

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

814B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 26, 2011

**SUBJECT: CONDITIONAL USE PERMIT NO. 3673** – EA 42454 – Applicant /Engineer/Rep: Lee Arnson – Third Supervisorial District — Location: Southerly of Idyllwild Panoramic Highway, Easterly of Pine Dell Road and Westerly of Ridgeview Drive – 2.52 Gross Acres – Zoning: Scenic Highway Commerical (C-P-S) – **REQUEST:** The project proposes to construct a community playground (tot lot) to an existing park.

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on October 26, 2011.

**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42454**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3673**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:wb *D.M.*

(continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 15, 2011  
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.3

REVIEWED BY EXECUTIVE OFFICE

DATE *11/2/11*

*Tina Grande*

Departmental Concurrence

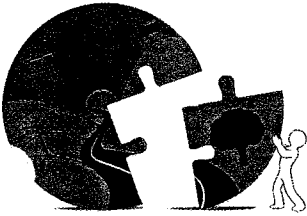
Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

**BACKGROUND:**

On October 26, 2011, a memo was provided to the Planning Commission (attached) from Planning Department staff which added and updated a condition of approval in addition to letters of support and concern regarding the project. At the public hearing, the Planning Commission also modified condition 90.PLANNING.1 to include "or as recommended by the Planning Director" as part of the condition and revised Exhibit B to identify recommended ages as "6-12" rather than the previously identified "5-12" age range.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Engine responsible for the preparation of  
Determinations forwarded to County  
Clerk for posting on  
Case: 11/28/11 Initial: kb

**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.**

Conditional Use Permit No. 3673 / Environmental Assessment No. 42454

*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)*

Lee Arnsen  
*Project Applicant*

P.O. Box 539, Idyllwild, CA 92549  
*Address*

Conditional Use Permit No. 3673 project proposes to construct a 7,980 square-foot community playground (tot lot) within a 2.5 acre property.

The project site is located southerly of Idyllwild Panoramic Highway, easterly of Pine Dell Road and westerly of Ridgeview Drive.  
*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00). Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

\_\_\_\_\_  
*Signature* Wendell Bugtai, Project Manager *Title* October 20, 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#: ZEA42454 ZCFG 5826

FOR COUNTY CLERK'S USE ONLY

11.15.11 1.3

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1105994

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

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

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

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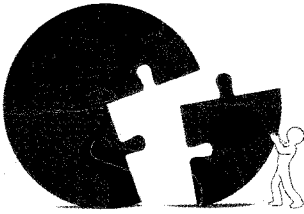
Received from: ARNSON LEE  
paid by: CK 1110 \$64.00  
CA FISH AND GAME FOR EA42454  
paid towards: CFG05826 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By GLKING Jun 16, 2011 12:45  
posting date Jun 16, 2011

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

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

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



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

Carolyn Syms Luna  
Director

814B

**DATE: November 1, 2011**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: CONDITIONAL USE PERMIT NO. 3673 - MITIGATED NEGATIVE DECLARATION**  
(Charge your time to these case numbers)

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

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

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

**Please schedule on the November 15, 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 (CFG5826)

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 OCTOBER 26, 2011**

I. **AGENDA ITEM 2.1: CONDITIONAL USE PERMIT NO. 3673** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lee Arnson – Engineer/Rep: Lee Arnson – Third Supervisorial District – Riverside Extended Mountain Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Southerly of Idyllwild Panoramic Highway (Hwy 243), easterly of Pine Dell Road and westerly of Ridgeview Drive – 2.52 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The project proposes to construct an 8,000 square foot community playground (tot lot) within a 2.5 acre property.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org).

The following spoke in favor of the subject proposal:

Dawn Sonnier the applicant (no other info provided)

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of, 5-0

**ADOPTED** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42454**, 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** of **CONDITIONAL USE PERMIT NO. 3673**, 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](mailto:dbowie@rctlma.org)

Agenda Item No.: 2.1  
Area Plan: Riverside Extended Mountain  
Zoning District: Idyllwild  
Supervisorial District: Third  
Project Planner: Wendell Bugtai  
Planning Commission: October 26, 2011

CONDITIONAL USE PERMIT NO. 3673  
E.A. Number: 42454  
Applicant: Lee Arnson  
Engineer/Representative: Lee Arnson

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes to construct an approximately 8,000 square-foot community playground (tot lot) within a 2.5 acre property.

The project site is located southerly of Idyllwild Panoramic Highway, easterly of Pine Dell Road and westerly of Ridgeview Drive.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD: CR)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) to the north, east and west and Community Development: Medium Density Residential (CD: MDR) |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north, east and west and Village Tourist Residential (R-3A) to the south.                            |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Single Family Residences to the north, south and west and Commercial Uses to the east.  |
| 7. Project Data:                               | Total Acreage: 2.52   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42454**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3673**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

D.M.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) in the Remap Area Plan.
2. The proposed use to construct a 7,980 square-foot community playground (tot lot) to an existing park is a permitted use in the Community Development: Commercial Retail (CD: CR) land use designation with a Conditional Use Permit.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) to the north, east and west and Community Development: Medium Density Residential (CD: MDR).
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, to construct a 7,980 square-foot community playground (tot lot) to an existing park is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, to construct a 7,980 square-foot community playground (tot lot) to an existing park, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east and west and Village Tourist Residential (R-3A) to the south.
8. Single Family and Commercial uses have been constructed and are operating in the project vicinity.



9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such the project fulfills applicable requirements.
10. This project is not within a City Sphere of Influence.
11. Environmental Assessment No. 42454 identified the following potentially significant impacts:
  - a. Cultural Resources

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, two letters in opposition have been received.
2. The project site is not located within:
  - a. A General Plan Policy Overlay Area;
  - b. A Conservation Area;
  - c. A Fault Zone;
  - d. A Specific Plan;
  - e. A City Sphere of Influence.
3. The project site is locate within:
  - a. The Village Tourist Policy Area;
  - b. The County Service Area # 36 – Street Lighting Park & Recreation;
  - c. The San Jacinto Valley Watershed;
  - d. The Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 565-070-025.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03673**  
**VICINITY/POLICY AREAS**

