not located within one-quarter mile of any existing school and the project is not located on a known hazardous materials site.

Mitigation: Restriction of the use of lead shot in the project area shall be prohibited by implementation of COA 10.PLANNING.25.

Monitoring: Monitoring shall be done by the Planning Department , Building and Safety Department, and Riverside County Code Enforcement.

**21. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

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

Findings of Fact:

a-d) The project is not located in an Airport influence area and will not have any effect on any airport operations.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**22. Hazardous Fire Area**

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

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

Findings of Fact:

a) The project site is located within a High Fire Area. The project shall incorporate onsite fire prevention design and fire fighting facilities. A clearance letter from Idyllwild Fire Protection District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of approval, summarized as follows (COA 90.PLANNING.07):

1. Elevation and quantity of water in existing water tanks for fighting.
2. Knox boxes installed at gates and key buildings.
3. 3" NPT discharge installed on pool for fire fighting.
4. Vehicle load posted on new bridge.
5. Tree canopy clearance on access roads for responding equipment.

Mitigation: Prior to Building Final Inspection a clearance letter from Idyllwild Fire Protection District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of approval in their letter dated May 16, 2009. (COA 90.PLANNING.07).

Monitoring: Monitoring will occur through the Idyllwild Fire Department, Planning, and Building and Safety Plan Check Process.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

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

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

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

Findings of Fact:

- a) Two watercourses are located on the project site. The Strawberry Creek impacts the site from the east and the Bear Trap Canyon bisects the site from north to south, merges on the site before outletting southerly to the floodplain. The combine watershed of approximately 5,000 acres with velocities that can be highly erosive impacts the site. A portion of the site is located within the 100 year Zone A floodplain limits as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, there is adequate area outside of the floodplain and natural watercourses for building sites.

The floodplain shall be kept free of buildings and obstruction in order to maintain the natural drainage patterns of the area. All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 10.FLOOD.01)

- b) The development of this project adversely impacts water quality. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). (COA 10.FLOOD.01)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The site is served by an existing well and the project does not propose any significant increase in water usage that would cause a lowering of the local groundwater table or local groundwater level, therefore there is no impact.
- d) There is no substantial grading proposed on the project site, therefore there is no impact.
- e-f) Two watercourses are located on the project site. The Strawberry Creek impacts the site from the east and the Bear Trap Canyon bisects the site from north to south, merges on the site before outletting southerly to the floodplain. The combine watershed of approximately 5,000 acres with velocities that can be highly erosive impacts the site. A portion of the site is located within the 100 year Zone A floodplain limits as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, all finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 60.Flood.01)
- g) The project will not degrade the water quality, therefore there is no impact.
- h) The project will not propose significant drainage improvement or grading and shall not require a WQMP, therefore there are no impacts.

**Mitigation:** All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 60.Flood.01)

**Monitoring:** Monitoring shall be done by the Riverside County Flood Control District, Building & Safety department, and the Planning Department.

**24. Floodplains**

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

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

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

Findings of Fact:

- a) The existing site does not contain any concentrated drainage or substantial grading and would not cause the alteration of any watercourse. The site has also been previously graded and will not cause an increase in runoff, therefore there is no impact.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.
- c) Two watercourses are located on the project site. The Strawberry Creek impacts the site from the east and the Bear Trap Canyon bisects the site from north to south, merges on the site before outletting southerly to the floodplain. The combine watershed of approximately 5,000 acres with velocities that can be highly erosive impacts the site. A portion of the site is located within the 100 year Zone A floodplain limits as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, there is adequate area outside of the floodplain and natural watercourses for building sites.

The floodplain shall be kept free of buildings and obstruction in order to maintain the natural drainage patterns of the area. All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 10.FLOOD.01) With the proposed mitigation of the above condition, the projects impacts will be less than significant.

- d) The project does not propose any permanent structures and will not seriously impact the surface water in any body of water, therefore there is no impact.

Mitigation: All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. (COA 60.Flood.01)

Monitoring: Monitoring shall be done by the Riverside County Flood Control District, Building & Safety department, and the Planning Department.

**LAND USE/PLANNING** Would the project

**25. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes to permit an existing BSA camp facility. The Conditional Use Permit is consistent with the Riverside County General Plan and will not result in a substantial alteration of the planned land use in the area. Therefore with the approval of the Conditional Use permit, the impacts will be less than significant.

b) The project is not located in a city sphere or adjacent to a city, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**26. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) The project site's existing zoning classification is Controlled Development Area (W-2) and the use is consistent with those requirements based on the seasonal nature of the project. Therefore the proposed use is of a temporary nature and the impacts will be less than significant.

b) The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are designated Open Space: Recreation (OS:R) (20 Acre Minimum) to the north, Open Space: Conservation (OS:C) and Open Space: Water (OS:W) to the east, Community Development: Medium Density Residential (CD:MDR) (2-5 DU per Acre) to the south, and Open Space: Conservation (OS:C) and Community Development: Public Facilities (CD:PF) to the west.

c) The proposed project is compatible with the existing and planned surrounding land uses in the area.

d) The proposed development is consistent with the Open Space – Recreation (OS-R) land use designation.

e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are vacant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. The project site is also not located in an area classified or designated by the State that would be of value to the region or the residents of the State.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.

