

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

824B



REVIEWED BY EXECUTIVE OFFICE

DATE 9/11/11
Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 18, 2011

SUBJECT: PUBLIC USE PERMIT NO. 759R2 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Sakyamuni Buddhist Meditation Association – Engineer/Representative: Thatcher Engineering & Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½) - **REQUEST:** This Public Use Permit proposes to extend the permit life an additional 20-years (2030). Existing structures within the property to remain include a 2,370 square-foot meditation facility, a 3,360 square-foot two (2) story meditation center, a 300-square foot mediation room, a 676 square-foot office/storage building and two gazebos.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 15, 2011.

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42269, 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,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on next page)

Dept't Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: First

Agenda Number:

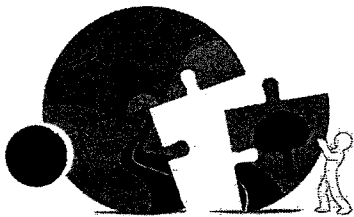
1.6

The Honorable Board of Supervisors

Re: **PUBLIC USE PERMIT NO. 759R2**

Page 2 of 2

APPROVED PUBLIC USE PERMIT NO. 759, REVISED PERMIT NO. 2, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

9/27/11
Date

KD
Initial

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Public Use Permit No. 759R2 / Environmental Assessment No. 42269 / California Department of Fish and Game No. 5627

Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

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

Sakyamuni Buddhist Meditation Association
Project Applicant

15950 Winters Lane, Riverside, CA 92504
Address

The project is located on the northerly side of Winters Lane between Wood Lane to the west and Lazy Lagoon lane to the east.
Project Location

This, the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20 years (until July 1, 2031). The project site currently contains a 2,370 square foot residential/meditation building, a 676 square foot office/storage building, a 3,360 square foot, two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary.
Project Description

is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 15, 2011, and has 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 (\$2,044.00 + \$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, 12th Floor, Riverside, CA 92501.

W.B.T.
Signature

Wendell Bugtai, Project Manager
Title

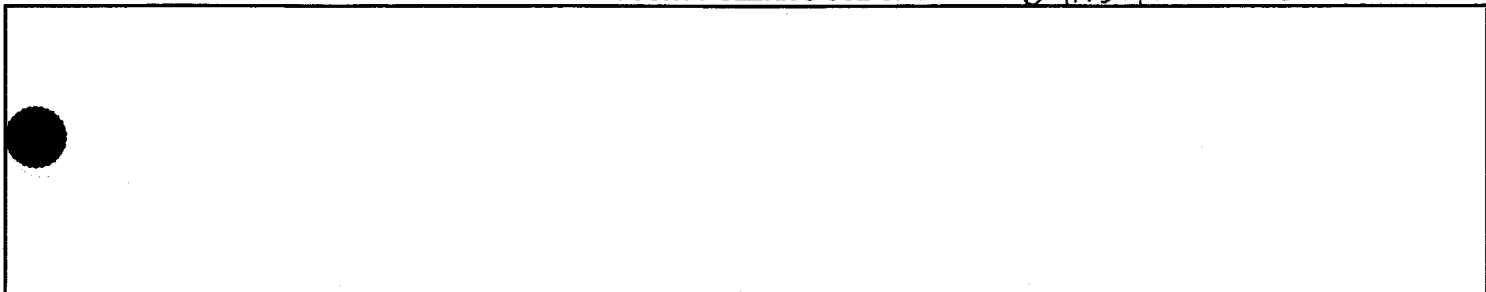
June 6, 2011
Date

Date Received for Filing and Posting at OPR: _____
DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42269 ZCFG 5627

FOR COUNTY CLERK'S USE ONLY

09.13.11 1.6



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1000550

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAKYAMUNI BUDDHIST MEDITATION \$64.00
paid by: CK 4055
CA F&G FEE FOR EA42269
paid towards: CFG05627 CALIF FISH & GAME: DOC FEE
at parcel: 15950 WINTERS LN RIV
appl type: CFG3

By _____ Jan 19, 2010 10:57
SBROSTRO posting date Jan 19, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1100748

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

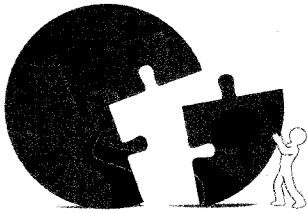
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAKYAMUNI BUDDHIST MEDITATION \$2,044.00
paid by: CK 4108
CA F&G FEE FOR EA42269
paid towards: CFG05627 CALIF FISH & GAME: DOC FEE
at parcel: 15950 WINTERS LN RIV
appl type: CFG3

By _____ Jan 27, 2011 13:33
MGARDNER posting date Jan 27, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: August 10, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PUBLIC USE PERMIT NO. 759R2 – 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:

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Need Director's signature by 8/16/11
Please schedule on the September 13, 2011 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 (CFG5627)

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

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

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION
MINUTE ORDER JUNE 15, 2011
CITY OF PERRIS BOARD CHAMBERS**

- I. **AGENDA ITEM 3.1: PUBLIC USE PERMIT NO. 759R2 – Intent to Adopt a Negative Declaration -**
Applicant: Sakyamuni Buddhist Meditation Association – Engineer/Representative: Thatcher Engineering & Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½). (Quasi-judicial)

II. **PROJECT DESCRIPTION**

This Public Use Permit proposes to extend the permit life additional 20-years (2030). Existing structures within the property to remain include a 2,370 square-foot meditation facility, a 3,360 square-foot two (2) story meditation center, a 300-square foot mediation room, a 676 square-foot office/storage building and two gazebos. APN: 273-280-020.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org.

The following spoke in favor of the subject proposal:

Bud Thatcher, Applicant's Rep. 1461 Ford St. #105 Redlands, CA 92373

Lynda Delgado neighbor 15980 Rawhide Ln. Riverside CA 92504 702-510-9448

Susan Olson neighbor Riverside CA

David Morgan neighbor 16170 Rawhide Ln Riverside CA 92504

There were no speakers in a neutral position.

The following spoke in opposition of the subject proposal.

Gary B. 15982 Winter Riverside CA 92504 780-6002

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Petty not participating)

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42269, 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 PUBLIC USE PERMIT NO. 759, REVISED PERMIT NO. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.:
Area Plan: Lake Mathews / Woodcrest
Supervisory District: First
Project Planner: Wendell Bugtai
Board of Supervisors: September 13, 2011

PUBLIC USE PERMIT NO. 759, REVISED
PERMIT NO. 2
E.A.: 42269
Applicant: Sakyamuni Buddhist Meditation
Association
Engineer/Representative: Thatcher Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

On the June 15, 2011 Planning Commission, there were changes made to the staff report and conditions of approval. The changes were as follows:

A) The Project Description and Location section in the staff report referred to "Previously approved, **but yet to be constructed** facilities..." This portion has been changed to reflect "**but not to be constructed**".

B) In addition, a condition of approval was added to reflect a "Quarterly Visitor Update". The condition reads as follows:

"The applicant shall provide to the Planning Department on a quarterly basis a report providing the number of people per event not to exceed 55 persons. "

C) Condition of Approval 10.GS GRADE.006 was revised to reflect the following:

" Within 30 days of project approval, the applicant shall remove all equipment and restore the structure to the original approved storage use. All current adopted building codes and county ordinances shall apply. As a storage use area, a single light switch and light is permitted only. No electrical outlets, sinks or any other equipment is permitted, unless proof of approved building permits for the existing kitchen facilities is provided."

Agenda Item No.:
Area Plan: Lake Mathews / Woodcrest
Supervisory District: First
Project Planner: Wendell Bugtai
Planning Commission: June 15, 2011

PUBLIC USE PERMIT NO. 759, REVISED
PERMIT NO. 2
E.A.: 42269
Applicant: Sakyamuni Buddhist Meditation
Association
Engineer/Representative: Thatcher Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This, the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20-years (until July 1, 2031). The project site currently contains a 2,370 square-foot residential/meditation building, a 676 square-foot office/storage building, a 3,360 square-foot two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary. Previously approved, but not to be constructed facilities, consist of a 3 room, 300-square foot meditation building, one 8 foot by 12 foot by 13 foot high restroom building, and one 15 foot by 15 foot by 26.5 foot high gazebo/stupa for statuary.

The project is located on the northerly side of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east.

BACKGROUND:

Public Use Permit No. 672 was approved on October 9, 1990 for the approval of a religious retreat facility on the subject site. **Public Use Permit No. 759** was approved on September 27, 1994 for the construction of an approximately 3,430-square-foot two-story meditation building and permitted an existing residence/meditation building with an office/storage building. **Public Use Permit No. 759, Substantial Conformance No. 1 (SC00527)**, was approved on June 22, 1995 in order to permit patio cover additions to the front and rear of the existing meditation facility. **Public Use Permit No. 759, Substantial Conformance No. 2** was approved on January 20, 2000, and added additional patio covers to the project site and converted a trash enclosure into a storage building.

Public Use Permit No. 759, Revised Permit No. 1 was approved on March 1, 2000 in two phases, with a 10-year life. Phase 1 allowed for the construction of a one 15-foot by 15-foot by 26.5-foot high gazebo/stupa for statuary, one 30-foot by 30-foot by 29.3-foot high gazebo/stupa for statuary, a pedestrian bridge, and a 12-foot wide gravel pathway for access. Phase 2 allowed for the construction of three detached 8-foot by 11-foot by 12.5-foot high meditation rooms and one 8-foot by 12-foot by 13-foot high restroom building with a 750-gallon septic tank. **Public Use Permit No. 759, Revised Permit No. 3** was approved on October 10, 2002, and revised the layout for landscape design, relocated the previously approved restroom building and septic system, relocated various pedestrian walkways, combined the 3 previously approved 8 foot by 11 foot meditation rooms into a single 10 foot by 30 foot building containing 3 meditation rooms, and increased the height of the large gazebo/stupa from 29.4 to 44.5 feet.

On May 10, 2010, the applicant and engineer conducted an Open House for the surrounding property owners and to answer any questions they may have regarding the proposed **Public Use Permit No. 759, Revised Permit No. 2** application. Several issues were raised by the adjacent property owner to the east. These issues were related to the following:

- a) The existing office/storage building adjacent to the main residence being used as a kitchen. (see condition 20.PLANNING.7)
- b) Noise coming from the kitchen and gathering area during lunch and dinner hours. (see condition 10.PLANNING.24)
- c) The first floor of the 30-foot by 30-foot by 44.5-foot high gazebo for statuary. The adjacent property owner did not go into details about his concerns, but did mention that these concerns will be raised at Planning Commission.
- d) The steps leading to the adjacent property to the west have been raised. The concerns about future expansions to the east (not part of this approval) have been raised by the adjacent property owner.
- e) Concerns about the permitting for number of existing bathrooms and bedrooms within the first floor of the 2-story meditation center have been raised. (see representative's response within staff report package)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) to the east and west
Rural: Rural Residential (R: RR) to the north
Rural Community: Estate Density Residential (RC-EDR) to the south |
| 3. Existing Zoning (Ex. #2): | Rural Agricultural - 2½ Acre Minimum (R-A-2½) |
| 4. Surrounding Zoning (Ex. #2): | Rural Agricultural - 2½ Acre Minimum (R-A-2½) to the north, east and west.
Rural Agricultural - 1 Acre Minimum (R-A-1) to the south. |
| 5. Existing Land Use (Ex. #1): | Sakyamuni Buddhist Meditation Center |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, east, south and west |
| 7. Project Data: | Total Acreage: 2.49 Gross Acres |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42269, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 759, REVISED PERMIT NO. 2**, 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 Rural Community: Very Low Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential on the Lake Mathews / Woodcrest Area Plan Area Plan.
2. The proposed use, a place of religious worship with a minimum of 2½ acres, is permitted use in the Rural Community: Very Low Density Residential designation.
3. The proposed use, a place of religious worship, is a permitted use in the Rural Community: Very Low Density Residential designation.
4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the east and west, Rural: Rural Residential (R: RR) to the north and Rural Community: Estate Density Residential (RC: EDR) to the south.
5. The zoning for the subject site is Rural Agricultural - 2½ Acre Minimum (R-A-2).
6. The proposed use, a place of religious worship, is a permitted use, subject to approval of a public use permit in the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zone.
7. The proposed use, a place of religious worship, is consistent with the development standards set forth in the Rural Agricultural (R-A-2 ½) (2 ½ - acre minimum) zone.
8. The proposed use is permitted in the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zone based on County Ordinance No. 348, Section 18.29, which states that churches, temples, and

other places of religious worship may be permitted in any zoning classification provided a public use permit is granted.

9. The project site is surrounded by properties which are zoned Rural Agricultural - 2½ Acre Minimum (R-A-2½) to the north, east and west and Rural Agricultural - 1 Acre Minimum (R-A-1) to the south.
10. Single Family residences uses have been constructed and are occupied in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
12. Environmental Assessment No. 42269 identified the following potentially significant impacts:

- a. Noise

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 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - c. Fault Zone.
3. The project site is locate within:
 - a. The city of Riverside sphere of influence,
 - b. Western Municipal Water District,
 - c. Santa Ana River watershed; and,
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel Number 273-280-020.

WB:wb/dm

Y:\Planning Case Files-Riverside office\PUP00759R2\PUP759R2 - Staff Report -6-15-11 - PC CORRECTIONS.docx

Date Prepared: 01/01/01

Date Revised: 07/05/11

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42269
Project Case Type (s) and Number(s): Public Use Permit No. 759 Revised Permit No. 2
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai
Telephone Number: 951-955-2419
Applicant's Name: Sakyamuni Buddhist Meditation Association
Applicant's Address: 15950 Winters Lane, Riverside, CA 92504
Engineer's Name: Thatcher Engineering & Associates
Engineer's Address: 1461 Ford Street, Suite 105, Redlands, CA

I. PROJECT INFORMATION

Project Description: This, the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20 years (until July 1, 2031). The project site currently contains a 2,370 square foot residential/meditation building, a 676 square foot office/storage building, a 3,360 square foot, two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary. Previously approved, but yet to be constructed facilities, consist of a 3 room, 300 square foot meditation building, one 8 foot by 12 foot by 13 foot high restroom building, and one 15 foot by 15 foot by 26.5 foot high gazebo/stupa for statuary.

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

B. Total Project Area: 2.49 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Buddhist Meditation Facility			

C. Assessor's Parcel No(s): 273-280-020

D. Street References: The project is located northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 3 South, Range 5 West

F. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently developed with a number of buildings and structures that make up the Sakymuni Buddhist Meditation Facility. There is significant landscaping throughout the property and along the westerly property line.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (2½ Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, 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. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (VLDR)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The Lands Use Designations are Rural Community: Very Low Density Residential (RC: VLDR) to the east and west Rural: Rural Residential (R: RR) to the north and Rural Community: Estate Density Residential (RC: EDR) to the south

A. Adopted Specific Plan Information

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

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

B. Existing Zoning: Residential Agricultural (R-A-2½) (2½ - acre minimum)

C. Proposed Zoning, if any: N/A

D. Adjacent and Surrounding Zoning: Residential Agricultural – 2½ -Acre Minimum (R-A-2½) (2½ - acre minimum) to the north, east and west and Residential Agricultural - 1-Acre Minimum (R-A-1) to the south.