Date Drawn: 8/31/11  
 Vicinity Map

Supervisor Stone  
 District 3



Assessors Bk. Pg. 565-07  
 Thomas Bros. Pg. 818 C6  
 Edition 2009

Zoning Area: Idyllwild  
 Township/Range: T5SR3E  
 Section: 18

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

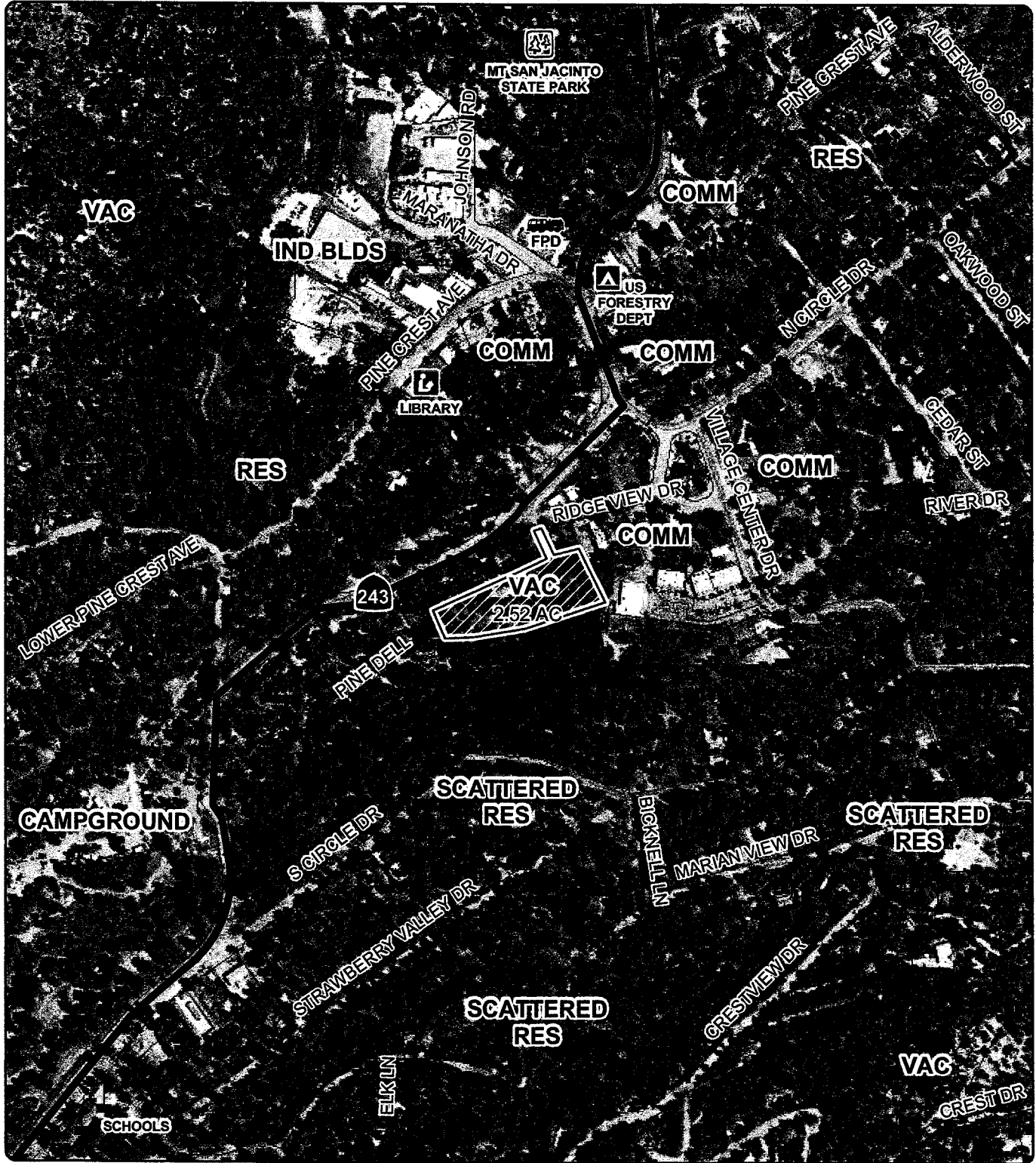
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673

LAND USE

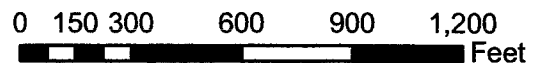
Supervisor Stone  
District 3

Date Drawn: 8/31/11  
Exhibit 1



Zoning Area: Idyllwild  
Township/Range: T5SR3E  
Section: 18

Assessors Bk. Pg. 565-07  
Thomas Bros. Pg. 818 C6  
Edition 2009



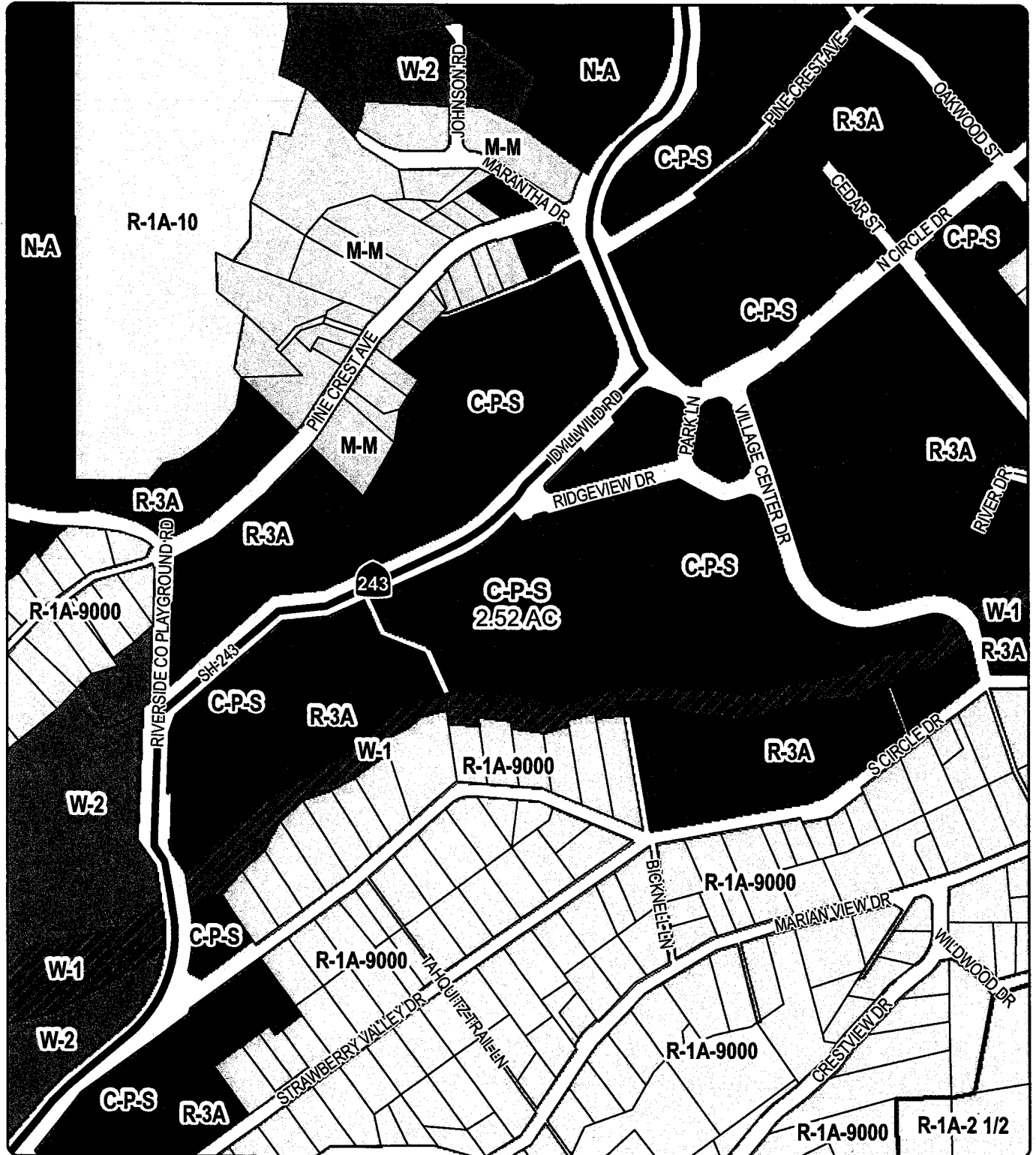
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.fims.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673  
EXISTING ZONING