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

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**29. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located near an existing Highway and no noise impacts will occur.

Mitigation: No mitigation measures are necessary

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

**31. Other Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

- a) The project is of limited use and will not increase the ambient noise level.
- b) The project involves a BSA camp that may involve the periodic discharge of firearms in the act of range shooting. However, these actions will be limited and of short duration as to not pose a significant impact.
- c) The project does not propose any uses that will generate noise in excess of those established in the existing General Plan.
- d) There will be no exposure to ground-borne vibration or increased noise levels.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are to occur from project implementation.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**36. Schools**

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.80.PLANNING.3)

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**37. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project will not create a significant incremental demand for library services.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**38. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project will not cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The portion of the proposed development is located within a County Service Area #36 Idyllwild.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
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<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Alter waterborne, rail or air traffic?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>incompatible uses (e.g. farm equipment)?</u>				
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) Per Transportation Department, a traffic study for the subject project is not required and has been determined that the project is exempt from traffic study requirements (10.TRANS.1) Therefore, the proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity.
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Given that the scope of work for the proposed project is relatively small, the scale of the project will not be substantial enough to exceed a level of service standard established by the county congestion management agency, result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Department of Environmental Health Review and project application materials

**Findings of Fact:**

- a) The project is served by an existing well that is sufficient to provide water for the intermittent uses, therefore there is no impact.
- b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

**Mitigation:** No mitigation measures are necessary

**Monitoring:** No monitoring measures are necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Department of Environmental Health Review

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project consists of RV/trailers that are mobile and shall be self contained with all necessary waste disposal abilities. No new wastewater treatment or dumping stations are proposed with the project, therefore there is no impact.
- b) Since the project is served by portable restrooms and the self contained RV/trailers, there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**45. Solid Waste**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**46. Utilities**

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

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

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The project proposed self contained RV/trailers and shall not require additional services to serve the project.

**Mitigation:** No mitigation measures are necessary

**Monitoring:** No monitoring measures are necessary

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Source:** Staff review, Project Application Materials

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

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Staff review, Project Application Materials

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

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Staff review, project application



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project.

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

Y:\Planning Case Files-Riverside office\CUP03361\CUP03361EA 4.30.10.doc  
 Revised: 6/9/08

ADDITIONAL USE PERMIT Case #: CUP03361

Parcel: 561-061-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit existing facilities and construct additions and improvements on a 153.26 gross acre Boy Scouts of America camp site. Existing facilities to remain include a black powder shooting range, "high adventure" rock climbing and ropes course area, "Fort Emerson" (a fort recreation ), two (2) water tanks, archery range with storage facility, shot gun range, rifle range with storage building, a 720 sq. ft. boat house, two (2) amphitheatres, six (6) lodges for meetings/trainings (300, 420, 432, 480, 720, and 1,600 sq. ft.), a 1152 sq. ft. foundation for a pool and changing/restrooms, a 168 sq. ft. pumphouse, three (3) shower/restroom facilities (304, 330, and 750 sq. ft.), a 384 sq. ft. "Trading Post" for snacks and supplies, a 1,056 sq. ft. nature lodge for meeting and educational functions, staff maintenance sheds, a cabin, and 37 tent camping Troop sites. New facilities onsite include two (2) pools and changing/restrooms, a new restroom/trading post, a Ranger's residence, three (3) shower/restrooms, a shop building, six (6) tent camping Troop sites, and relocated modular meeting/office rooms. The proposal also includes replacing the 2,044 sq. ft. existing main lodge as with a new 15,000 sq. ft. facility to include a dining hall, kitchen, medical office, camp administration, and scoutmaster lounge, and a total of 233 parking spaces.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03361. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3361 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-4) for Conditional Use Permit No. 3361, Exhibit A, Amended No. 1, dated 3/20/09.

APPROVED EXHIBIT B = Elevation (Sheets 1-2) for Conditional Use Permit No. 3361, Exhibit B, Amended No. 1, dated 3/20/09.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-10) for Conditional Use Permit No. 3361, Exhibit C, Amended No. 1, dated 3/20/09.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE-G2.3SLOPE EROS CL PLAN                   RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7                   USE-G2.5 2:1 MAX SLOPE RATIO                   RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                   USE-G2.6SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10                   USE-G2.8MINIMUM DRNAGE GRADE                   RECOMMND

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

10.BS GRADE. 11                   USE-G2.9DRNAGE & TERRACING                   RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with

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10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3361 is a proposal to construct additions and improvements to an existing 191-acre campsite in the Idyllwild area. The project site is located north of Idyllbrook Drive and West of Highway 274.