I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

II. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

June 6, 2011
Date

Wendell Bugtai, Project Planner
Printed Name

For Carolyn Syms Luna, Director

III. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located within a highway corridor.
- b) The project will not 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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

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

a) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is currently 45.75 Miles from Mt. Palomar Observatory.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

Findings of Fact:

- a) The project will not 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) The project will not conflict with any agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) The project will not conflict with or obstruct implementation of the applicable air quality plan.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No Mitigation Required.

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

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

- a) 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.
- b) 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).

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

- c) 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.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historic site.
- b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				

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

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

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

Findings of Fact:

- a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

12. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

- a) The project will not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) The project will not be subject to strong seismic ground shaking.

Mitigation: No Mitigation Required.

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

Monitoring: No Monitoring Required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Ground Subsidence

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

Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. 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:

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

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17. Slopes

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not change topography or ground surface relief features.
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18. Soils

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 Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project will not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.
- c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19. Erosion

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

- a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No Mitigation Required.

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

Monitoring: No Mitigation Required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: State CEQA Guideline, § 15064.4.,

Findings of Fact:

- a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project is currently proposing an extension of time for the Public Use Permit and therefore will not generate or increase gas emissions either directly or indirectly.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The proposed project has been previously approved and has been found consistent with the General Plan and there will not conflict with any plans that will reduce emission or greenhouse gases.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of

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

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?

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Airports

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

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

Findings of Fact:

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

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project will not require review by the Airport Land Use Commission.
- c) The project will not be 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.
- d) The project will not be located within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

24. Hazardous Fire Area

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

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

Findings of Fact:

- a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for | <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
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not have changes in absorption rates or the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not affect in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within the City of Riverside sphere of influence. The city has been notified and as of the date of the writing of this environmental assessment, there has not been any formal response related to this project.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will be consistent with the site's existing or proposed zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.
- d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<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
--------------------------------	--	------------------------------	-----------

miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

- a) The project is not located within an airport land use plan or, 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.
- b) The project is not located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

- a) The project is not located near a railroad.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway.

Mitigation: No Mitigation Required.

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

Monitoring: No Mitigation Required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, GIS database, Site Visit

Findings of Fact:

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

34. Noise Effects on or by the Project

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

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

Findings of Fact:

- a) The project will not have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) The project will not have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Instances of temporary outdoor church gathers have been observed on the project site which will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- c) The project will not have exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

d) The project will not provide exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.

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

- f) The project will not 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).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sherriff Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

38. Schools

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

Source: Riverside Unified School District, GIS database

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Schools.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

39. Libraries

Source: RCIP

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Libraries.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

40. Health Services

Source: RCIP

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Health Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

RECREATION

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

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

Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The project will not be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The project is not located within any recreational trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<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
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) The project is will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The project is will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The project is will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

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

- d) The project is will not alter waterborne, rail or air traffic.
- e) The project is will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project is will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project is will not cause an effect upon circulation during the project's construction.
- h) The project is will not result in inadequate emergency access or access to nearby uses.
- i) The project is will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

44. Bike Trails

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

Source: RCIP

Findings of Fact:

- a) The project is not located within any bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

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

- a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

46. Sewer

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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:

- a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will 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.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

47. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: RCIP

Findings of Fact:

- a-g) The project site is currently existing and no new expansion related to utilities will be provided, therefore, no impacts will result.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

Findings of Fact:

- a) The project will not conflict with any adopted energy conservation plans.

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

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

OTHER

50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review

Findings of Fact:

- a) No other issues of potential concern have been identified.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

File: PUP759r2 - Environmental Assessment -6-15-11 - PC CORRECTIONS
Revised: 7/5/2011 9:16 AM

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20 years (until July 1, 2031). The project site currently contains a 2,370 square foot residential/meditation building, a 676 square foot office/storage building, a 3,360 square foot, two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

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 Public Use Permit No. 759R2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 759R2 , Exhibit A, dated 1/26/10.

APPROVED EXHIBIT B = Public Use Permit No. 759R2, Exhibit B, Approved Building Permits, dated 5/24/10.

APPROVED EXHIBIT W = Public Use Permit No. 759R2, Exhibit W, dated 12/7/10.

10. EVERY. 4 USE - ON-SITE PARKING ONLY RECOMMND

All parking for Public Use Permit No. 759 Revised Permit No. 2 shall be located on-site. Off-site parking is PROHIBITED.

10. EVERY. 5 USE - BLOCK WALL PLANS RECOMMND

The applicant shall construct a 125-foot linear block wall on the easterly portion of the property as provided on EXHIBIT W, dated 12/7/10.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE-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.

10.BS GRADE. 6 USE - BUILD & SAFTEY PLCK RECOMMND

Within 30 days of project approval, the applicant shall remove all equipment and restore the structure to the original approved storage use. All current adopted building codes and county ordinances shall apply. As a storage use area, a single light switch and light is permitted only. No electrical outlets, sinks or any other equipment is permitted, unless proof of approved building permits for the existing kitchen facilities is provided.

REVISED PER PLANNING COMMISSION ON JUNE 15TH, 2011.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO OWTS/ATUs IN EASEMENTS RECOMMND

All components of any proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) must remain outside of any dedicated easement.

10.E HEALTH. 2 OWTS/ATUs - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 ENV HEALTH GENERAL COMMENTS RECOMMND

The prior to the issuance of any building permit, clearance from the Department of Environmental Health (DEH) will be required to ensure adherence to all current Local and State Laws, DEH Technical Guidance Manual and Policies, as well as, the Uniform Plumbing Code. Please contact DEH at (951) 955-8980 for any further questions.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PUP 759 R2 is the second revised permit to extend the permit life indefinitely in the Lake Mathews/Wood crest area. The 2.27 acre site is located on the north side of Winters Lane, about 1.5 miles west of Mockingbird Canyon Road.

No improvements or changes to the use are proposed. Since this revised permit is to extend the life of the original permit indefinitely with no grading or building proposed, a Water Quality Management Plan is not required and therefore the District has no objection to the proposal.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE- LC LANDSCAPE REQUIREMENTS

RECOMMND

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

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

10.PLANNING. 2 USE- LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

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

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

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 24 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 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 30 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. 31 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 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.

10.PLANNING. 33 USE - QUARTERLY VISITOR UPDATE RECOMMND

Applicant shall provide to the Planning Department on a quarterly basis a report providing the number of people per event not to exceed 55 persons.

ADDED AT PLANNING COMMISSION ON JUNE 15, 2011.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

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 Winters Lane since adequate right-of-way exists, per PM 31/90.

10.TRANS. 3 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.

10.TRANS. 4 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

20.PLANNING. 2 USE- LIFE OF THE PERMIT

RECOMMND

The life of Public Use Permit No. 759R2 shall terminate twenty (20) years upon approval by the Board of Supervisor's. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the religious facility may be further restricted.

20.PLANNING. 7 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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

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.

NOTE: Please refer to Exhibit B - Approved Building Permits Exhibit

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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.

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.

08/02/11
15:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1

SOILS PERCOLATION REPORT

RECOMMND

A soils percolation report performed in accordance with the County of Riverside, Department of Environmental Health (DEH) will be required for any project requiring the proposal of a new onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU) or upgrade.

Agenda Item No.: 3.1
Area Plan: Lake Mathews / Woodcrest
Supervisory District: First
Project Planner: Wendell Bugtai
Planning Commission: June 15, 2011

PUBLIC USE PERMIT NO. 759, REVISED
PERMIT NO. 2
E.A.: 42269
Applicant: Sakyamuni Buddhist Meditation
Association
Engineer/Representative: Thatcher Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This, the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20-years (until July 1, 2031). The project site currently contains a 2,370 square-foot residential/meditation building, a 676 square-foot office/storage building, a 3,360 square-foot two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary. Previously approved, but yet to be constructed facilities, consist of a 3 room, 300-square foot meditation building, one 8 foot by 12 foot by 13 foot high restroom building, and one 15 foot by 15 foot by 26.5 foot high gazebo/stupa for statuary.

The project is located on the northerly side of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east.

BACKGROUND:

Public Use Permit No. 672 was approved on October 9, 1990 for the approval of a religious retreat facility on the subject site. **Public Use Permit No. 759** was approved on September 27, 1994 for the construction of an approximately 3,430-square-foot two-story meditation building and permitted an existing residence/meditation building with an office/storage building. **Public Use Permit No. 759, Substantial Conformance No. 1 (SC00527)**, was approved on June 22, 1995 in order to permit patio cover additions to the front and rear of the existing meditation facility. **Public Use Permit No. 759, Substantial Conformance No. 2** was approved on January 20, 2000, and added additional patio covers to the project site and converted a trash enclosure into a storage building.

Public Use Permit No. 759, Revised Permit No. 1 was approved on March 1, 2000 in two phases, with a 10-year life. Phase 1 allowed for the construction of a one 15-foot by 15-foot by 26.5-foot high gazebo/stupa for statuary, one 30-foot by 30-foot by 29.3-foot high gazebo/stupa for statuary, a pedestrian bridge, and a 12-foot wide gravel pathway for access. Phase 2 allowed for the construction of three detached 8-foot by 11-foot by 12.5-foot high meditation rooms and one 8-foot by 12-foot by 13-foot high restroom building with a 750-gallon septic tank. **Public Use Permit No. 759, Revised Permit No. 3** was approved on October 10, 2002, and revised the layout for landscape design, relocated the previously approved restroom building and septic system, relocated various pedestrian walkways, combined the 3 previously approved 8 foot by 11 foot meditation rooms into a single 10 foot by 30 foot building containing 3 meditation rooms, and increased the height of the large gazebo/stupa from 29.4 to 44.5 feet.

On May 10, 2010, the applicant and engineer conducted an Open House for the surrounding property owners and to answer any questions they may have regarding the proposed **Public Use Permit No. 759, Revised Permit No. 2** application. Several issues were raised by the adjacent property owner to the east. These issues were related to the following:

D.M.

- a) The existing office/storage building adjacent to the main residence being used as a kitchen. (see condition 20.PLANNING.7)
- b) Noise coming from the kitchen and gathering area during lunch and dinner hours. (see condition 10.PLANNING.24)
- c) The first floor of the 30-foot by 30-foot by 44.5-foot high gazebo for statuary. The adjacent property owner did not go into details about his concerns, but did mention that these concerns will be raised at Planning Commission.
- d) The steps leading to the adjacent property to the west have been raised. The concerns about future expansions to the east (not part of this approval) have been raised by the adjacent property owner.
- e) Concerns about the permitting for number of existing bathrooms and bedrooms within the first floor of the 2-story meditation center have been raised. (see representative's response within staff report package)

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR)
- 2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) to the east and west
Rural: Rural Residential (R: RR) to the north
Rural Community: Estate Density Residential (RC-EDR) to the south
- 3. Existing Zoning (Ex. #2): Rural Agricultural - 2½ Acre Minimum (R-A-2½)
- 4. Surrounding Zoning (Ex. #2): Rural Agricultural - 2½ Acre Minimum (R-A-2½) to the north, east and west.
Rural Agricultural - 1 Acre Minimum (R-A-1) to the south.
- 5. Existing Land Use (Ex. #1): Sakyamuni Buddhist Meditation Center
- 6. Surrounding Land Use (Ex. #1): Single Family Residences to the north, east, south and west
- 7. Project Data: Total Acreage: 2.49 Gross Acres
- 8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42269**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 759, REVISED PERMIT NO. 2**, 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 Rural Community: Very Low Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential on the Lake Mathews / Woodcrest Area Plan Area Plan.
2. The proposed use, a place of religious worship with a minimum of 2½ acres, is permitted use in the Rural Community: Very Low Density Residential designation.
3. The proposed use, a place of religious worship, is a permitted use in the Rural Community: Very Low Density Residential designation.
4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the east and west, Rural: Rural Residential (R: RR) to the north and Rural Community: Estate Density Residential (RC: EDR) to the south.
5. The zoning for the subject site is Rural Agricultural - 2½ Acre Minimum (R-A-2).
6. The proposed use, a place of religious worship, is a permitted use, subject to approval of a public use permit in the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zone.
7. The proposed use, a place of religious worship, is consistent with the development standards set forth in the Rural Agricultural (R-A-2 ½) (2 ½ - acre minimum) zone.
8. The proposed use is permitted in the Rural Agricultural - 2½ Acre Minimum (R-A-2½) zone based on County Ordinance No. 348, Section 18.29, which states that churches, temples, and

other places of religious worship may be permitted in any zoning classification provided a public use permit is granted.

9. The project site is surrounded by properties which are zoned Rural Agricultural - 2½ Acre Minimum (R-A-2½) to the north, east and west and Rural Agricultural - 1 Acre Minimum (R-A-1) to the south.
10. Single Family residences uses have been constructed and are occupied in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
12. Environmental Assessment No. 42269 identified the following potentially significant impacts:

- a. Noise

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 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - c. Fault Zone.
3. The project site is locate within:
 - a. The city of Riverside sphere of influence,
 - b. Western Municipal Water District,
 - c. Santa Ana River watershed; and,
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel Number 273-280-020.

WB:wb/dm

Y:\Planning Case Files-Riverside office\PUP00759R2\PUP759R2 - Staff Report - 4-6-11 clean copy.docx

Date Prepared: 01/01/01

Date Revised: 06/06/11

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00759R2
VICINITY/POLICY AREAS

Date Drawn: 5/5/2010
 Vicinity Map

Supervisor Buster
 District 1



Assessors Bk. Pg. 273-28
 Thomas Bros. Pg. 745 G7
 Edition 2009



Zoning District: Lake Mathews
 Township/Range: T3SR5W
 Section: 34

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 plan may contain different types of land use than is provided for under existing zoning. For further information contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or (951) 955-3277 (Eastern County) or website at <http://www.ltrm.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00759R2
LAND USE

Supervisor Buster
 District 1

Date Drawn: 5/5/2010
 Exhibit 1

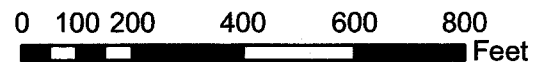


Zoning District: Lake Mathews
 Township/Range: T3SR5W
 Section: 34

Assessors Bk. Pg. 273-28
 Thomas Bros. Pg. 745 G7
 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.lraa.co.riverside.ca.us/index.html>.