Date Drawn: 8/31/11  
Exhibit 3

Supervisor Stone  
District 3



Zoning Area: Idyllwild  
Township/Range: T5SR3E  
Section: 18

Assessors Bk. Pg. 565-07  
Thomas Bros. Pg. 818 C6  
Edition 2009



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

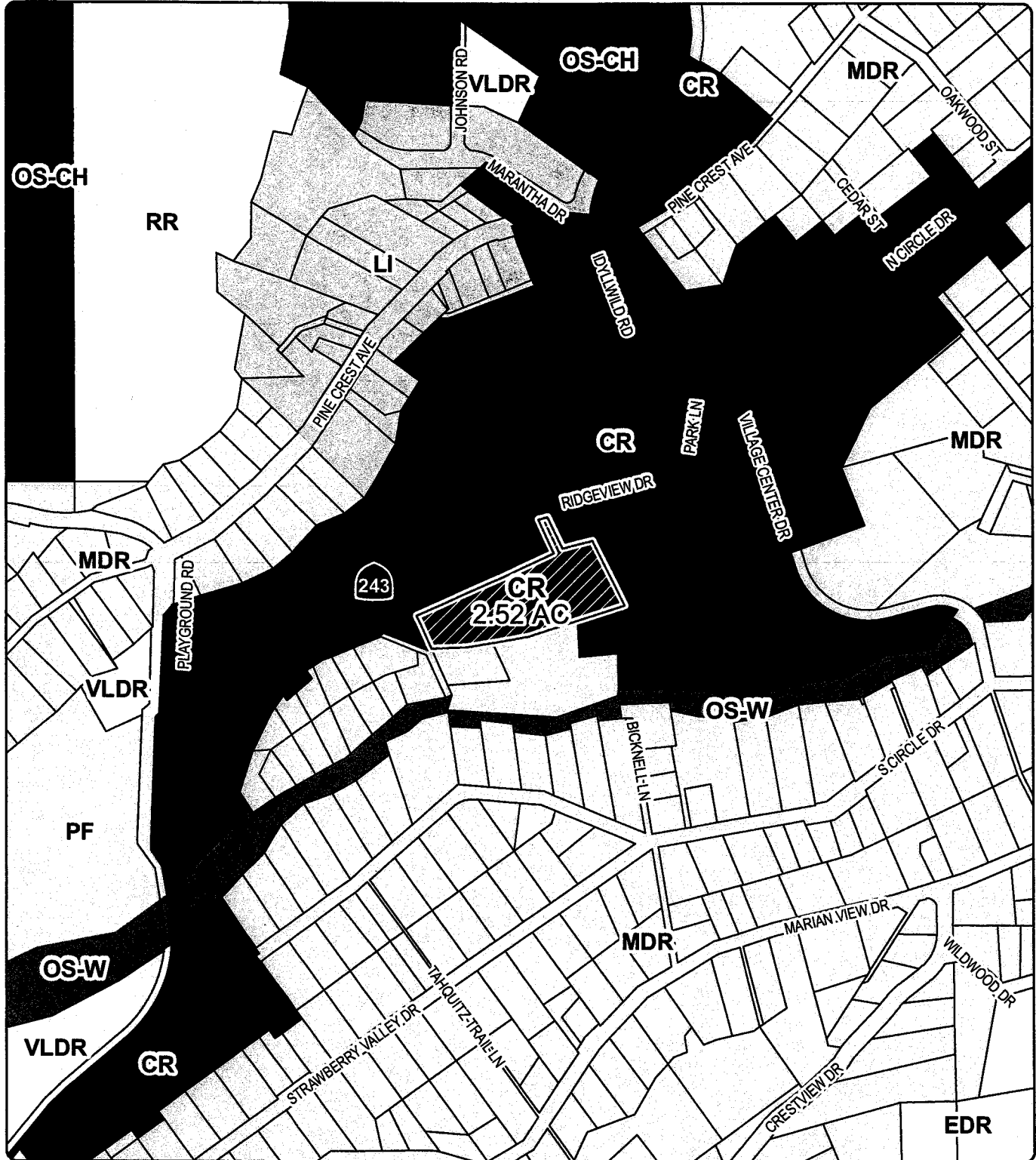
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03673

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 8/31/11  
Exhibit 5



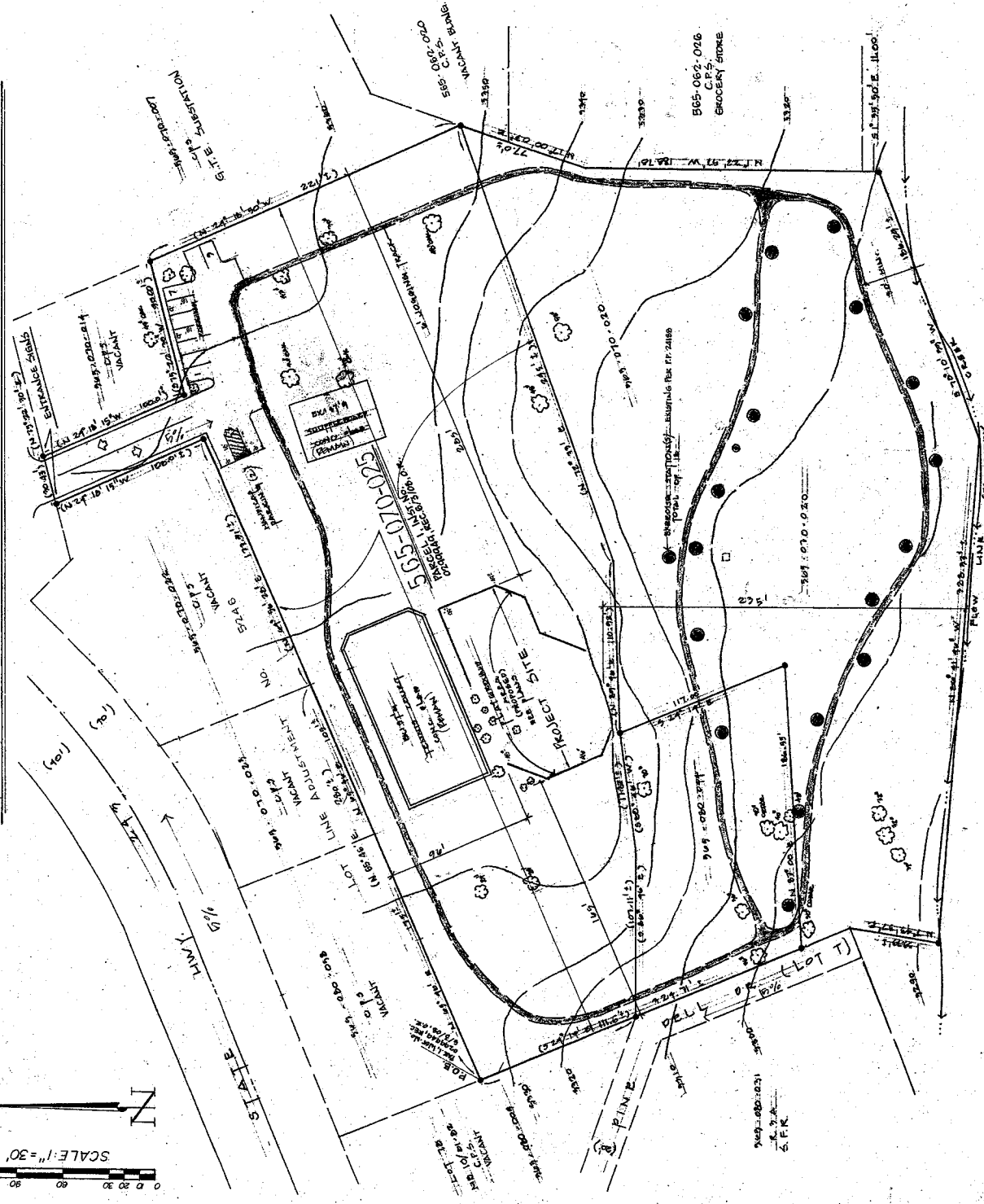
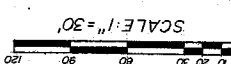
Zoning Area: Idyllwild  
Township/Range: T7SR2W  
Section: 27

Assessors Bk. Pg. 565-07  
Thomas Bros. Pg. 818 C6  
Edition 2009



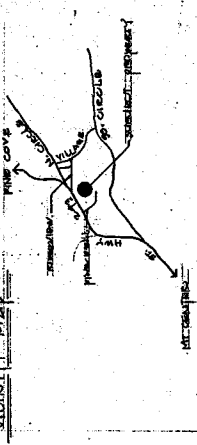
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

# SITE PLAN / EXHIBIT A CONDITIONAL USE PERMIT NO.



Prepared By: **Lee Arneson, P.E., S.E., R.R. 101, Box 510, Myrtle Hill, CA 92549**  
 (951) 659-4458  
 Owners: **San Jacinto Mountain Community Center (BRCA) Myrtle Hill Community Recreation Council, P. O. Box 1770, Myrtle Hill, CA 92549, (951) 659-3079**  
 Drawn By: **Robert J. Pfeiffer, P. O. Box 1008, Myrtle Hill, CA 92549, (951) 659-4446**  
 Address: **Myrtle Hill Community Center, 4100 Ridgeview Drive, Myrtle Hill, CA 92549**  
 Date Prepared: **May, 2011**  
 Title: **Myrtle Hill Community Playground**  
 Related Case: **Plot Plan # 21188**  
 Legal Description: **See Attached**  
 Property Size: **266,070.052 ± 1.1 Ac.**  
 A.Y.P. # **1**  
 Theme Brothers (2009): **C-6, PG 814**  
 Zoning: **C.P.S.**  
 Utilities: **12' x 12' x 2' Water, Electric, Myrtle Hill Sewer District, Southern Calif. Edison, Parcel One, Various Telephones, Natural Gas, Various Cable Services, Water Treatment Plant**  
 Landscaping: **Above 500' Elevation, no landscaping required. Native trees to remain.**  
 Notes: **No grading, no tree removal, no paving. No utility lines to be shown. No utility lines to be shown. No utility lines to be shown. No utility lines to be shown.**  
 Density Calculation: **Total area of property 2.2 acres**  
 Total area of parking: **2.5%**  
 Open Space: **15%**  
 Not to be used for anything other than the intended ground covering with **5' of drainage stone and 12' of certified wood chips.**  
 County Service Area: **24-37**  
 Not subject to impoundment or other geotechnical hazards  
 Not subject to any other local, state, or federal laws, rules, regulations, or codes  
 Not subject to any other local, state, or federal laws, rules, regulations, or codes  
 Not subject to any other local, state, or federal laws, rules, regulations, or codes