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10. GENERAL CONDITIONS

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

RECOMMND

The topography of the area consists of well defined ridges and natural watercourses that traverse the property. The Strawberry Creek impacts the site from the east and the Bear Trap Canyon bisects the site from north to south, merges on the site before outletting southerly to the floodplain. The combine watershed of approximately 5,000 acres with velocities that can be highly erosive impacts the site. A portion of the site is located within the 100 year Zone A floodplain limits as delineated on Panel No. 06065C 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). However, there is adequate area outside of the floodplain and natural watercourses for building sites. The floodplain shall be kept free of buildings and obstruction in order to maintain the natural drainage patterns of the area.

All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. This set back is based on engineering judgment. Should an applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review with the appropriate fee deposit per County Ordinance 671.

The development of this project adversely impacts water quality. Since the project was submitted pre water quality enforcement, no preliminary Water Quality Management Plan (WQMP) is required at this time but the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

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

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

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

10.PLANNING. 4                   USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), [parks and recreational uses, 1 space per 8,000 sq. ft. of active recreational area, and 1 space per acre of passive recreational area], total minimum parking required is 221 parking spaces. The project proposes 233 parking spaces.

10.PLANNING. 6                   USE - NO OUTDOOR ADVERTISING                   RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.



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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 8 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 10 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 11 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of three (3) years or more, this approval shall become null and void.

10.PLANNING. 12 USE - 90 DAYS TO PROTEST RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 17 USE - LMTD OFF-ROAD USES ALLWD RECOMMND

Limited off-road vehicle use shall be allowed for maintenance, transportation, and emergency purposes. Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, recreational, scrambling, racing and riding exhibitions.

10.PLANNING. 19 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning

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Parcel: 561-061-001

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 21 USE - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 22 USE - CULTURAL RESOURCES AVOID RECOMMND

All known (recorded) archaeological-cultural resources within the Camp Emerson boundaries shall be avoided and preserved in-situ. Future buildings and facilities shall be designed around the cultural resources to accomplish preservation. Previously unknown or subsurface cultural resources shall be mitigated pursuant to other conditions of approval in the Conditional Use Permit. Cultural resources shall be stewarded and protected by the Camp Emerson Camp Ranger and incorporated into the Boy Scout of

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CULTURAL RESOURCES AVOID (cont.) RECOMMND

America camp curricula for cultural resources and conservation education and related programming in a culturally sensitive and respectful manner.

10.PLANNING. 23 USE - LOW PALEO RECOMMND

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

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

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

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

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

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10. GENERAL CONDITIONS

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

RECOMMND

The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 24 GEN - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made

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10. GENERAL CONDITIONS

10.PLANNING. 24 GEN - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 25 USE - LEAD SHOT PROHIBITED RECOMMND

Lead Shot shall be prohibited for any and all range shooting activities within entire contiguous ownership of the Boy Scouts of America Camp Emerson as shown on APPROVED EXHIBIT A and as further detailed by APN's: 557-130-003, 557-130-002, 561-050-010, 561-050-013, 561-020-001, and 561-061-001.

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling (Camp Manager) and onsite Ranger's residence as shown on the APPROVED EXHIBIT A. No person, [except the caretaker/ranger and members of the caretaker/ranger's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Meadow Drive, Estate Drive, Idyllbrook Drive and McKinley Drive since adequate right-of-way exists.

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10. GENERAL CONDITIONS

10.TRANS. 4                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Meadow Drive, Estate Drive, Idyllbrook Drive and Mckinley Drive due to existing improvements.

10.TRANS. 6                      USE - STD INTRO 3(ORD 460/461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      USE - EXPIRATION DATE-CUP/PUP                      RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

USE - EXISTING STRUCTURE CHECK

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3

USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4

USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.)

RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE IMPORT/EXPORT (cont.)

RECOMMND

permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE ELEVATE FINISHED FLOOR

RECOMMND

All finished floor elevations of new structures shall be constructed at least 10 feet above the flowline of Strawberry Creek to prevent from flood damage. Also all proposed structures along Bear Trap Creek shall be setback 100 feet from the creek's flow line. This set back is based on engineering judgment. Should an applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review with the appropriate fee deposit per County Ordinance 671.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3361, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 6 USE- NATIVE AM. MONITORING

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Ramona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians, in a cooperative arrangement.

Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE- NATIVE AM. MONITORING (cont.) RECOMMND

mentioned Tribes and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

60.PLANNING. 7 USE - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of any rough grading permits within the Camp Emerson boundaries, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider/developer for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 8 USE- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE- CULTURAL RES. DISP. AG. (cont.) RECOMMND

Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Ramona Band of Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians in a cooperative arrangement between the two tribes for proper treatment and disposition, upon submittal of Phase IV Archaeological Monitoring Reports to the County Archaeologist.

TRANS DEPARTMENT

60.TRANS. 1 USE-TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE RECOMMND

The applicant must provide to DEH for review an original copy of current "will-serve" letter for water and sewer service from the appropriate water and sewer utility company.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with all applicable current State and Local Regulations.