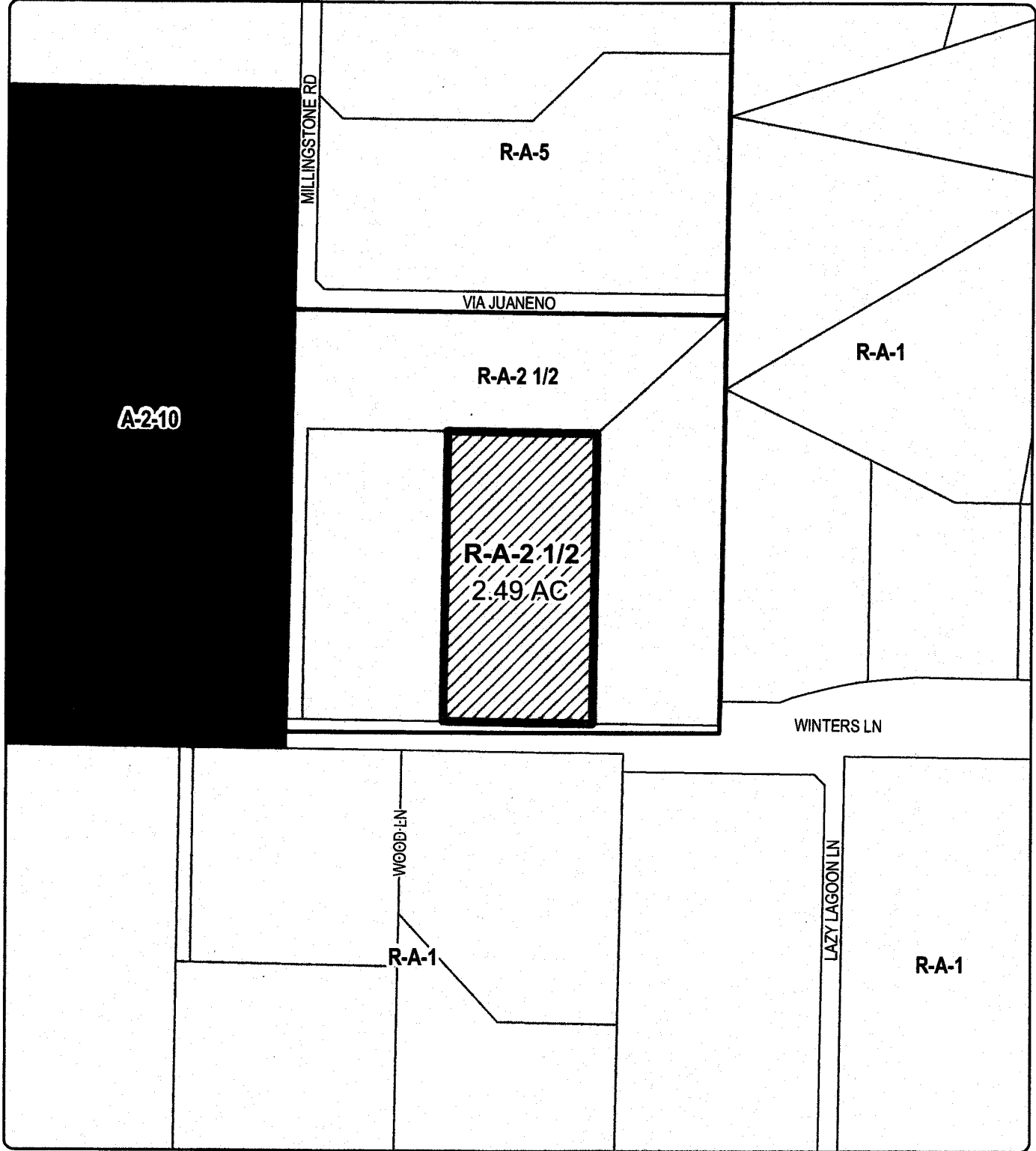


RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00759R2
EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 5/5/2010
Exhibit 2



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 34

Assessors Bk. Pg. 273-28
Thomas Bros. Pg. 745 G7
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.rma.co.riverside.ca.us/index.html>

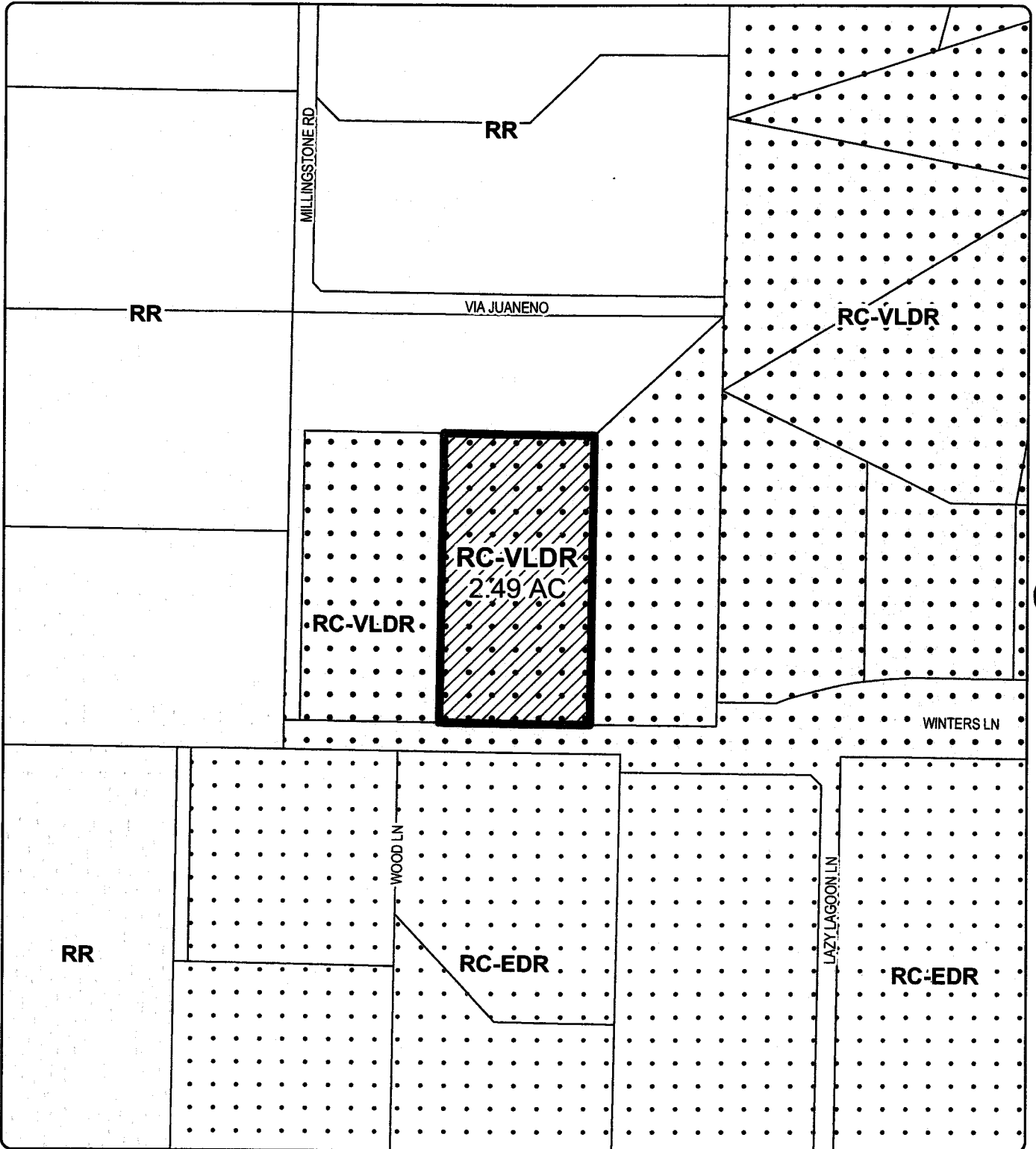
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00759R2

EXISTING GENERAL PLAN

Supervisor Buster
District 1

Date Drawn: 5/5/2010
Exhibit 5

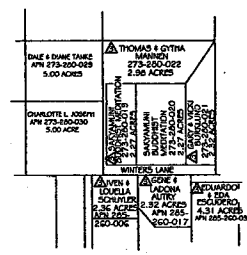
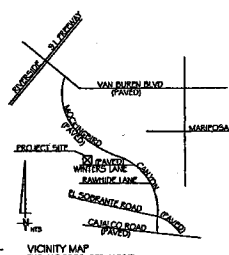
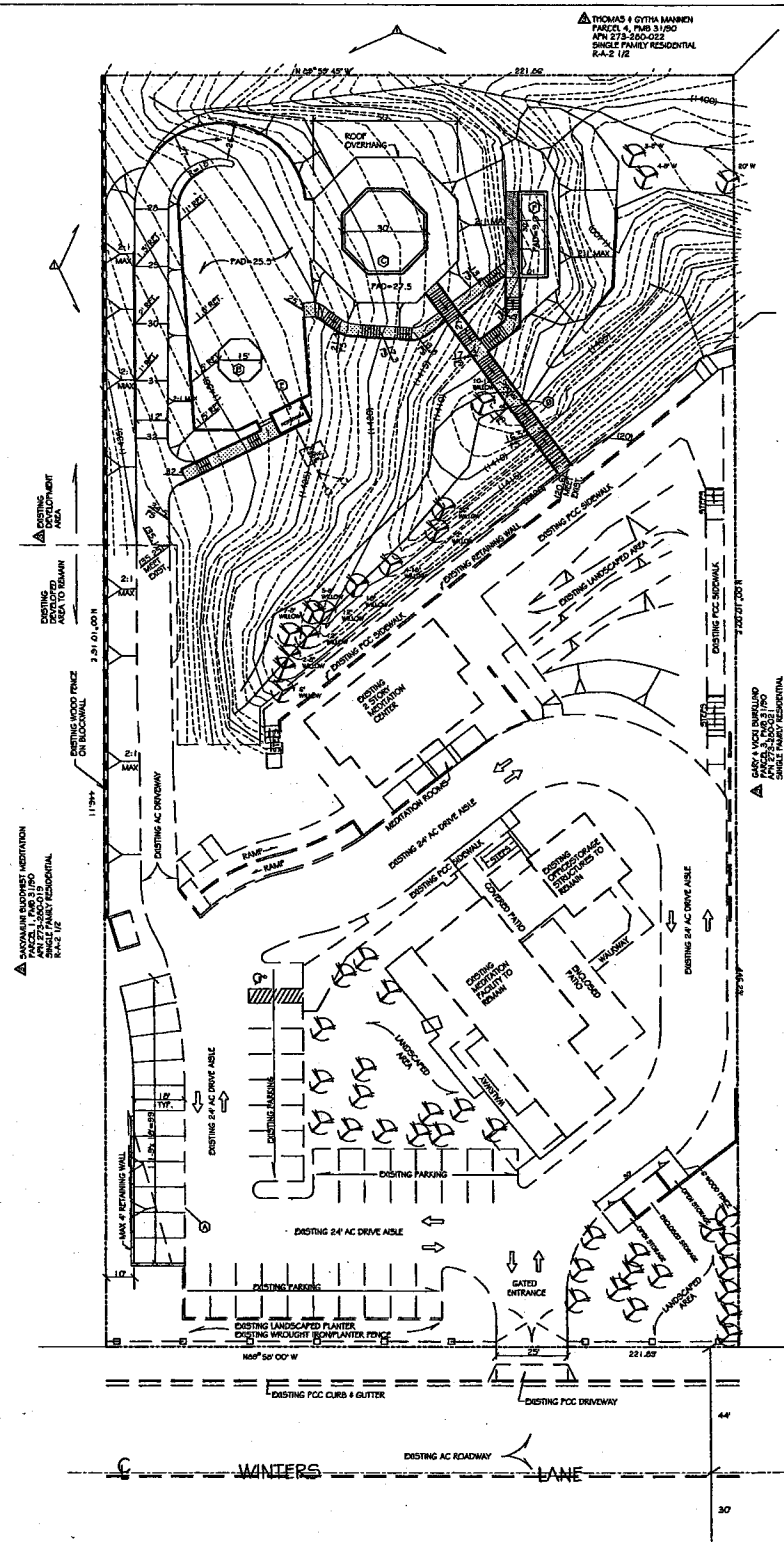


Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 34

Assessors Bk. Pg. 273-28
Thomas Bros. Pg. 745 G7
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>



ADJOINING PROPERTY
LOT LINE MAP
SCALE 1"=400'

APPLICANT: SAKYAMUNI BUDDHIST MEDITATION ASSOCIATION
15950 WINTERS LANE
RIVERSIDE, CA 92504
(909) 760-5249

OWNER: SAKYAMUNI BUDDHIST MEDITATION ASSOCIATION
15950 WINTERS LANE
RIVERSIDE, CA 92504
(951) 750-5249

SITE ADDRESS: 15950 WINTERS LANE
RIVERSIDE, CA 92504

ASSESSOR'S PARCEL NUMBER:
273-200-020

TOTAL ACRES: 2.49 AC

LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP 8054, PARCEL MAP BOOK 31, PAGE 30, RECORDS OF RIVERSIDE COUNTY, CA (PORTION OF SECTION 34, 1.35, 3.59)

ENGINEER: THATCHER ENGINEERING & ASSOC., INC.
1461 FORD STREET, #105
REDLANDS, CA 92373
(909) 748-7777

- NOTES:
1. THE PROJECT INCLUDES ENTIRE CONTIGUOUS PROPERTY OWNERSHIP BY OWNER.
 2. TOPOGRAPHY PER SURVEY DATED 12-14-95
 3. ALL DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR FLUJ.
 4. ALL KNOWN EASEMENTS OF RECORD HAVE BEEN SHOWN.
 5. NO ADDITIONAL DEDICATIONS OF RIGHT OF WAY PROPOSED.
 6. THE SITE IS NOT KNOWN TO BE SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD.
 7. NO KNOWN FEMA MAPPED FLOOD PLAINS.
 8. LANDSCAPE AND IRRIGATION PLANS WILL BE DEFERRED TO A LATER TIME.
 9. THE SITE IS NOT KNOWN TO BE WITHIN A SPECIAL STUDIES ZONE.
 10. THE SITE IS NOT KNOWN TO BE SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.

ESTIMATED EARTHWORK (SITE TO BENCHMARK 1600) BY EXCAVATION 350 CY BY EMBANKMENT

KEY NOTES

PHASE 1

- (A) EXISTING PAVED PARKING SPACES
- (B) CONSTRUCT 1-15x15x26.5' HIGH GAZEBO FOR STATUARY.
- (C) EXISTING 1-30x30x44.5' HIGH GAZEBO FOR STATUARY.
- (D) EXISTING PEDESTRIAN BRIDGE FOR GAZEBO.

PHASE 2

- (E) CONSTRUCT 1-8x12x13' HIGH RESTROOM WITH NEW 750 GAL. SEPTIC TANK.
- (F) CONSTRUCT 30x10 BY 12.5' HIGH MEDITATION ROOM FOR DAY USE ONLY.