**PROJECT SITE**  
**LOT T**  
**LOT S**  
**VACANT**  
**565-062-056**  
**C.P.S.**  
**BROCCERY STORE**



Project Description: The Myrtle Hill Community Playground will be constructed on a 2.2-acre site located on the east side of Ridgeview Drive, north of Myrtle Hill Road. The site is currently vacant and is zoned C.P.S. The project consists of a paved parking area, small trees, a paved path, a paved bridge and a right of way for a forest engine truck. There will be a total of 277 parking spaces, including 277 spaces for the project site and 277 spaces for the surrounding area. The project site is located on the east side of Ridgeview Drive, north of Myrtle Hill Road. The project site is located on the east side of Ridgeview Drive, north of Myrtle Hill Road. The project site is located on the east side of Ridgeview Drive, north of Myrtle Hill Road.

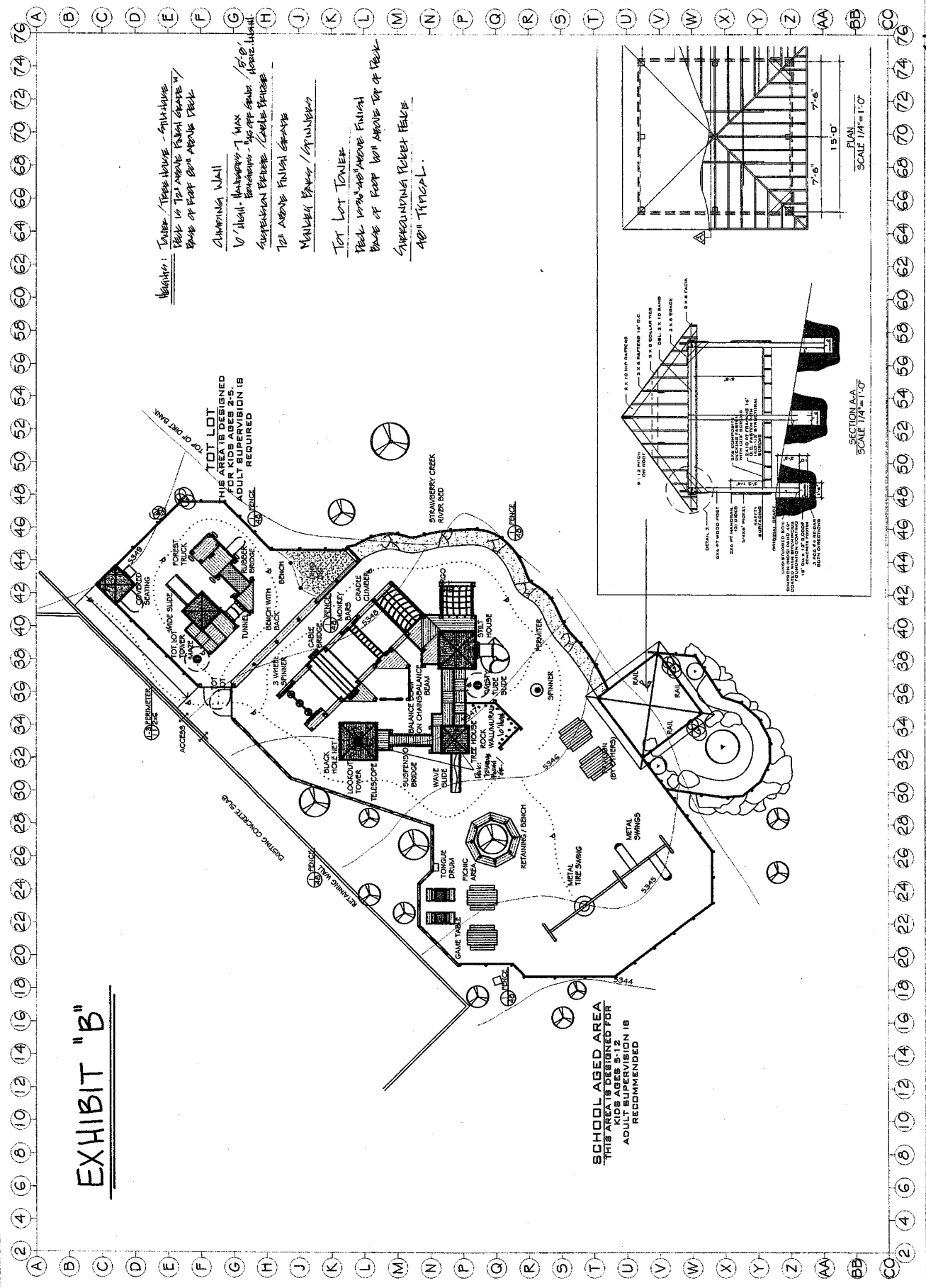
DATE	AMENDMENT



Proj. # 4410  
 Scale: 1/8" = 1'-0"  
 Date: 1/17/2011  
 By: CV, DW, ML  
 Revised: 1/17/2011 ML  
 1/20/2011 ML  
 1/27/2011 ML  
 2/2/2011 ML

IDYLWILD  
 COMMUNITY PLAYGROUND  
 IDYLWILD, GA

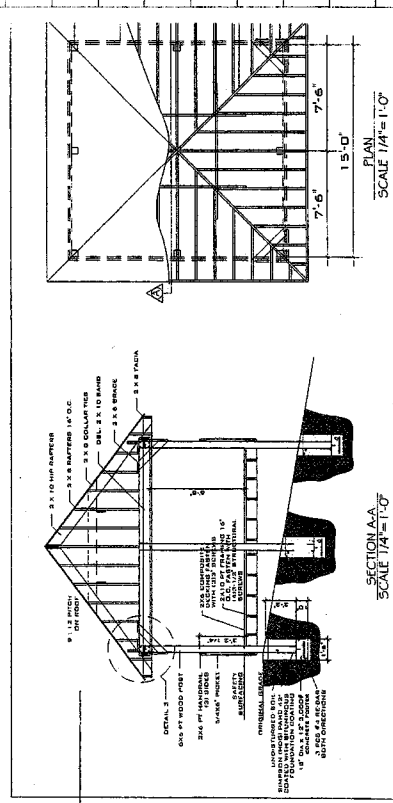
PLAN DRAWINGS  
 LEATHERS ASSOCIATES



**EXHIBIT "B"**

**SCHOOL AGED AREA**  
 THIS AREA IS DESIGNED FOR  
 KIDS AGES 5-12  
 ADULT SUPERVISION IS  
 RECOMMENDED

**Notes:**  
 Tower / Tree House - Full-time  
 Peak to Top Above Final Grade w/  
 Base of Peak 60" Above Peak  
 Climbing Wall  
 1/2" High Handrails - Max  
 Spacing - 48" Off-Guard, Horizontal  
 Suspension Bridge / Cable Bridge  
 Top Above Final Grade  
 Monkey Bars / Spinners  
 Top Lot Tower  
 Peak 10" Above Above Final  
 Grade of Peak 60" Above Top of Peak  
 Surrounding Pocket Fence  
 API Typical



SHEET 2 OF 2

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42454  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3673  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** 951-955-2419  
**Applicant's Name:** Lee Arnson  
**Applicant's Address:** P.O. Box 539, Idyllwild, CA 92549

### I. PROJECT INFORMATION

The Conditional Use Permit proposes to construct an approximately 8,000 square-foot community playground (tot lot) within a 2.5 acre property.