AREA SUMMARY

- TOTAL AREA OF SITE=2.49 AC NET
- AREA OF PREVIOUSLY DEVELOPED PORTION BY PUP#759 AND SUBSTANTIAL CONFORMANCE DATED 5/8/95=1.37 AC (54.7% OF SITE)
- DEVELOPMENT AREA FOR THIS APPLICATION: 0.85 AC (33.9% OF SITE)

DEVELOPMENT AREA SUMMARY

- TOTAL DEVELOPMENT AREA: 0.85 AC (33.9% OF SITE)

BUILDINGS

- (1) 166 SF
- (2) 739 SF
- (3) 300 SF

TOTAL PROPOSED BUILDING AREA 1265 SF (50.8% OF DEVELOPMENT AREA, 1.3

AREA TO BE LANDSCAPED/CONCRETE 13,502 SF (54.5% OF DEVELOPMENT AREA, 13.7

AREA TO BE LEFT NATURAL 22,252.6 SF (51.1% OF DEVELOPMENT AREA, 22.5

REVISION 10/30/00

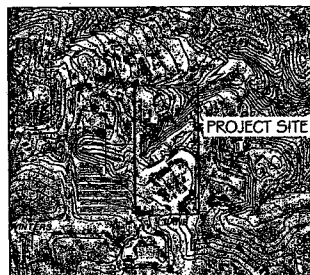
PURPOSE OF DELTA/REVISION:

1. REVISE LAYOUT TO ACCOMMODATE FINAL ARCHITECTURE AND THE LANDSCAPE DESIGN. REVISION REDUCES AMOUNT OF DISTURBED AREA AND REDUCES DEVELOPMENT AREA. REVISIONS INCLUDE RELOCATION OF RESTROOM AND PEDESTRIAN WALKWAYS.
2. REVISION 4/25/02
3. REVISIONS OF PROPOSED HEIGHT OF BUILDING (F) FROM 29.3' TO 44.5' HIGH

REVISION 1/11/10

PURPOSE OF DELTA/REVISION:

20 PLANNING 2 WHICH STATES THAT THE LAND USE APPROVAL FOR THE PROJECT SHALL BECOME NULL AND VOID 10 YEARS AFTER THE DATE OF APPROVAL BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS. THE LAND USE APPROVAL FOR THIS PROJECT IS DUE TO EXPIRE ON APRIL 4, 2010. THE PURPOSE OF THIS REVISION PERMIT APPLICATION IS TO OMIT CONDITION OF APPROVAL NO. 20 PLANNING 2.



PROJECT SITE

AREA TOPOGRAPHY MAP
CONTOUR INTERVAL 4'
SOURCE: RIVERSIDE FLOOD CONTROL (TOPO SECTION 34, T. 33 R. 5W S.2.E.M.)

MIN & LOVELLA SCHUYLER
FOR PAR 8 & 75 09/04
APN 255-260-006
SINGLE FAMILY RESIDENCE
R-1

GENE & LADONIA AUSTRY
FOR PAR 8 & 75 09/04
APN 255-260-017
SINGLE FAMILY RESIDENCE
R-1

EDUARDO & IDA ESCOBEDO
FOR PAR 8 & 75 09/04
APN 255-260-025
SINGLE FAMILY RESIDENCE
R-1

ADMINISTRATIVE APPROVAL

DATE: 0-2-02

EXHIBIT NO. 8

CASE NO. 0037253

DATE: 9/18/02

AMENDED NO. 9/18/02

DATE: 9/18/02

AS BUILT SURVEY DATE: 6/5/96
ADDITIONAL TOPO DATE: 1/21/99

- UTILITIES
- SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT, 3350 14TH STREET, RIVERSIDE, CA 92501, 708-7130
 - TELEVISION: INDIVIDUAL ANTENNA
 - WATER: SOUTHERN CALIFORNIA Edison, 423 S. CORONA MALL, CORONA, CA 91718
 - GAS: SOUTHERN CALIFORNIA GAS CO., P.O. BOX 30038, REDLANDS, CA 92373
 - WASTE: WESTERN MUNICIPAL WASTEWATER DISTRICT, P.O. BOX 5246, RIVERSIDE, CA 92517
 - SEWER: PACIFIC BELT, 3050 ORANGEWOOD, RIVERSIDE, CA 92517
 - SEWER: ON-SITE SEPTIC

PREPARED FOR:

SAKYAMUNI BUDDHIST MEDITATION ASSOCIATION
15950 WINTERS LANE
RIVERSIDE, CA 92504
(951) 760-5249

REVISION 1/11/10

REVISION 4/25/02

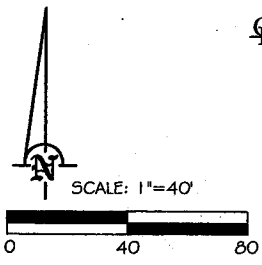
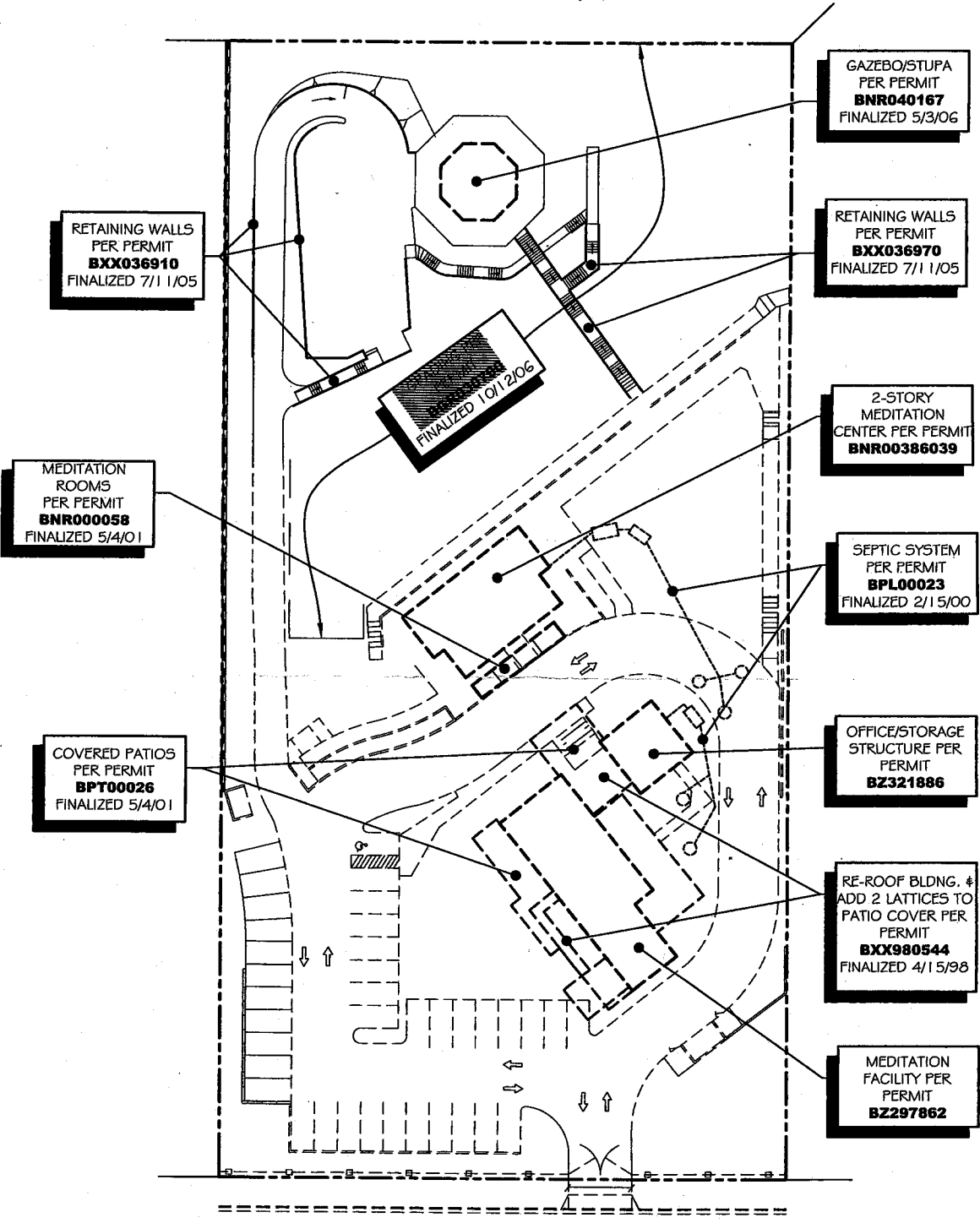
REVISION 10/30/00

SAKYAMUNI BUDDHIST MEDITATION ASSOC.
REVISED PUBLIC USE PERMIT #759
15950 WINTERS LANE
ASSESSOR'S PARCEL NUMBER: 273-200-020
COUNTY OF RIVERSIDE

THATCHER ENGINEERING & ASSOCIATES, INC.
1461 FORD STREET, #105
REDLANDS, CA 92373
(909) 748-7777 FAX (909) 748-7776

NO.	REVISIONS	DATE
1	REQUEST TO OMIT CONDITION 20 PLANNING 2	
2	REVISE HEIGHT FOR BUILDING (C)	
3	REVISE LAYOUT SEE DESC.	

EXHIBIT B
BUILDING PERMIT INFORMATION FOR
EXISTING IMPROVEMENTS
REVISED PUBLIC USE PERMIT 759R2
 PREPARED MAY, 2010



PREPARED BY:

thatcher engineering & associates, inc.
 1461 16th street, suite 105, redlands, ca 92373
 phone 908.748.7777
 fax 908.748.7778

- land planning
- civil engineering
- landscape architecture



- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

thatcher engineering & associates, inc.
1461 ford street, suite 105, redlands, ca 92373

Project Photos

Prepared For:

Sakyamuni Buddhist Meditation Association
19590 Winters Land
Riverside, CA 92504

January 18, 2010

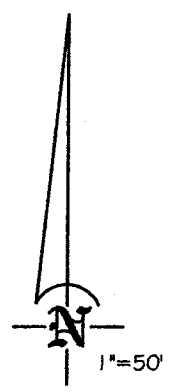
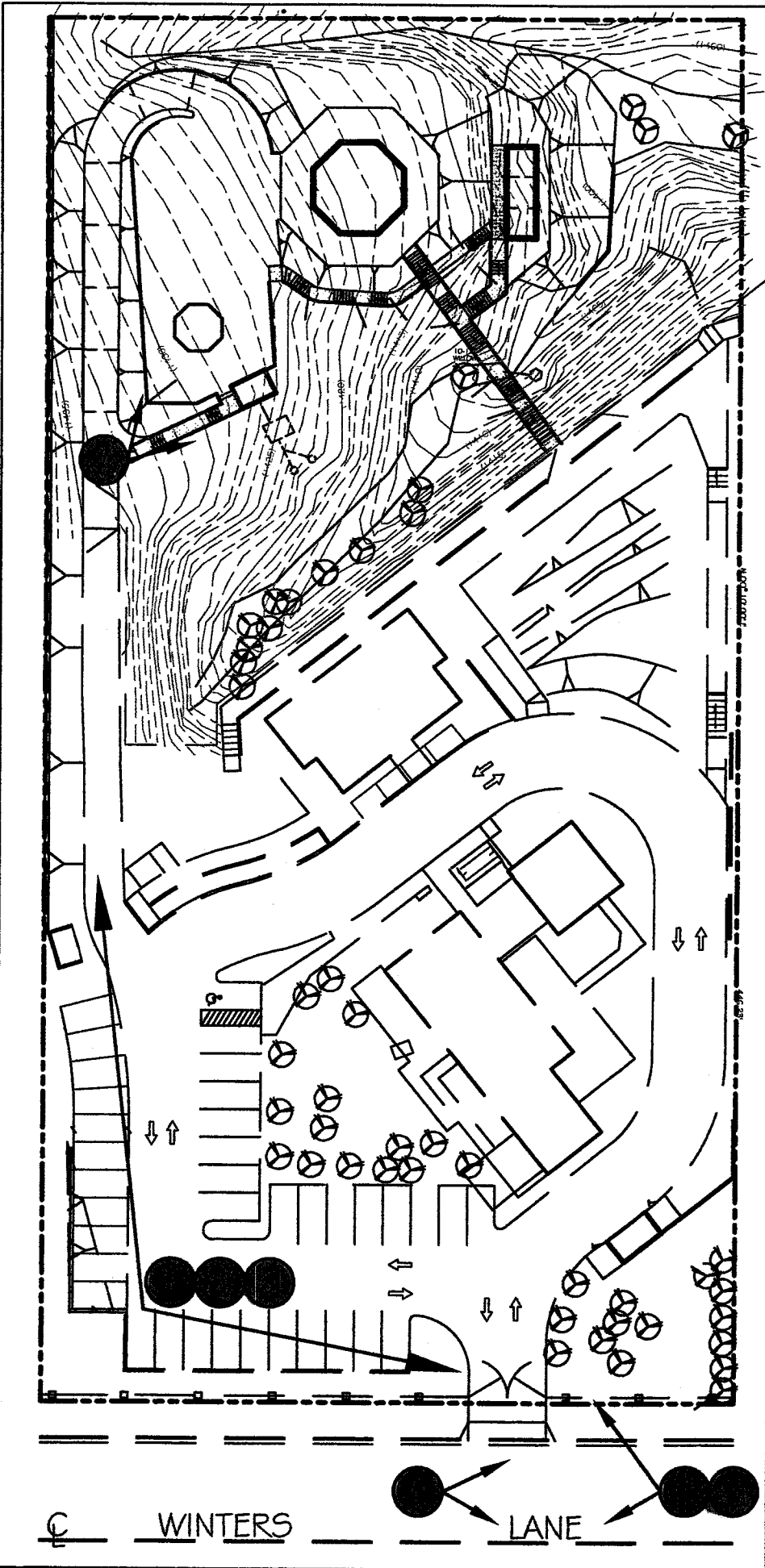


PHOTO SUMMARY INDEX

SAKYAMUNI BUDDHIST MEDITATION ASSOC.
 REVISED PUBLIC USE PERMIT #759
 15950 WINTERS LANE
 ASSESSOR'S PARCEL NUMBER 273-280-020
 COUNTY OF RIVERSIDE

THATCHER ENGINEERING & ASSOCIATES, INC.
 1461 FORD STREET, # 105
 REDLANDS, CA 92373
 (909) 748-7777 FAX (909) 748-7776

LAND PLANNING CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE SURVEYING

Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2010					
JOB No.	Date Prepared	Designed By	Drawn By	Reference No.	Sheet
1436	10/30/00	M.W.T.	JV/CH	1436SP3	Of 1