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

**B. Total Project Area:** 2.52 Gross Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 2.52	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 565-070-025

**Street References:** The project site is located southerly of Idyllwild Panoramic Highway, easterly of Pine Dell Road and westerly of Ridgeview Drive.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5S Range 3E Section 18

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project currently vacant with various shrubs, trees and open areas throughout the property.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) 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 fault zone, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design. 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):** Riverside Extended Mountain

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Scenic Highway Commercial (C-P-S)

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

**Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, east and west and Village Tourist Residential (R-3A) to the south.

#### 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.

Aesthetics

Hazards & Hazardous Materials  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 checked="" type="checkbox"/> Cultural Resources  | <input type="checkbox"/> Noise                     | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services           |   |

### III. DETERMINATION

On the basis of this initial evaluation:

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

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

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

David Manes for Wendell Bugtai  
Signature

September 29, 2011  
Date

Wendell Bugtai  
Printed Name

For Carolyn Syms Luna, Director

**I. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) The project is located within Highway 243 corridor. Given the project will be located within the property and shielded by natural vegetation and single family residences, the project will not have a significant impact upon a scenic highway corridor within which it is located.
- 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.

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

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

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

- a) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. Given the project is a playground/tot lot, there is no lighting proposed. The project is currently located in Zone B, 28.00 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 given there is no new lighting proposed.
- 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The project 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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

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

Monitoring: No Monitoring Required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP, 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.



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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact:

- a) The project may alter or destroy an archaeological site. The project is located on a parcel that had historic period cabins and land uses. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement via letter or email with a professional archaeologist or historian to provide monitoring services during trenching, footing excavation, and other similar earth disturbances at depth. (60.PLANNING.2)
- 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: 60.PLANNING.2

Monitoring: Building and Safety Plan Check Process

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

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

Source: Project Application Materials

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

Monitoring: No Monitoring Required

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map,"

Findings of Fact:

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

Mitigation: No Mitigation Required.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials

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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

- 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.

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

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

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 project proposes to construct a 7,980 square-foot community playground (tot lot) to an existing park which the project is allowed within the framework of the proposed General Plan Amendment and Zoning Ordinance.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- 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.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

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

Findings of Fact:

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

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

Findings of Fact:

- a) 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.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not result in substantial alterations 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 is not located within a city sphere.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project will be consistent with the site's existing zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
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

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

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

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

**30. Airport Noise**                                                                                       

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

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

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

Findings of Fact:

- a) The project 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

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

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

**33. Other Noise**

NA     A     B     C     D                

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?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

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

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

Findings of Fact:

- a) 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. The project meets all other applicable Noise Element Policies.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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
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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: Riverside County General Plan

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
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Source: Hemet 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.

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**39. Libraries**

Source: Riverside County General Plan

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.

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**40. Health Services**

Source: Riverside County General Plan

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.

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**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

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

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

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
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- 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"/>
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Source: Riverside County General Plan

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

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

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>				
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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Solid Waste</b>				
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
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Source: Riverside County General Plan, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

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"/>
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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
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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

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



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

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None.

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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted to construct an approximately 8,000 square-foot community playground (tot lot) within a 2.5 acre property.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3673 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3673, Exhibit A, Site Plan, dated 7-6-11.

APPROVED EXHIBIT B = Conditional Use Permit No. 3673, Exhibit B, Elevations, dated 7-6-11

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit no. 3673 proposes to construct a community playground (tot lot) to an existing park and no grading is proposed. The Grading Division has no objection to this proposal.

10.BS GRADE. 2 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE - NPDES INSPECTIONS (cont.)

RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall provide a revised site plan to indicate the location of the required:

1. Accessible parking space (Van accessible)
2. Adjacent accessible loading/unloading space
3. Accessible viewing area

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

The items are to be located adjacent to the playground facilities.

Where sanitary facilities are required, all accessibility standards per the 2010 California Building Code (CBC) would apply.

All playground equipment and site structures and buildings will be required to have issued building permits prior to placement or construction of any equipment or structures.

Building plans and supporting calculations and applicable information shall submitted to the building department for review, approval, and permit issuance.

All playground equipment shall be designed and constructed to ASTM standards.

All applicabe equipment, structures and buildings shall comply with the current adopted California Building Codes and Riverside County Ordinances.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3673 is a proposal to construct a community play ground to an existing park on a 2.52 acres lot in Idyllwild Area. The site is located southerly of Idyllwild Panoramic Highway, westerly of Ridgeview Drive, and easterly of Pine Dell Road.

The site is located on a ridge and as such, does not receive offsite storm runoff. The proposed play ground would be located on relatively high ground with a negligible tributary area. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Based on the exhibit received by the District the proposed play ground is 7,980 sq. ft. The ground covering on the

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10. GENERAL CONDITIONS

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

playground consists of geotextile fabric and compacted wood chips which is considered as pervious surface and therefore no project specific Preliminary Water Quality Management Plan (WQMP) is required. Should the development result in increase of impervious area by 5000 sq. ft or more will be required a WQMP.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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 mitigation measures.

10.PLANNING. 3                    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. 4                    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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b)

One (1) space per every 8,000 square feet of active recreational area within a park or playground. The proposed square footage of 7,980 square feet requires one (1) parking space

The applicant is proposing nine (9) parking spaces which exceeds the minimum requirements.

10.PLANNING. 21 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 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 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



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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 25 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

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

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, 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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Ridgeview Drive since adequate right-of-way exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Ridgeview Drive due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - AMD PER CONDITIONS USE RECOMMND

Within 10 days of approval by the Planning Commission, ten (10) copies of an Amended Per Final Conditions site plan shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the Conditional Use Permit unless and until the Amended Per Final Conditions site plan has been approved by the County Planning Department. The CONDITIONAL USE PERMIT site plan shall be in substantial conformance with

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - AMD PER CONDITIONS USE (cont.)

RECOMMND

condition 10.BS PLNCK.1.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2 GEN- SPECIAL INTEREST MONITOR

RECOMMND

As the project is located on a parcel that had historic period cabins and land uses on it, there is a moderate potential for subsurface historic artifacts to be uncovered during excavation of footings and any grading.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement via letter or email with a professional archaeologist or historian to provide volunteer monitoring services during trenching, footing excavation, and other similar earth disturbances at depth. This volunteer shall be known as the Special Interest Monitor (SI Monitor) for this project. The agreement shall address the treatment and ultimate disposition of non-Native American cultural resources which may include curation at the Idyllwild Historical Museum or other County-approved curation facility. Any prehistoric Native American artifacts shall be reported to the County Archaeologist as tribal consultation may be required to determine disposition. The SI Monitor shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including tree removals, grading, trenching, structure demolition, footings excavation, and related activities. The SI Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The Special Interest Monitor shall use current industry standards for field recovery, documentation, and preparation for curation.

Any historic period artifacts that are recovered shall be first offered for curation at the idyllwild Historical Museum. Should this museum decline to curate the materials, other County-approved curation facilities may be utilized upon approval by the County Archaeologist and with submittal of a curation agreement with that facility.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Special Interest Monitor is responsible for implementing mitigation and standard professional practices for cultural resources. The Special Interest Monitor shall consult with the County Archaeologist and the developer/permit holder throughout the monitoring process.

2)This agreement shall not modify any approved condition of approval or mitigation measure for this project.

3) Should curation at a facility requiring curation fees, the developer/permit holder is responsible for all curation costs.

60.PLANNING. 3

USE- ARTIFACT CURATION

RECOMMND

The Idyllwild Historical Society Museum shall be the designated curation facility for any historic period artifacts recovered from construction activities for the project.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE - SITE EVALUATION

RECOMMND

The information provided does not indicate whether any grading has taken place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the playground (tot lot) is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE - SITE EVALUATION (cont.)