①



②



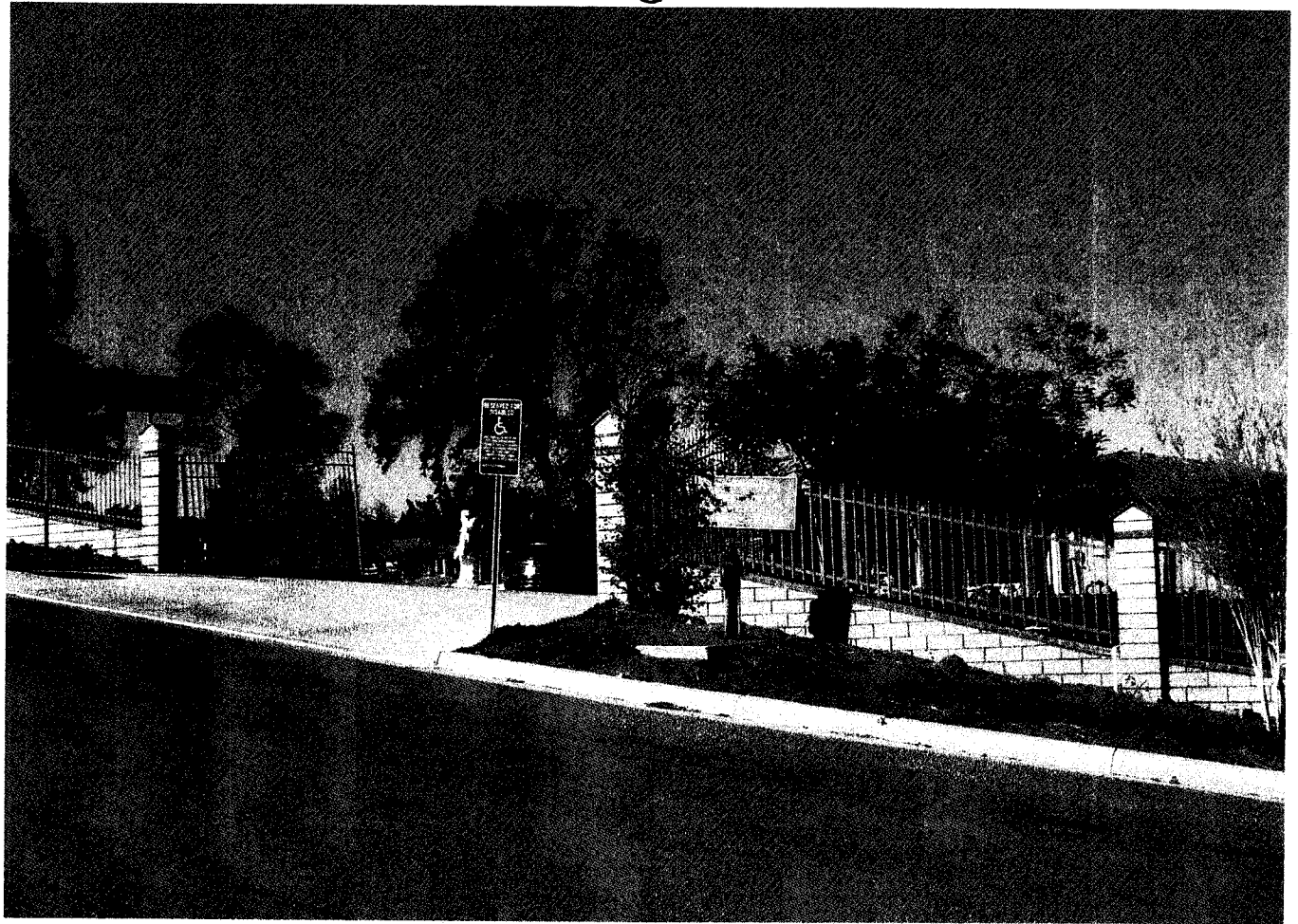
(5)



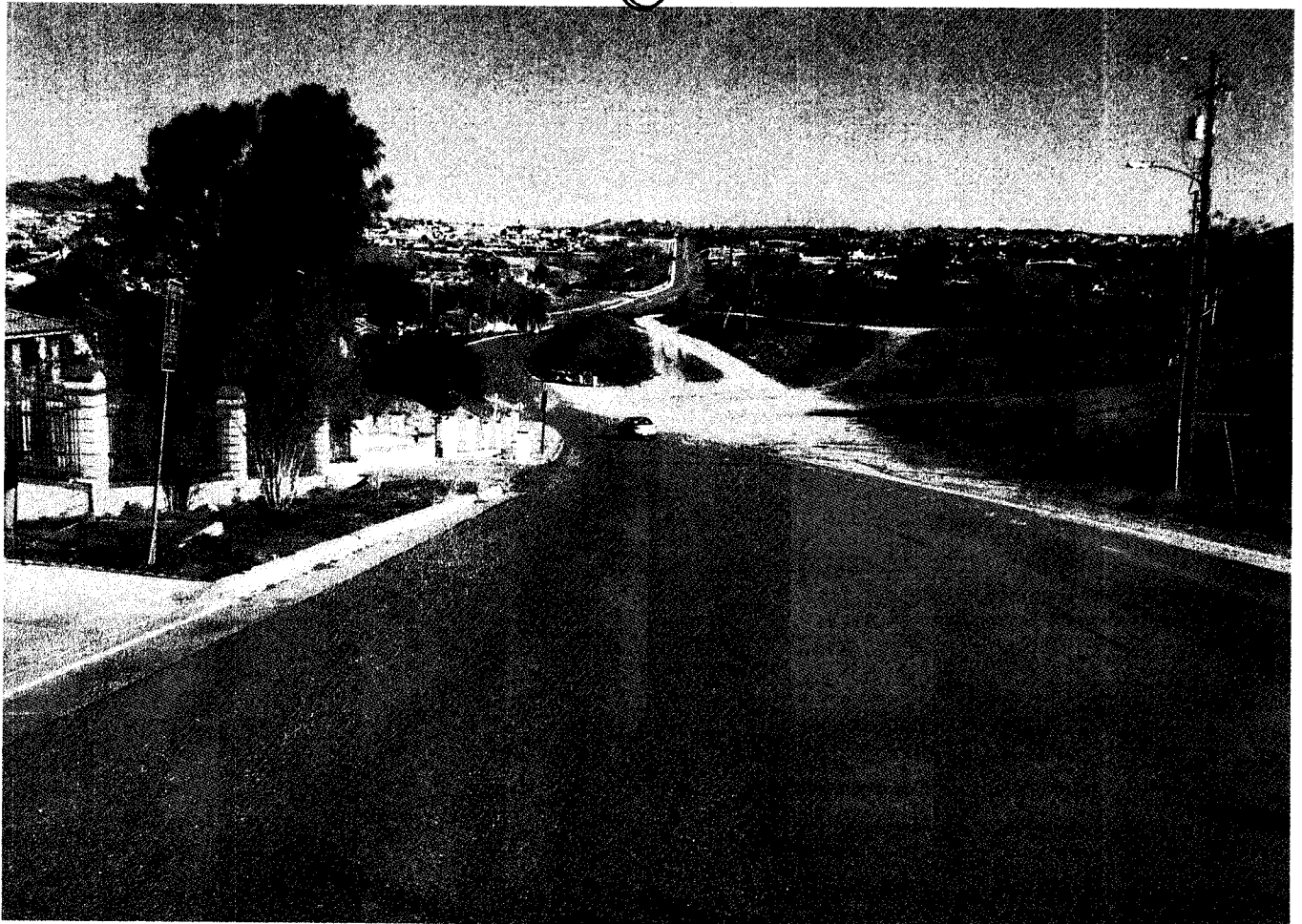
(4)



5



6



1





- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

thatcher engineering & associates, inc.

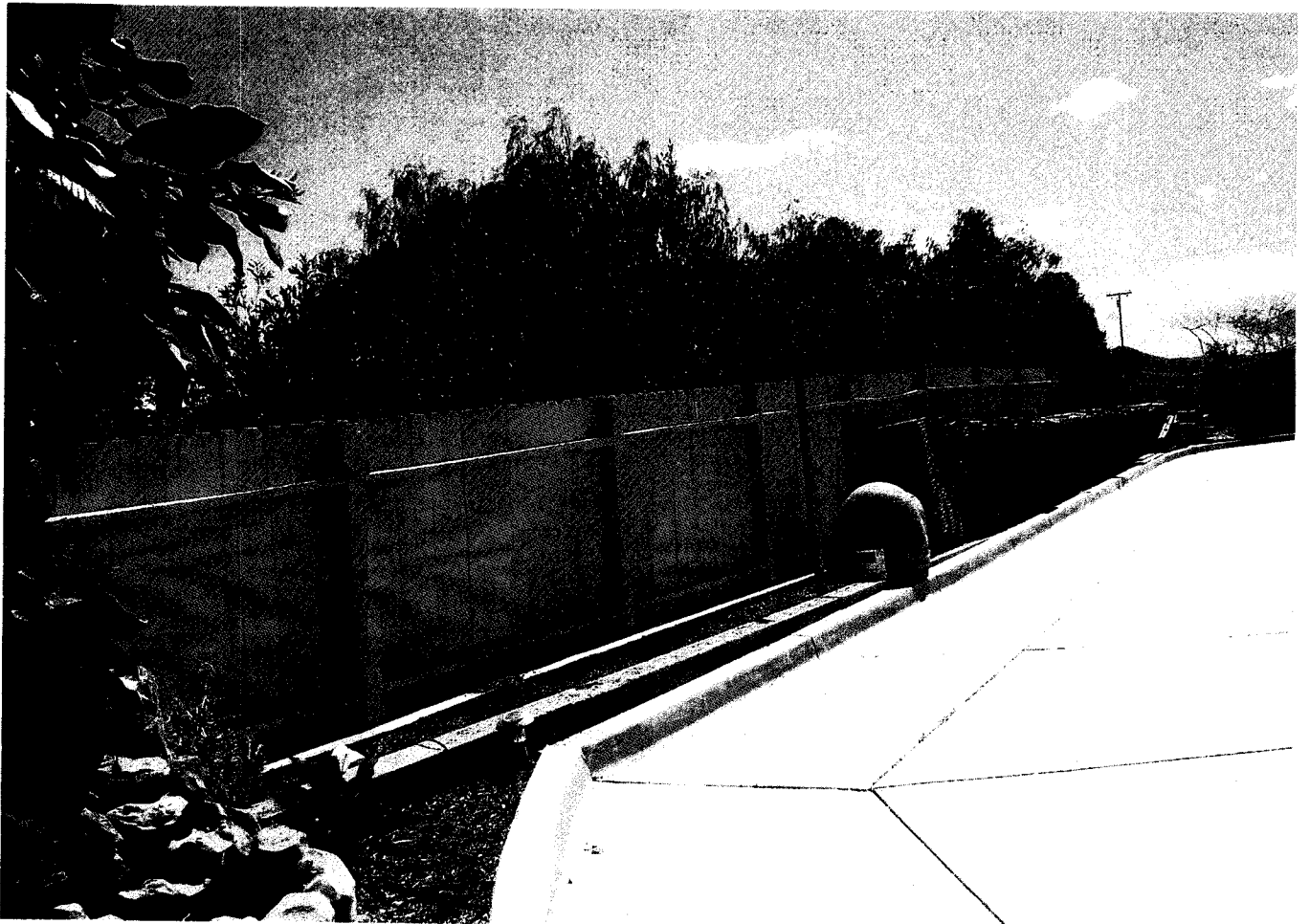
1461 ford street, suite 105, redlands, ca 92373

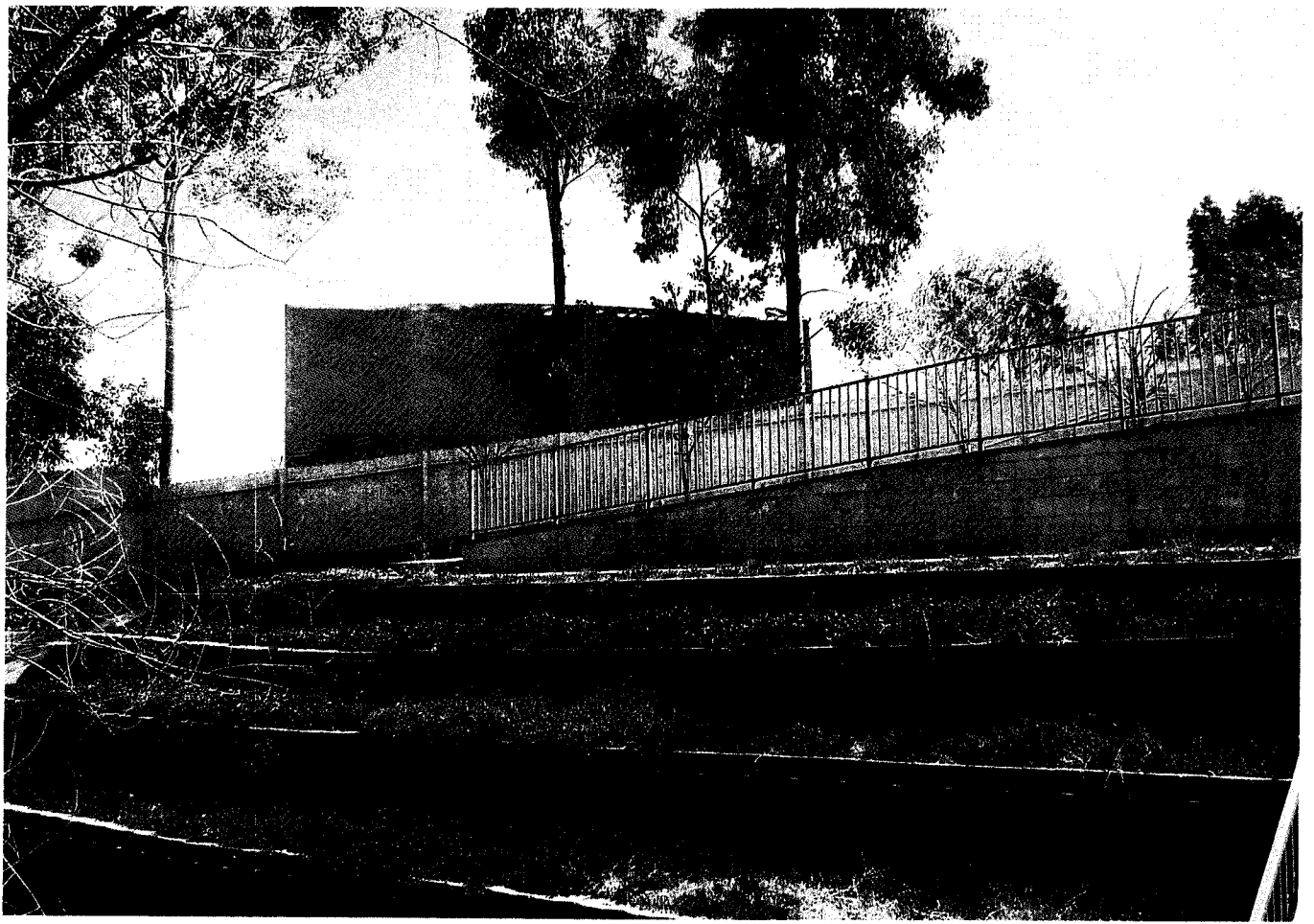
Project Photos to Address Line of Sight along East Property Line:

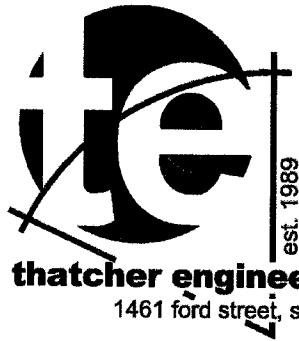
Sakyamuni Buddhist Medistation Association
15950 Winters Lane - APN 273-280-020
County of Riverside, CA

Photo Date: March 9, 2010









- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

thatcher engineering & associates, inc.
1461 ford street, suite 105, redlands, ca 92373

Traffic Management Plan
Sakyamuni Buddhist Meditation Facility
Assessor's Parcel Number 273-280-020 (15950 Winters Lane), County of Riverside
Revised Public Use Permit 00759R2

Prepared March 30, 2010

Prepared For:

Sakyamuni Buddhist Meditation Association
Attn: Atapi Gi Nguyen
15950 Winters Lane
Riverside, CA 92504

Traffic Management Plan
Sakyamuni Buddhist Meditation Facility
Assessor's Parcel Number 273-280-020 (15950 Winters Lane), County of Riverside
Revised Public Use Permit 00759R2

Prepared March 30, 2010

Pursuant to Condition of Approval No. 20.PLANNING.2, the above referenced Public Use Permit is due to expire on April 4, 2010. The purpose of this Revised Public Use Permit application is to extend the life of the existing land use permit. No new development or increase in the existing use is proposed with this application.

This Traffic Management Plan has been prepared at the request of the County Planning Department, to summarize the existing traffic generated from the permitted Buddhist meditation facility. The facility is located at 15950 Winters Lane, and has been in operation for over fifteen (15) years. The site is currently occupied by four buildings with related parking, access, and landscaping. Existing parking for the site includes thirty-seven (37) paved permanent spaces, and the facility is accessed via an existing 25' wide driveway from Winters Lane.

A maximum of 55 people are permitted to be on the project site at any one time. This includes permanent residents, visiting monks, and visitors attending retreats and holiday celebrations. Use of the facility is limited to the hours between 8:00 am and 8:00 pm on all days, with the exception of the regular retreat sessions and occasional overnight accommodation of visiting monks.

A maximum of five (5) permanent residents are permitted to reside at the project site. These monks stay for a period of time (typically several months), and then relocate to another facility where they will teach for another duration of time. The residing monks rarely leave the facility during their stay, and most do not have a personal vehicle. A maximum of five (5) visiting monks are permitted to visit the site for a maximum length of stay of ninety (90) days.

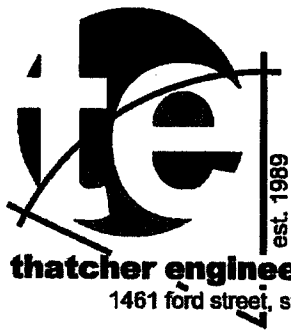
Regular meditation retreats are held at the facility four (4) times per year, for a period of ten (10) days. A maximum of twenty-five (25) visitors are permitted to attend these regular retreats. Attendees typically arrive on a weekend day by 8 am to begin the ten (10) day retreat.

Four (4) holiday events are held at the facility each year. A maximum of fifty (50) visitors are permitted to attend each of these four one-day holiday events (The Buddha's Birthday, Vietnamese New Year, Vu Lan Festival, and the Robe Offering Day/Kathina). Three (3) visitors per vehicle are anticipated to travel to and from the site for these events. Visitors for these events arrive between 8:30 am and 10:00 am, and depart the facility between 12:00 pm and 3:00 pm.

A summary of the facility's activities and permitted lengths of stay is outlined in attached Table 1.

Table 1. Activities and Lengths of Stay Permitted Pursuant to PUP No. 759R1

	Maximum number of specific users on site	Maximum length of specific user stay	Overnight Use?	Number of times per year	Maximum number of total users on the site at any one time
Permanent Residents	5	Permanent	Yes	Ongoing	35
Visiting Monks	5	90 Days	Yes	1	35
Regular Retreats	25	10 Days	Yes	4	35
Holiday Use (The Buddha's Birthday, Vietnamese New Year, Vu Lan Festival, and Robe Offering Day.)	50	1 Day	No	4	55



- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

thatcher engineering & associates, inc.
1461 ford street, suite 105, redlands, ca 92373

County of Riverside Planning Dept.
4080 Lemon Street, 9th Floor
Riverside, CA 92501

May 12, 2010
Job No. 1436

ATTN: Mr. Wendell Bugtai, Project Planner

RE: Sakyamuni Buddhist Meditation Center – Revised Public Use Permit No. 00759R2

Dear Wendell:

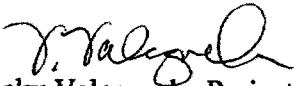
Thank you for attending the Open House event this week at the Sakyamuni Buddhist meditation facility. On April 26, 2010, we mailed invitations to seventy-two (72) properties which include parcels in excess of 1,000 foot radius from the project site. Six (6) of these properties were represented at the Open House event.

Per your request, I enclose the following items for your use:

- 1.) Invitation that was mailed to the surrounding property owners on April 26, 2010.
- 2.) Mailing list of properties and County representatives that were invited to the Open House event
- 3.) Radius map identifying properties in excess of 1,000 foot radius from the project site that were invited to the Open House Event. This radius map also identifies the properties that were represented at the event.
- 4.) Sign-in sheets from Open House event.
- 5.) Handout that was prepared for Open House event and offered to attendees.

We appreciate your continued assistance on the project, and ask that you please call me should you have any questions or require additional information at this time.

Yours truly,
THATCHER ENGINEERING & ASSOC., INC.


Vicky Valenzuela, Project Manager

cc: Sakyamuni Buddhist Meditation Association

Sakyamuni Buddhist Meditation Association
15950 Winters Lane
Riverside, CA 92504
Contact: Mr. Gary Pierce - (949) 677-2697

April 26, 2010

**RE: Public Use Permit No. 759R2 – Sakyamuni Buddhist Meditation Association,
15950 Winters Lane, County of Riverside**

Dear Neighbor:

You are invited to attend an Open House scheduled for May 10, 2010 from 4:00 pm to 7:00 pm at the Sakyamuni Buddhist Meditation Association located at 15950 Winters Lane. As you may be aware, we have filed an application with the County of Riverside to request an extension to the life of Public Use Permit No. 759R2. This extension is a requirement of our Public Use Permit, and with this extension request, no changes to the existing project are proposed. The public hearing for this extension request is currently scheduled for June 2, 2010.

Our relationship with our neighbors is important to us, and we would like to take the opportunity prior to the public hearing to introduce ourselves, and to invite you to our existing facility. This will be an opportunity for you to ask any questions, and share any comments or concerns you may have regarding our existing operations or our future plans.

We would like to also take the opportunity to share with you potential future plans for our facility. Recently, we purchased the adjacent property located at 15910 Winters Lane. We have been working with our design consultants on preliminary development plans to expand our facility, and would like to give you an opportunity to provide your initial comments on the potential expansion.

Please join us on Monday, May 10th, 2010, from 4:00 pm to 7:00 pm at our existing facility located at 15950 Winters Lane. Refreshments will be provided.

Thank you.

Warm Regards,
SAKYAMUNI BUDDHIST MEDITATION ASSOCIATION

Khippapanno

Ven. Khippapanno

273-542-009
Dwight & Gina Thompson
17815 Luna Ct.
Riverside, CA 92504

273-542-010
Carl L. Hix
17945 Luna Ct.
Riverside, CA 92504

273-542-012
Joel D. & Christine A. Wilmsmeyer
16210 Winters Ln.
Riverside, CA 92504

273-542-013
Harvey Family / Karen D. Harvey
16160 Winters Ln.
Riverside, CA 92504

285-260-001
Gary R. Barnes
18015 Mockingbird Canyon Rd.
Riverside, CA 92504

285-260-006
Iven G. & Louella M. Schuyler
15667 Winters Ln.
Riverside, CA 92504

285-260-008
Carlos M. & Blanca I. Samayoa
Po Box 5652
Riverside, CA 92517

285-260-009
Mark R. & Cynthia L. Lee
18195 Wood Ln.
Riverside, CA 92504

285-260-010
Danny R. & Lorena Bull
18215 Wood Rd.
Perris, CA 92570

285-260-011
Charles & Linda J. Nelson
18210 Wood Ln.
Riverside, CA 92504

285-260-012
Lorenzo & Sylvia L. Mota
5202 Hedda St.
Lakewood, CA 90712

285-260-013
Carmen E. Mota
10573 Morning Glory Cir.
Fountain Valley, CA 92708

285-260-014
Carmen E. Mota
10573 Morning Glory Cir.
Fountain Valley, CA 92708

285-260-015
Carmen E. Mota
10573 Morning Glory Cir.
Fountain Valley, CA 92708

285-260-016
Paul & Kristin Blecker
15715 Winters Ln.
Riverside, CA 92504

285-260-017
Gene & Ladona Autry
15727 Winters Ln.
Riverside, CA 92504

285-260-020
Terrance Lee Dzvonic
Po Box 7877
Riverside, CA 92513

285-260-021
Shirley L. & John H. Brown
2475 Sunset Dr.
Riverside, CA 92506

285-260-023
Jay C. & Laurie L. Roberts
15758 Rawhide Ln.
Riverside, CA 92504

285-260-029
James S. & Saunna R. Quist
15880 Rawhide Ln.
Riverside, CA 92504

285-260-030
George E. & Meredith Otten
15890 Rawhide Ln.
Riverside, CA 92504

285-260-031
Robert & Jennifer Klocki
15661 Winters Ln.
Riverside, CA 92504

285-260-032
Iven Grant & Louella M. Schuyler
15667 Winters Ln.
Riverside, CA 92504

285-260-033
Edmund Bradley & Marcia Dawn Wicks
15981 Winters Ln.
Riverside, CA 92504

285-260-034
Brad & Marcia Dawn Wicks
15981 Winters Ln.
Riverside, CA 92504

285-260-035
Eduardo Raul & Eda Gutierrez Escudero
18021 Mockingbird Canyon Rd.
Riverside, CA 92504

285-260-036
Duane F. Beckman
18205 Blue Heron Cir.
Riverside, CA 92504

285-260-038
William Ray Quist
1715 Brittney Rd.
Beaumont, CA 92223

285-260-039
William Ray Quist
1715 Brittney Rd.
Beaumont, CA 92223

285-260-040
William Ray Quist
1715 Brittney Rd.
Beaumont, CA 92223

273-260-010

Havadjia Holdings, Inc.
300 Orange St., #250
Riverside, CA 92501

273-260-012

Joe Gonzalez
15027 Linking Ln.
Victorville, CA 92394

273-260-014

Hobson Zone M
17561 Mockingbird Canyon Rd.
Riverside, CA 92504

273-260-015

George F. & Joan E. Hoanzl
16090 Rawhide Ln.
Riverside, CA 92504

273-280-004

Vincent J. & Vivian C. Bernard
15870 Winters Ln.
Riverside, CA 92504

273-280-010

Candi Lynne Pettibon
17971 Mockingbird Canyon Rd.
Riverside, CA 92504

273-280-011

Richard A. Danduran
15650 Winters Ln.
Riverside, CA 92504

273-280-019

Sakyamuni Buddhist Meditation
15910 Winters Ln.
Riverside, CA 92504

273-280-020

Sakyamuni Buddhist Meditation
15950 Winters Ln.
Riverside, CA 92504

273-280-021

Mary & Vicki Burklund
15982 Winters Ln.
Riverside, CA 92504

273-280-022

Thomas O. & Gytha S. Mannen
15890 Winters Ln.
Riverside, CA 92504

273-280-026

Pauline D. & Tommy Medrano
15750 Winters Ln.
Riverside, CA 92504

273-280-027

Tommy & Norma A. Medrano
15730 Winters Ln.
Riverside, CA 92504

273-280-028

Vincent James & Vivian Carol Bernard
15870 Winters Ln.
Riverside, CA 92504

273-280-029

Dale G. & Diane L. Tanke
15840 Winters Ln.
Riverside, CA 92504

273-280-030

Charlotte L. Joseph
15810 Winters Ln.
Riverside, CA 92504

273-480-019

Daniel W. & Jacqueline R. Hartigan
17695 Mockingbird Hill Cir.
Riverside, CA 92504

273-480-020

Shelby C. & Sherlee J. Cline
17655 Mockingbird Hill Cir.
Riverside, CA 92504

273-480-021

Jose De Jesus Silva & Luz Maria Estrada
17639 Mockingbird Hill Cir.
Riverside, CA 92504

273-550-001

Hans & Sonja S. Schneid
17785 Luna Ct.
Riverside, CA 92504

273-550-002

James L. & Joan C. Adamson
17780 Luna Ct.
Riverside, CA 92504

273-550-006

Randy D. & Joyce R. Myers
17875 Luna Ct.
Riverside, CA 92504

273-550-007

Mike & Susan M. Luna
17820 Luna Ct.
Riverside, CA 92504

273-550-008

Gary William Golden
17850 Luna Ct.
Riverside, CA 92504

273-542-001

Lawrence R. & Jennie Nieto
16040 Winters Ln.
Riverside, CA 92504

273-542-002

Kenneth R. & Linda Lee Townsend
16080 Winters Ln.
Riverside, CA 92504

273-542-003

Joe A. & Juliet O. Ortiz
16120 Winters Ln.
Riverside, CA 92504

273-541-004

In Soon & Kwang S. Chong
17990 Luna Ct.
Riverside, CA 92504

273-542-007

Donald Cruzen
17905 Luna Ct.
Riverside, CA 92504

273-542-008

David A. & Jane L. Spickelmier
17835 Luna Ct.
Riverside, CA 92504

285-260-041
James A. & Sylvia J. Blair
15830 Rawhide Ln.
Riverside, CA 92504

273-280-031
James B. Ransom
17668 Glen Hollow Way
Riverside, CA 92504

285-270-001
Hether, Richard & Jonell Hickok
10845 Mockingbird Canyon Rd.
Riverside, CA 92504

273-541-005
In Soon & Kwang S. Chong
17990 Luna Ct.
Riverside, CA 92504

285-270-002
William A. & Jill Dale
18095 Mockingbird Canyon Rd.
Riverside, CA 92504

County of Riverside, TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502
ATTN: Wendell Bugtai, Project Planner

285-270-003
Blaine & Claudia Davidson
18145 Mockingbird Canyon Rd.
Riverside, CA 92504

Planning Commissioner John Roth
c/o Chantell Griffin, Planning
Commission Secretary
Po Box 1409
Riverside, CA 92502