RECOMMND

50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report. Please contact the County Archaeologist for required report content and format. The report shall include a discussion of sensitivity training for the volunteer and any paid construction workers who will install the playground equipment and related structures. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

OR; as modified by the Planning Director.

MODIFIED PER PLANNING COMMISSION ON OCTOBER 26, 2011.

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside

10/26/11  
10:19

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03673

Parcel: 565-070-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3673 is calculated to be 0.18 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3673 has been calculated to be 0.18 net acres.

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

CUP03673 - Public community playground Idyllwild - OPPOSITION LETTER - 8-2-11

From: shari fae [sharifae87@hotmail.com]  
Sent: Tuesday, August 02, 2011 7:40 AM  
To: Bugtai, Wendell  
Subject: Public community playground, Idyllwild

CUP 3673, assessor #565 070 025, S. J. M. Community Center (Bugtai)  
please note ICRC is the same org. with diff. name  
Mr. Bugtai (see statement below from County appointed CSA 36 board member)  
The County must step in. The planning commission has to take responsibility or be liable. Demand a County approved contractor does the assembly and construction for this public playground. My grandchild will not be using their "volunteer constructed" equipment. What if one of these well meaning non-professionals forget a screw or misassemble a piece? This is an accident waiting to happen. Look at their newly constructed (by volunteers) skate-park. It's flawed, already needs out-of-warranty repair, and the County won't insure it because it was not constructed by a licensed, approved contractor. These people are substandard amateurs, dealing with public liability and the public safety of our children. The County couldn't even trust them to carry insurance for our children. Please review this entire project and their entire plans very carefully. Thank you, Shari Baldrige, Idyllwild  
The following is a recent comment in the local paper by a professional who is on the local CSA 36 County organization. He shares my view. "This is not a doggie park..." Talent to manage Community Center project, here EDITOR: In 2009, as a Idyllwild Community Recreation Council (ICRC) director, I volunteered to organize and act as chairperson of the Idyllwild Community Center Committee (ICC). I recruited some of the best and brightest members of our community, over 20 professionals with experience in architecture, city planning, theater, food service, governmental relations, fundraising, land use and more to be members of the ICC. Soon after forming the ICC, the ICRC board removed me as a member because I questioned the then ICRC board leadership and management practices. I understand the benefactor's frustration, but the reason nothing has been done in the past 22 months, regardless of the excuses, is a lack of understanding of what it will take to accomplish a project of this magnitude! We now have, at the benefactor's request, the same individuals who have done little or nothing with the ICC over the past 22 months, or who have undertaken projects without understanding land use, government permitting processes or construction. As I see it, only one individual, Bill Lowman, and possibly Robert Priefer, have the expertise to begin dealing with the governmental and construction issues required for a project as complex as our community center. Unfortunately, we are handling the project like most projects in Idyllwild - by the seat of our pants. This is not a "doggie park," nor par course. This is a multimillion-dollar project that MUST be planned and executed by professionals. As I proved two years ago, these professionals live here in Idyllwild and I'm sure with the right management and direction, they will provide the

CUP03673 - Public community playground Idyllwild - OPPOSITION LETTER - 8-2-11  
much-needed

professionalism required. To do it right, recruit the professionals! Now. BOB  
SCHRAFF, IDYLLWILD

Idyllwild Town Crier vol..66 No.22 Thurs. June 2, 2011

Note ICRC is the same as San Jacinto Mtn community center



CUP3673 - OPPOSITION LETTER - 8-1-11

From: Norm Cassen [norm.cassen@gmail.com]  
Sent: Sunday, July 31, 2011 5:03 PM  
To: Bugtai, Wendell  
Subject: An accident waiting to happen

Dear Mr. Bugtai: Thank you for taking my call last week  
August 4th meeting with Wendell Bugtai project planner  
CUP 3673, assessor #565 070 025, San Jacinto Mtn Community Center, Inc

\* Please ask for only licensed County-approved installers. This is not for a small group or club, but a public facility at the center of town, intended to be used by a population of 4,000 plus surrounding areas plus visitors and tourists.

\* ICRC is a private company with a history of substandard performance. Their skate-park was installed improperly, not with County approved contractors. There are now big problems, and the whole facility may need to be torn down or renovated. The playground equipment before the planning commission was designed by non-professional volunteers, and will be installed by non-professional volunteers. These are not just simple swings and slides, but very sophisticated, complex machinery. The County may be liable if any accidents happen on this playground that is meant for public use.

Insist on County approved contractors.

\* Fiscal irresponsibility.....will they run out of money, can they maintain adequate insurance and maintenance (see statements made to our community regarding ICRC by the County) (if not, the equipment will be used anyway and the County may be liable for accidents)

\* Insurance....they didn't properly insure the public recreational activities they ran, even while they were under County surveillance. That's one of the main reasons their contract with the County was recently terminated.

\* They are calling it a toddler playground, but those who have looked at the design say the equipment is made for children of all ages. They are calling it a playground attached to park. It was designed as a cornerstone (or first phase) of a huge, multi-million dollar community center. See their plot plan. See the property deed (Mtn Community Center). A 2.8 million grant was filed with the State of California Parks and Recreation (7/1/11). Why not wait for an answer from the State (they say in September)? If the grant is rejected, the entire playground will have to be redesigned to fit into the 5 acres at the center of town. Until a realistic master plan is developed, it's impossible to understand what a Conditional Use Permit change will mean to all the surroundings.

Sincerely,  
Norman Cassen  
Idyllwild, Ca 310 562 4057

PS It makes no sense. This week the County delivered a scorching two day public rebuke to this small group. Because of deep liability concerns, concerns about our children's safety, the County just removed them from managing Town Hall Community Center and Playground, their contract was terminated. Can this same group be trusted to run a public playground on their private property?

PSS  
The land is zoned commercial scenic. It has a large grove of giant trees. It adjoins  
Page 1

CUP3673 - OPPOSITION LETTER - 8-1-11

our heritage Strawberry Creek. It is in the center of town, right on the main highway. Tour buses from all over the world drive by to see the scenery. Do not let them destroy it by building a huge community center complex that our small community does not need and many up here do not want.

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

DATE: July 7, 2011

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health-Ind. Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety-Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Archaeology Section-L. Mouriquand  
3rd District Supervisor  
3rd District Planning Commissioner

**CONDITIONAL USE PERMIT NO. 3673 – EA24254 – Applicant: Lee Arnson – Engineer/Rep: Lee Arnson – Third Supervisorial District – Remap Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Southerly of Idyllwild Panoramic Highway, Easterly of Pine Dell Road and Westerly of Ridgeview Drive – 2.52 Gross Acres – Zoning: Scenic Highway Commerical (C-P-S) – REQUEST: The project proposes to construct a community playground (tot lot) to an existing park. APN: 565-070-025**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 4, 2011**. 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) 955-2419** 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.*

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**



*Carolyn Syms Luna  
Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

*Set ID# CC006270*

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03673

DATE SUBMITTED: 6/16/11

**APPLICATION INFORMATION**

Applicant's Name: Lee N. Amson, P.L.S. 8389

E-Mail: lee@idylarn.com

Mailing Address: P.O. Box 539

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Idyllwild *Street* Ca. 92549

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*City* *State* *ZIP*

Daytime Phone No: (951) 659-4458 Fax No: (951) 659-4458

Engineer/Representative's Name: Lee N. Amson, P.L.S. 8389 E-Mail: lee@idylarn.com

Mailing Address: P.O. Box 539

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Idyllwild *Street* Ca. 92549

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*City* *State* *ZIP*

Daytime Phone No: (951) 659-4458 Fax No: (951) 659-4458

*SAN JACINTO MOUNTAIN COMMUNITY CTR.*

Property Owner's Name: D.B.A. J.C.R.C. E-Mail: info@idyllwildrecreation.org

Mailing Address: P.O. Box 1770

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Idyllwild *Street* Ca. 92549

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*City* *State* *ZIP*

Daytime Phone No: (951) 659-3070 Fax No: (    )     

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

*EA 42454 / CFG  
/ 05826*

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

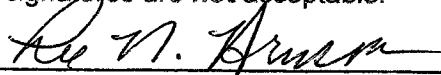
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

LEE N. ARNISON

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.