285-270-004
David T. Morgan
16170 Rawhide Ln.
Riverside, CA 92504

285-270-005
George F. & Joan E. Hoanzl
16090 Rawhide Ln.
Riverside, CA 92504

285-270-030
Roberta L. Lovinger
4745 Hiers Ave.
Riverside, CA 92505

285-060-003
Ching Kuo Carl Hsiao
19057 Colima Rd.
Rowland Heights, CA 91748

285-060-015
Hein & Ellen Marie Hettinga
Po Box 51630
Irvine, CA 92619

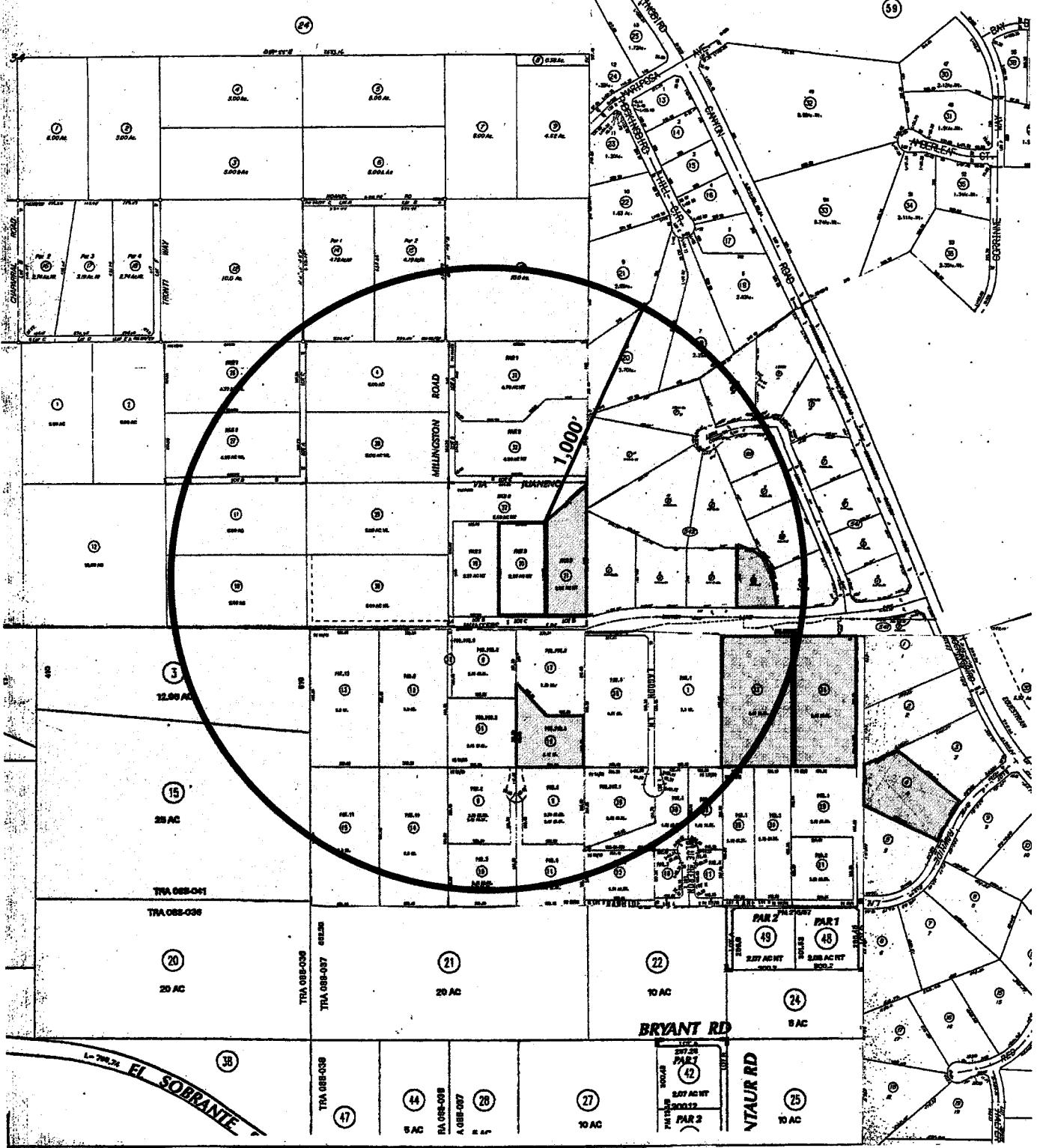
273-280-032
James B. Ransom
17668 Glen Hollow Way
Riverside, CA 92504

N1/2 SE1/4 SEC. 34 T3S.R.5 W.
(Por. Ro. El Sobrante De San Jacinto, Par. lot 37)

T.R.A. 8814

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR W 1/2 SEC. 35, T3SR5W
(POR RO. EL SOBRANTE DE SAN JACINTO)



 Property Owner Invited To Neighborhood Meeting

 Project Site

 Property Owner Attended Neighborhood Meeting

 Parcels Within 1,000' Radius

SIGN-IN SHEET

Sakyamuni Buddhist Meditation Association

Neighborhood Open House

Monday, May 10, 2010 - 4:00 - 7:00 p.m.

Name	Address	Telephone	Email
Gerald Penilla	571 W Blaine Riverside CA	(951) 744-4374	geraldp19836@gmail.com
Jaylin Cervante	3407 Windsong	(951) 454-7007	Cervantesjaylin@yahoo.com
Karen Haring	11110 Winters Ln	(951) 780-4542	
BRAD WICKS	15981 WINTERS LN	951-780-4542	
MARCIA WICKS	15981 WINTERS LN	951-780-4542	MWICKS007@Yahoo.com

Welcome to Sakyamuni Buddhist Meditation Association

A brief history:

Since opening our doors in 1994, the Sakyamuni Buddhist Meditation Association has strived to provide a facility in which people can learn and practice the art of meditation. Although this facility follows the traditions of Theravada Buddhist, we are not a traditional Buddhist temple. Sakyamuni Buddhist Meditation Association does not perform traditional ceremonial rites. Instead, we focus solely on the practice and education of meditation. At any given time, there are five monks who reside on the grounds. Our abbot is named Venerable Khippanno. Although he is the main figure at this facility, his presence is not continual because he travels to many places all over the world. However, he will be present during the meditation classes. Sakyamuni Buddhist Meditation Association requests that all visitors maintain the five Buddhist precepts during their visit on the grounds. The precepts are: do not steal, do not kill, abstain from false speech, abstain from sexual misconduct, and abstain from the use of intoxicants.

Sakyamuni Buddhist Meditation Association Grounds:

Our grounds consist of three structures, each serving a different purpose. The main house is located near the gates and serves as living quarters for the monks. Our meditation hall is located to the left of the main house. The top floor of the meditation hall serves as a facility for the practice of meditation. This is also where our meditation classes are held. The bottom floor of the meditation hall also serves as living quarters for lay people (meditation students). Finally, we have added a traditional stupa to by the meditation hall. This is a traditional structure for Buddhist grounds and is a symbol of peace and Buddhist worship. The stupa and the meditation hall serve as reminders of Buddhist worship.

Meditation Classes:

Meditation classes are offered four times a year, each session lasting a total of ten days. We accept up to twenty five people per class. Class schedules vary, so please check our posted schedule by the meditation hall for exact dates. Although the classes are only offered four times a year, we invite and encourage those who are interested in meditation to visit the grounds. Our gates are open to visitors year round.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42269

Project Case Type (s) and Number(s): Public Use Permit No. 759 Revised Permit No. 2

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Wendell Bugtai

Telephone Number: 951-955-2419

Applicant's Name: Sakyamuni Buddhist Meditation Association

Applicant's Address: 15950 Winters Lane, Riverside, CA 92504

Engineer's Name: Thatcher Engineering & Associates

Engineer's Address: 1461 Ford Street, Suite 105, Redlands, CA

I. PROJECT INFORMATION

Project Description: This, the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20 years (until July 1, 2031). The project site currently contains a 2,370 square foot residential/meditation building, a 676 square foot office/storage building, a 3,360 square foot, two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary. Previously approved, but yet to be constructed facilities, consist of a 3 room, 300 square foot meditation building, one 8 foot by 12 foot by 13 foot high restroom building, and one 15 foot by 15 foot by 26.5 foot high gazebo/stupa for statuary.

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

B. Total Project Area: 2.49 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Buddhist Meditation Facility			

C. Assessor's Parcel No(s): 273-280-020

D. Street References: The project is located northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 3 South, Range 5 West

F. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently developed with a number of buildings and structures that make up the Sakyamuni Buddhist Meditation Facility. There is significant landscaping throughout the property and along the westerly property line.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (2½ Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, 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. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (VLDR)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The Lands Use Designations are Rural Community: Very Low Density Residential (RC: VLDR) to the east and west Rural: Rural Residential (R: RR) to the north and Rural Community: Estate Density Residential (RC: EDR) to the south

A. Adopted Specific Plan Information

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

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

B. Existing Zoning: Residential Agricultural (R-A-2½) (2½ - acre minimum)

C. Proposed Zoning, if any:- N/A

D. Adjacent and Surrounding Zoning: Residential Agricultural – 2½ -Acre Minimum (R-A-2½) (2½ - acre minimum) to the north, east and west and Residential Agricultural - 1-Acre Minimum (R-A-1) to the south.

I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

II. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

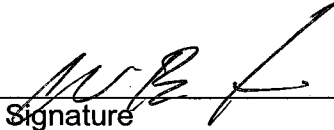
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

June 6, 2011
Date

Wendell Bugtai, Project Planner
Printed Name

For Carolyn Syms Luna, Director

III. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located within a highway corridor.
- b) The project will not 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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

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

- a) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is currently 45.75 Miles from Mt. Palomar Observatory.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- b) The project will not expose residential property to unacceptable light levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

- a) The project will not 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) The project will not conflict with any agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) The project will not conflict with or obstruct implementation of the applicable air quality plan.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No Mitigation Required.

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

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

- a) 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.
- b) 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).

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

- c) 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.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historic site.
- b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

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

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

Findings of Fact:

- a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

12. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

- a) The project will not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) The project will not be subject to strong seismic ground shaking.

Mitigation: No Mitigation Required.

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

Monitoring: No Monitoring Required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Ground Subsidence

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

Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. 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:

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

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17. Slopes

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not change topography or ground surface relief features.
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18. Soils

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 Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project will not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.
- c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19. Erosion

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

- a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No Mitigation Required.

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

Monitoring: No Mitigation Required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: State CEQA Guideline, § 15064.4.,

Findings of Fact:

- a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project is currently proposing an extension of time for the Public Use Permit and therefore will not generate or increase gas emissions either directly or indirectly.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The proposed project has been previously approved and has been found consistent with the General Plan and there will not conflict with any plans that will reduce emission or greenhouse gases.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of

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

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?

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Airports

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

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

Findings of Fact:

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

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project will not require review by the Airport Land Use Commission.
- c) The project will not be 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.
- d) The project will not be located within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

24. Hazardous Fire Area

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

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

Findings of Fact:

- a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for | <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
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not have changes in absorption rates or the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not affect in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within the City of Riverside sphere of influence. The city has been notified and as of the date of the writing of this environmental assessment, there has not been any formal response related to this project.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

- a) The project will be consistent with the site's existing or proposed zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.
- d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<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
--------------------------------	--	------------------------------	-----------

miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

- a) The project is not located within an airport land use plan or, 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.
- b) The project is not located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

- a) The project is not located near a railroad.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway.

Mitigation: No Mitigation Required.

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

Monitoring: No Mitigation Required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, GIS database, Site Visit

Findings of Fact:

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

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

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

Findings of Fact:

- a) The project will not have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) The project will not have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Instances of temporary outdoor church gathers have been observed on the project site which will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- c) The project will not have exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

d) The project will not provide exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.

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

f) The project will not 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).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sherriff Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

38. Schools

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

Source: Riverside Unified School District, GIS database

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Schools.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

39. Libraries

Source: RCIP

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Libraries.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

40. Health Services

Source: RCIP

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Health Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

RECREATION

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

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The project will not be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The project is not located within any recreational trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<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
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) The project is will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The project is will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The project is will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

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

- d) The project is will not alter waterborne, rail or air traffic.
- e) The project is will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project is will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project is will not cause an effect upon circulation during the project's construction.
- h) The project is will not result in inadequate emergency access or access to nearby uses.
- i) The project is will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

44. Bike Trails

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

Source: RCIP

Findings of Fact:

- a) The project is not located within any bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

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

- a) The project is will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will ~~not~~ have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

- a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

47. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: RCIP

Findings of Fact:

- a-g) The project site is currently existing and no new expansion related to utilities will be provided, therefore, no impacts will

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

Findings of Fact:

- a) The project will not conflict with any adopted energy conservation plans.

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

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

- a) No other issues of potential concern have been identified.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

File: PUP759r2 - Environmental Assessment -4-6-11 clean copy.docx
Revised: 6/6/2011 8:23 AM

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is the Second Revised Permit to the approved Public Use Permit, proposes to extend the permit life of the existing facility an additional 20 years (until July 1, 2031). The project site currently contains a 2,370 square foot residential/meditation building, a 676 square foot office/storage building, a 3,360 square foot, two-story meditation center, and a 44.5 foot high, 30 foot diameter octagonal gazebo/stupa for statuary.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

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 Public Use Permit No. 759R2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 759R2 , Exhibit A, dated 1/26/10.

APPROVED EXHIBIT B = Public Use Permit No. 759R2, Exhibit B, Approved Building Permits, dated 5/24/10.

APPROVED EXHIBIT W = Public Use Permit No. 759R2, Exhibit W, dated 12/7/10.

10. EVERY. 4 USE - ON-SITE PARKING ONLY RECOMMND

All parking for Public Use Permit No. 759 Revised Permit No. 2 shall be located on-site. Off-site parking is PROHIBITED.

10. EVERY. 5 USE - BLOCK WALL PLANS RECOMMND

The applicant shall construct a 125-foot linear block wall on the easterly portion of the property as provided on EXHIBIT W, dated 12/7/10.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

GENERIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 5 USE-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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO OWTS/ATUs IN EASEMENTS

RECOMMND

All components of any proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) must remain outside of any dedicated easement.

10.E HEALTH. 2 OWTS/ATUs - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.E HEALTH. 2 OWTS/ATUS - MAINTAIN SETBACKS (cont.) RECOMMND

specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 ENV HEALTH GENERAL COMMENTS RECOMMND

The prior to the issuance of any building permit, clearance from the Department of Environmental Health (DEH) will be required to ensure adherence to all current Local and State Laws, DEH Technical Guidance Manual and Policies, as well as, the Uniform Plumbing Code. Please contact DEH at (951) 955-8980 for any further questions.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PUP 759 R2 is the second revised permit to extend the permit life indefinitely in the Lake Mathews/Wood crest area. The 2.27 acre site is located on the north side of Winters Lane, about 1.5 miles west of Mockingbird Canyon Road.

No improvements or changes to the use are proposed. Since this revised permit is to extend the life of the original permit indefinitely with no grading or building proposed, a Water Quality Management Plan is not required and therefore the District has no objection to the proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE- LC LANDSCAPE REQUIREMENTS RECOMMND

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

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 1 USE- LC LANDSCAPE REQUIREMENTS (cont.) RECOMMND

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

10.PLANNING. 2 USE- LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND
mitigation measures.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND
The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND
Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 24 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 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 30 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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 31 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 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.

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 Winters Lane since adequate right-of-way exists, per PM 31/90.

10.TRANS. 3 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

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

10. GENERAL CONDITIONS

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

for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 759R2 shall terminate twenty (20) years upon approval by the Board of Supervisor's. This permit shall thereafter be null and

PUBLIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE- LIFE OF THE PERMIT (cont.) RECOMMND

void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the religious facility may be further restricted.

20.PLANNING. 7 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.

NOTE: Please refer to Exhibit B - Approved Building Permits Exhibit

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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

06/06/11
08:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

LIC USE PERMIT Case #: PUP00759R2

Parcel: 273-280-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

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 SOILS PERCOLATION REPORT

RECOMMND

A soils percolation report performed in accordance with the County of Riverside, Department of Environmental Health (DEH) will be required for any project requiring the proposal of a new onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU) or upgrade.



- land planning
- civil engineering
- landscape architecture

phone 909.748.7777
fax 909.748.7776

thatcher engineering & associates, inc.