John J. Simpson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 565-070-025

Section: 18 Township: 5 S. Range: 3 E.

Approximate Gross Acreage: 2.25

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

St. Hwy. 243 \_\_\_\_\_, East of Pine Dell Lane \_\_\_\_\_, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: Riv. Co., 2003, C-7 \_\_\_\_\_

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

Build a small, community playground. No buildings, fences, or curb and gutter. No grading or tree removal.

Related cases filed in conjunction with this request:

Plot Plan 24188 \_\_\_\_\_

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

If yes, provide Case No(s). PP 24188 \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import N/A Export N/A Neither

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River


**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 5/22/11  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

<b>Project File No.</b>	
<b>Project Name:</b>	IDYLLWILD COMMUNITY PLAYGROUND
<b>Project Location:</b>	54201 RIDGEVIEW DR., IDYLLWILD, CA. 92544
<b>Project Description:</b>	BUILD A COMMUNITY PLAYGROUND, 3,000 SQ. FT.
<b>Project Applicant Information:</b>	LEE ARKON (951) 659-4459 LEE@IDYLARN.COM

Proposed Project Consists of, or includes:	Y	S	I
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Includes San Jacinto River watershed.  
<sup>2</sup>Land area is based on acreage disturbed.  
<sup>3</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf).  
<sup>4</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**CONDITIONAL USE PERMIT NO. 3673** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lee Arnson – Engineer/Rep: Lee Arnson – Third Supervisorial District – Riverside Extended Mountain Area Plan – Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Southerly of Idyllwild Panoramic Highway (Hwy 243), easterly of Pine Dell Road and westerly of Ridgeview Drive – 2.52 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The project proposes to construct an 8,000 square foot community playground (tot lot) within a 2.5 acre property. (Quasi-judicial)

**TIME OF HEARING:**           **9:00 a.m.** or as soon as possible thereafter.  
**October 26, 2011**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.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](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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., 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 8/30/2011.

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

APN (s) or case numbers CUPO3673 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

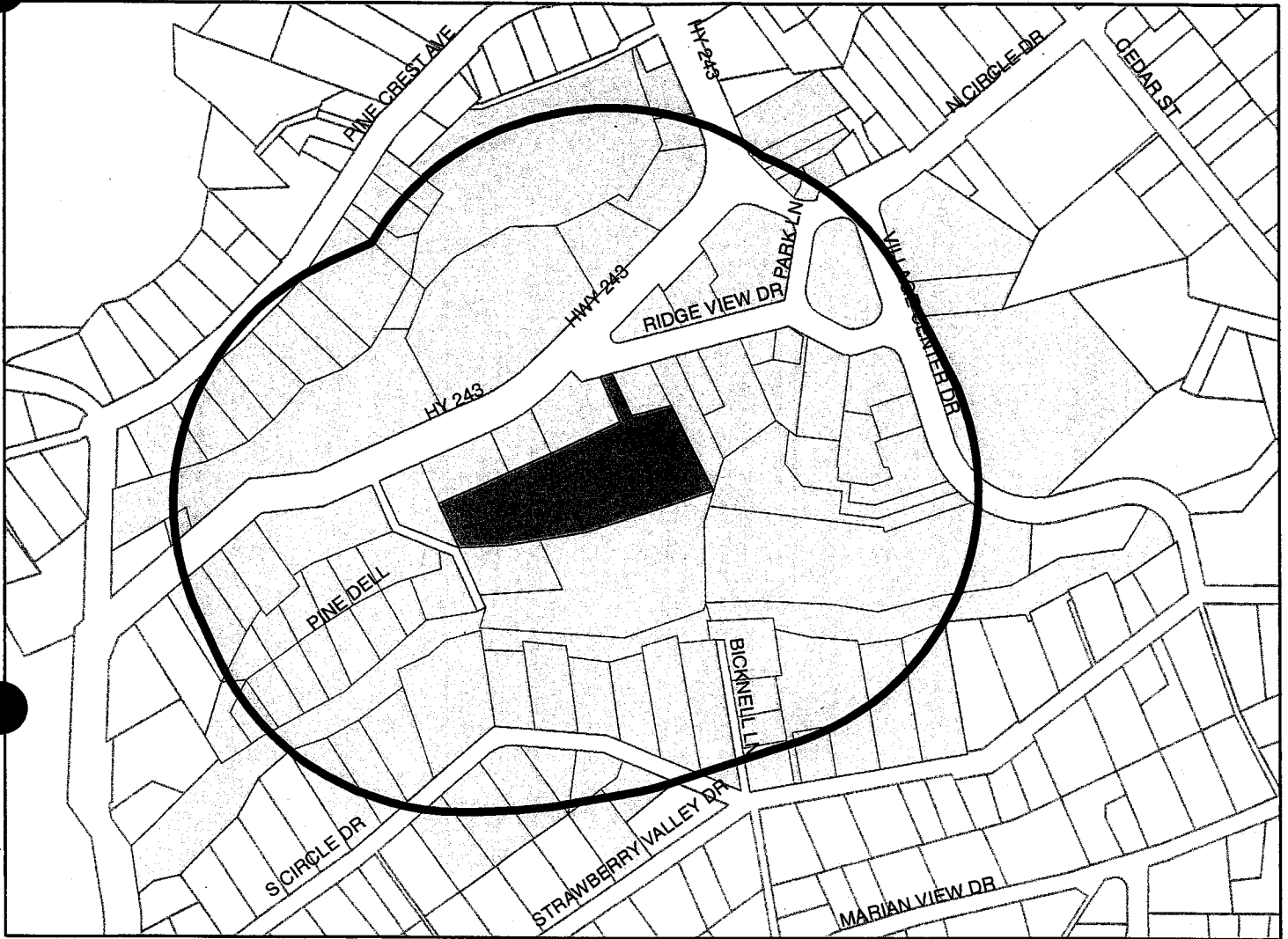
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Handwritten:*  
✓ 9/16/11 *CPM*  
Expires: 3/01/2012

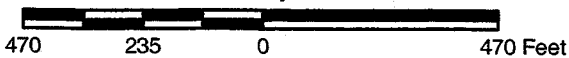
**600 feet buffer**



**Selected Parcels**

565-091-013	565-091-014	565-080-026	565-092-019	563-291-001	565-092-018	565-091-006	565-092-005	565-092-007	565-080-008
563-312-038	563-312-040	565-062-019	565-070-014	565-070-022	565-070-023	565-080-058	565-092-016	561-044-007	565-062-008
565-101-035	565-062-022	565-062-023	563-300-034	565-101-039	565-101-010	565-062-010	565-062-009	565-070-007	563-300-038
563-312-012	563-312-035	565-062-030	565-070-005	565-080-049	565-080-005	563-292-009	565-061-036	563-312-025	561-044-008
561-044-005	565-062-026	565-091-025	563-300-035	563-300-032	563-312-037	565-080-015	565-080-006	565-091-016	563-312-028
565-080-021	565-080-022	563-312-016	565-080-007	565-101-030	565-080-031	565-080-009	565-091-015	565-080-038	565-080-028
565-080-017	565-101-017	565-080-016	561-044-006	565-101-015	565-080-014	563-313-006	565-062-015	565-062-016	565-080-029
565-080-052	565-080-024	565-091-011	565-091-008	565-080-023	565-080-030	565-091-007	565-070-020	565-070-025	565-080-048
563-313-001	563-300-033	563-312-029	565-101-012	565-092-010	563-292-015	565-062-001	565-062-008	565-092-006	563-313-007