1461 ford street, suite 105, redlands, ca 92373

County of Riverside Planning Dept.
4080 Lemon Street, 9th Floor
Riverside, CA 92501

March 31, 2010
Job No. 1436

ATTN: Mr. Wendell Bugtai, Project Planner

RE: Sakyamuni Buddhist Meditation Center – Revised Public Use Permit No. 00759R2

Dear Wendell:

We are in receipt of Staff's comment letter dated March 4, 2010, and offer the following:

Item:

Unresolved Concerns:

- 1.) Filing a Revision to a Public Use Permit every ten (10) years is expensive, time consuming, and cumbersome to the day to day operations of the facility. The representatives of the facility feel they have been good neighbors with the exception of a few transgressions, have complied with the conditions of approval, and have maintained the facility in an attractive manner. However, we do understand that Staff is recommending that the life of the permit be extended for a period of twenty (20) years. Pursuant to further discussions with the applicant, we concur with that recommendation.

Exhibit Comments:

- 2.) Okay.

Required Studies and Plans:

- 1.) No changes to the existing project are proposed with this application. Therefore, the original findings of Public Use Permit No. 759R1, as outlined in Planning Commission Staff Report dated February 16, 2000 should remain valid.
- 2.) Per our meeting with Staff on March 8, 2010, we understand that the property owner for the neighboring property located on APN 273-280-021 has previously expressed concerns with visibility into his property from the project site. Be advised that the fence line along the east property line of the project site has been increased to a

height of 6' by the applicant and has been planted with a heavy landscape screen to eliminate visibility into the neighbor's property. Please see attached photos for reference.

3.) Please see enclosed Traffic Management Plan.

Request for additional fees:

- 1.) We understand that the project case has been assessed an additional \$5,610 for continued processing. We have forwarded this request for additional deposit to the applicant for their payment and will submit that immediately upon receipt.

Please feel free to call me should you have any questions or require additional information. Also, as a brief reminder, please advise us when the tentative hearing date has been determined for Planning Commission so that we may complete the appropriate arrangements for a meeting with the surrounding neighborhood.

Thank you for your continued assistance on the project.

Yours truly,
THATCHER ENGINEERING & ASSOC., INC.



Vicky Valenzuela, Project Manager

cc: Sakyamuni Buddhist Meditation Association

February 3, 2010

Wendell Bugtai, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

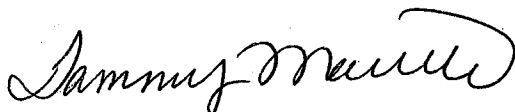
PUBLIC USE PERMIT NO. 759R2, T4S, R5W, SECTION 3

In response to your letter dated February 1, 2010, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water conservation.
3. Developer's landscape architect is required to consult with Western's conservation team to review Western's landscape and irrigation requirements. Contact Western's Engineering Department for the review fee charge.
4. Developer to submit landscape plans for Western's review concurrently with the County of Riverside's submittal and Western's approval is required prior to a building permit being issued.
5. No water meter installation will be permitted unless the landscape plans have been reviewed and approved by Western.
6. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.

7. Preliminary water and/or sewer plans shall show the following items:
 - a. Delineate all proposed water and/or sewer facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac., blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
8. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.
9. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.
10. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
11. Developer to pay all cost associated with preliminary review by Western at the time of review.
12. Water and/or Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
13. Contact Western's Development Services Department at (951) 789-5000 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
Engineering Technician

TM:sc

Enclosure: Initial Case Transmittal-Public Use Permit No.759R2 (copy)

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

DATE: February 1, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor – Dave Duda
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Economic Dev. Agency - Redevelopment
1st District Supervisor

1st District Planning Commissioner
City of Riverside
Riverside Unified School Dist.
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Pacific Bell

Public Use Permit No. 759R2 – EA42269– CFG05627 - Applicant: Sakyamuni Buddhist Meditation Association – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.27 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½) - **REQUEST:** This Public Use Permit is to eliminate COA 20.PLANNING.2 and extend the permit life indefinitely. Existing structures within the property include a 2,370 square-foot meditation facility, a 3,360 square-foot two (2) story meditation center, a 300-square foot mediation room, a 676 square-foot office/storage building and two gazebos. APN: 273-280-020

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 4, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai**, Project Planner, at (951) 955-2402 or email at **WBUGTAI@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 005928

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input checked="" type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP No. 759, Revision No. 2 DATE SUBMITTED: 1-19-10

APPLICATION INFORMATION EA 42269 CFG 05627

Applicant's Name: Sakyamuni Buddhist Meditation Assoc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: c/o Thatcher Engineering & Assoc., Inc., 1461 Ford Street, Suite 105
Redlands Street 92373
CA CA
City State ZIP

Daytime Phone No: (909) 748-7777 Fax No: (909) 748-7776

Engineer/Representative's Name: Thatcher Engineering & Assoc., Inc. E-Mail: vickyv@thatcherengineering.com
AK Contact
ATTN VICKY BALCENQUEZ

Mailing Address: 1461 Ford Street, Suite 105
Redlands Street 92373
CA CA
City State ZIP

Daytime Phone No: (909) 748-7777 Fax No: (909) 748-7776

Property Owner's Name: Sakyamuni Buddhist Meditation Association E-Mail: _____

Mailing Address: 15950 Winters Lane
Riverside Street 92504
CA CA
City State ZIP

Daytime Phone No: (951) 780-5249 Fax No: (951) 780-9174

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Please see attached project description.

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). PUP 00759R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 37676 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No N/A

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sakyamuni Buddhist Meditation Association
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Sakyamuni Buddhist Meditation Association
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-280-020

Section: 34 Township: 3S Range: 5W

Approximate Gross Acreage: 2.49

General location (nearby or cross streets): North of side of Winters Lane, South of Pounders Lane, East of Wood Lane, West of Markham Street

Thomas Brothers map, edition year, page number, and coordinates: 2008; page 745; G7

Project Description

Public Use Permit Case No. PUP00759R1 includes Condition of Approval No. 20.PLANNING.2 which states that the land use approval for the project shall become null and void 10 years after the date of approval by the Riverside County Board of Supervisors. The land use approval for this project is due to expire on April 4, 2010. The purpose of this revised permit application is to omit Condition of Approval No. 20.PLANNING.2.

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 759R2 – CEQA Exempt - Applicant: Sakyamuni Buddhist Meditation Association – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½) - **REQUEST:** The Public Use Permit proposes to extend the permit life an additional 20-years (2030). Existing structures within the property include a 2,370 square foot meditation facility, a 3,360 square foot two (2) story meditation center, a 300 square foot mediation room, a 676 square foot office/storage building and two gazebos. APN: 273-280-020. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Wendell Bugtai, Project Planner at 951-955-2419 or e-mail wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PUBLIC USE PERMIT NO. 759R2 – Intent to Adopt a Negative Declaration - Applicant: Sakyamuni Buddhist Meditation Association – Engineer/Representative: Thatcher Engineering & Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC:VLDR) – Location: Northerly of Winters Lane between Wood Lane to the west and Lazy Lagoon Lane to the east – 2.49 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½) - **REQUEST:** This Public Use Permit proposes to extend the permit life an additional 20-years (2030). Existing structures within the property to remain include a 2,370 square-foot meditation facility, a 3,360 square-foot two (2) story meditation center, a 300-square foot mediation room, a 676 square-foot office/storage building and two gazebos. APN: 273-280-020 (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
DATE OF HEARING: **June 15, 2011**
PLACE OF HEARING: **Perris City Council Chambers**
 101 North "D" Street
 Perris, CA 92570

For further information regarding this project, please contact Project Planner, Wendell Bugtai, at 951-955-2419 or email wbugtai@rcplma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/4/2010,

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

APN (s) or case numbers PUP 759R2 For

Company or Individual's Name Planning Department,

Distance buffered ~~600~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked by
Valdery
Exp: 11.4.10*

1000 feet buffer



Selected parcel(s):

273-260-010	273-260-015	273-280-004	273-280-010	273-280-011	273-280-020	273-280-021
273-280-022	273-280-027	273-280-028	273-280-029	273-280-030	273-280-031	273-480-019
273-480-020	273-480-021	273-542-001	273-542-002	273-542-003	273-542-007	273-542-008
273-542-009	273-542-010	273-542-013	273-550-001	273-550-002	273-550-006	273-550-007
285-260-001	285-260-006	285-260-008	285-260-009	285-260-010	285-260-011	285-260-012
285-260-013	285-260-016	285-260-017	285-260-029	285-260-031	285-260-032	285-260-033
		285-260-035	285-260-036	285-260-038		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...05/4/2010

APN: 273260010 ASMT: 273260010
HAVADJIA HOLDINGS INC
3800 ORANGE ST STE 250
RIVERSIDE CA 92501

APN: 273260015 ASMT: 273260015
GEORGE F HOANZL
JOAN E HOANZL
16090 RAWHIDE LN
RIVERSIDE CA 92504

APN: 273280004 ASMT: 273280004
VINCENT J BERNARD
VIVIAN C BERNARD
15870 WINTERS LN
RIVERSIDE CA 92504

APN: 273280010 ASMT: 273280010
CANDI LYNNE PETTIBON
17971 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273280011 ASMT: 273280011
RICHARD A DANDURAN
15650 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280020 ASMT: 273280020
SAKYAMUNI BUDDHIST MEDITATION ASSN
15950 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280021 ASMT: 273280021
GARY BURKLUND
VICKI BURKLUND
15982 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280022 ASMT: 273280022
THOMAS O MANNEN
GYTHA S MANNEN
15890 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280027 ASMT: 273280027
TOMMY MEDRANO
NORMA A MEDRANO
15730 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280028 ASMT: 273280028
VINCENT JAMES BERNARD
VIVIAN CAROL BERNARD
15870 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280029 ASMT: 273280029
DALE G TANKE
DIANE L TANKE
DALE G TANKE
15840 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280030 ASMT: 273280030
CHARLOTTE L JOSEPH
15810 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280031 ASMT: 273280031
JAMES B RANSOM
17668 GLEN HOLLOW WAY
RIVERSIDE CA 92504

APN: 273480019 ASMT: 273480019
DANIEL W HARTIGAN
JACQUELINE R HARTIGAN
17695 MOCKINGBIRD HILL CIR
RIVERSIDE CA. 92504

APN: 273480020 ASMT: 273480020
SHELBY C CLINE
SHERLEE J CLINE
17655 MOCKINGBIRD HILL CIR
RIVERSIDE CA. 92504

APN: 273480021 ASMT: 273480021
JOSE DE JESUS SILVA
LUZ MARIA ESTRADA
17639 MOCKINGBIRD HILL CIR
RIVERSIDE CA. 92504

APN: 273542001 ASMT: 273542001
LAWRENCE R NIETO
JENNIE NIETO
16040 WINTERS LN
RIVERSIDE CA. 92504

APN: 273542002 ASMT: 273542002
KENNETH R TOWNSEND
LINDA LEE TOWNSEND
16080 WINTERS LN
RIVERSIDE CA. 92504

APN: 273542003 ASMT: 273542003
JOE A ORTIZ
JULIET O ORTIZ
16120 WINTERS LN
RIVERSIDE CA. 92504

APN: 273542007 ASMT: 273542007
DONALD CRUZEN
17905 LUNA CT
RIVERSIDE CA. 92504

APN: 273542008 ASMT: 273542008
DAVID A SPICKELMIER
JANE L SPICKELMIER
17835 LUNA CT
RIVERSIDE CA. 92504

APN: 273542009 ASMT: 273542009
DWIGHT THOMPSON
GINA THOMPSON
17815 LUNA CT
RIVERSIDE CA. 92504

APN: 273542010 ASMT: 273542010
CARL L HIX
17945 LUNA CT
RIVERSIDE CA. 92504

APN: 273542013 ASMT: 273542013
HARVEY FAMILY TRUST
KAREN D HARVEY
C/O KAREN HARVEY
16160 WINTERS LN
RIVERSIDE CA. 92504

APN: 273550001 ASMT: 273550001
HANS SCHNEID
SONJA S SCHNEID
17785 LUNA CT
RIVERSIDE CA. 92504

APN: 273550002 ASMT: 273550002
JAMES L ADAMSON
JOAN C ADAMSON
17780 LUNA CT
RIVERSIDE CA. 92504

APN: 273550006 ASMT: 273550006
RANDY D MYERS
JOYCE R MYERS
17875 LUNA CT
RIVERSIDE CA. 92504

APN: 273550007 ASMT: 273550007
MIKE LUNA
SUSAN MICHELLE LUNA
17820 LUNA CT
RIVERSIDE CA. 92504

APN: 285260001 ASMT: 285260001
GARY R BARNES
18015 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 285260006 ASMT: 285260006
IVEN G SCHUYLER
LOUELLA M SCHUYLER
15667 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260008 ASMT: 285260008
CARLOS M SAMAYOA
BLANCA I SAMAYOA
P O BOX 5652
RIVERSIDE CA 92517

APN: 285260009 ASMT: 285260009
MARK R LEE
CYNTHIA L LEE
18195 WOOD LN
RIVERSIDE CA. 92504

APN: 285260010 ASMT: 285260010
DANNY R BULL
LORENA BULL
18215 WOOD LN
PERRIS CA. 92570

APN: 285260011 ASMT: 285260011
CHARLES NELSON
LINDA J NELSON
18210 WOOD LN
RIVERSIDE CA. 92504

APN: 285260012 ASMT: 285260012
LORENZO MOTA
SYLVIA L MOTA
5202 HEDDA ST
LAKEWOOD CA 90712

APN: 285260013 ASMT: 285260013
CARMEN E MOTA
10573 MORNING GLORY
FOUNTAIN VALLEY CA 92708

APN: 285260016 ASMT: 285260016
PAUL BLECKER
KRISTIN BLECKER
15715 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260017 ASMT: 285260017
GENE AUTRY
LADONA AUTRY
15727 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260029 ASMT: 285260029
JAMES S QUIST
SAUNNA R QUIST
15880 RAWHIDE LN
RIVERSIDE CA. 92508

APN: 285260031 ASMT: 285260031
ROBERT KLOCKI
JENNIFER KLOCKI
15661 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260032 ASMT: 285260032
IVEN GRANT SCHUYLER
LOUELLA M SCHUYLER
15667 WINTERS LN
RIVERSIDE CA 92504

APN: 285260033 ASMT: 285260033
EDMUND BRADLEY WICKS
MARCIA DAWN WICKS
15981 WINTERS LN
RIVERSIDE CA 92504



APN: 285260035 ASMT: 285260035
EDUARDO RAUL ESCUDERO
EDA GUTIERREZ ESCUDERO
18021 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 285260036 ASMT: 285260036
DUANE F BECKMAN
18035 LAZY LAGOON LN
RIVERSIDE CA. 92504

APN: 285260038 ASMT: 285260038
WILLIAM RAY QUIST
1715 BRITTNEY RD
BEAUMONT CA 92223

Sakyamuni Bddhist Meditation
15950 Winters Ln.
Riverside, CA 92504
(owner)

Sakyamuni Bddhist Meditation
C/O Thatcher Eng. & Assoc
1461 Ford St. Ste 105
Redlands, CA 92373
(applicant)