rst 90 parcels shown



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

ASMT: 561044002, APN: 561044002  
HELEN BAUGH, ETAL  
4504 CASTLETON WAY  
SAN DIEGO CA 92117

ASMT: 563300032, APN: 563300032  
JAMES JOHNSON  
P O BOX 147  
IDYLLWILD CA 92549

ASMT: 561044003, APN: 561044003  
WEBSTER WILSON  
1027 CALLE JUCA DR  
LA HABRA HEIGHTS CA 90631

ASMT: 563300034, APN: 563300034  
FAUX EVER AFTER  
P O BOX 1212  
IDYLLWILD CA 92549

ASMT: 561044005, APN: 561044005  
INEZ WILSON  
P O BOX 53  
IDYLLWILD CA 92549

ASMT: 563300035, APN: 563300035  
LAJUANA CROSS, ETAL  
45500 STONEBROOK CT  
LA QUINTA CA 92253

ASMT: 561044006, APN: 561044006  
MARJORIE DIEHL, ETAL  
73435 SAN NICHOLAS  
PALM DESERT CA 92260

ASMT: 563312013, APN: 563312013  
PATRICIA PIETROK, ETAL  
P O BOX 1215  
IDYLLWILD CA 92549

ASMT: 561044007, APN: 561044007  
BARBARA HUNT, ETAL  
P O BOX 112  
IDYLLWILD CA 92549

ASMT: 563312016, APN: 563312016  
LAURA SWANSON, ETAL  
P O BOX 1249  
IDYLLWILD CA 92549

ASMT: 563291001, APN: 563291001  
BETTY LACKEY  
P O BOX 1905  
IDYLLWILD CA 92549

ASMT: 563312025, APN: 563312025  
IDYLLWILD PINES  
C/O JAMES MURDOCK  
100 N HOPE AVE STE 1  
SANTA BARBARA CA 93110

ASMT: 563292015, APN: 563292015  
SHATTO PLACE MANAGEMENT  
5914 PACIFIC BLV  
HUNTINGTON PARK CA 90255

ASMT: 563312028, APN: 563312028  
TERESA FRIEMOTH, ETAL  
P O BOX 567  
IDYLLWILD CA 92549



ASMT: 563312029, APN: 563312029  
SHANE STEWART  
P O BOX 243  
IDYLLWILD CA 92549

ASMT: 565061036, APN: 565061036  
IDYLLWILD INN INC  
C/O JOSHUA B WHITE  
P O BOX 515  
IDYLLWILD CA 92549

ASMT: 563312030, APN: 563312030  
ANDREA LIPSON, ETAL  
79 DAILY DR STE 508  
CAMARILLO CA 93010

ASMT: 565062001, APN: 565062001  
SUBURBAN PROPANE  
240 RTE 10 WEST  
WHIPPANY NJ 7981

ASMT: 563312037, APN: 563312037  
MARRIANNE JOHNSON, ETAL  
P O BOX 335  
IDYLLWILD CA 92549

ASMT: 565062003, APN: 565062003  
DELOBO ENTERPRISES INC  
P O BOX 2423  
IDYLLWILD CA 92549

ASMT: 563312038, APN: 563312038  
SHANE STEWART, ETAL  
C/O SHANE THOMAS STEWART  
P O BOX 243  
IDYLLWILD CA 92549

ASMT: 565062008, APN: 565062008  
TINDLE NEWSPAPERS INC  
P O BOX 157  
IDYLLWILD CA 92549

ASMT: 563313001, APN: 563313001  
SONS INC, ETAL  
P O BOX 72  
MOUNTAIN CENTER CA 92561

ASMT: 565062010, APN: 565062010  
GEERTRUIDA TWARDOWSKI  
C/O TRUDY TWARDOWSKI  
P O BOX 2143  
IDYLLWILD CA 92549

ASMT: 563313006, APN: 563313006  
RICHARD KRUPP  
101 STATE PL STE I  
ESCONDIDO CA 92029

ASMT: 565062016, APN: 565062016  
MARGARET MILLER, ETAL  
P O BOX 101  
IDYLLWILD CA 92549

ASMT: 563313007, APN: 563313007  
VILLAGE CENTER PARTNERS  
P O BOX 165  
IDYLLWILD CA 92549

ASMT: 565062017, APN: 565062017  
WILLIAM WAGSTAFF  
P O BOX 69  
IDYLLWILD CA 92549

ASMT: 565062019, APN: 565062019  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 565080005, APN: 565080005  
IDYLLWILD HELP CENTER  
P O BOX 660  
IDYLLWILD CA 92549

ASMT: 565062020, APN: 565062020  
ZIEMKOWSKI ENTERPRISES  
C/O JAME A ZIEMKOWSKI  
406 N QUAIL TR  
COTTONWOOD AZ 86326

ASMT: 565080006, APN: 565080006  
JOHN MORROW, ETAL  
33345 GREENWOOD DR  
LAKE ELSINORE CA 92530

ASMT: 565062023, APN: 565062023  
MARY MILLER, ETAL  
P O BOX 488  
IDYLLWILD CA 92549

ASMT: 565080007, APN: 565080007  
LAWRENCE J BISCHOF DEFINED BENEFIT  
C/O LARRY BISCHOF  
P O BOX 59  
MTN CENTER CA 92561

ASMT: 565062026, APN: 565062026  
ISABELLE DUBOIS  
3207 OLD DOMINION BLV  
ALEXANDRIA VA 22305

ASMT: 565080008, APN: 565080008  
JOYCE MILLER, ETAL  
11189 NEWPORT AVE  
SANTA ANA CA 92705

ASMT: 565070002, APN: 565070002  
BEATRICE PUTZ, ETAL  
P O BOX 6364  
LA QUINTA CA 92248

ASMT: 565080009, APN: 565080009  
DAVID BUTTERFIELD, ETAL  
P O BOX 928590  
SAN DIEGO CA 92192

ASMT: 565070005, APN: 565070005  
IDYLLWILD ALL YEAR RESORT  
JERRY JOHNSON  
BOX 147  
IDYLLWILD CA 92549

ASMT: 565080014, APN: 565080014  
REBECCA YORK, ETAL  
1312 WESTERN AVE  
GLENDALE CA 91201

ASMT: 565070007, APN: 565070007  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 565080015, APN: 565080015  
JANICE MURPHY  
P O BOX 1677  
IDYLLWILD CA 92549

ASMT: 565080016, APN: 565080016  
NICHOLAS SCHOUTEN  
895 CHASE ST  
SAN JACINTO CA 92582

ASMT: 565080030, APN: 565080030  
SHERRY KAUFMAN, ETAL  
P O BOX 126  
MOUNTAIN CENTER CA 92561

ASMT: 565080017, APN: 565080017  
BRENDA UNDERWOOD, ETAL  
26531 DON JUAN CIR  
HEMET CA 92544

ASMT: 565080031, APN: 565080031  
NORMAN DEESING, ETAL  
33468 LANSFORD ST  
YUCAIPA CA 92399

ASMT: 565080021, APN: 565080021  
JOAN WOLDEN, ETAL  
WILLIAM P DOWLING ET AL  
1597 BRENTWOOD AVE  
UPLAND CA 91786

ASMT: 565080038, APN: 565080038  
MARILYN KEMPLE  
P O BOX 3697  
IDYLLWILD CA 92549

ASMT: 565080022, APN: 565080022  
KEVIN MAKOWSKI  
7821 TORREYSON DR  
LOS ANGELES CA 90046

ASMT: 565080044, APN: 565080044  
SAN JACINTO MOUNTAIN COMMUNITY CENTE  
P O BOX 1770  
IDYLLWILD CA 92549

ASMT: 565080024, APN: 565080024  
RIDGEWAY VISION INC  
C/O SHANE STEWART  
P O BOX 243  
IDYLLWILD CA 92549

ASMT: 565080052, APN: 565080052  
SUSAN RAFTER, ETAL  
P O BOX 1275  
BONSALL CA 92003

ASMT: 565080025, APN: 565080025  
MARY CUTLER  
1200 STEVEN WAY  
BEVERLY HILLS CA 90210

ASMT: 565080058, APN: 565080058  
LOIS BUTTERFIELD, ETAL  
P O BOX 928590  
SAN DIEGO CA 92192

ASMT: 565080026, APN: 565080026  
MARIANNE DOTY, ETAL  
1120 S MAIN AVE  
FALLBROOK CA 92028

ASMT: 565091006, APN: 565091006  
LUCY DOREMUS, ETAL  
53 E TOSCANA WAY  
RANCHO MIRAGE CA 92270



ASMT: 565091007, APN: 565091007  
VICKY KEATING, ETAL  
17707 STARK AVE  
CERRITOS CA 90703

ASMT: 565091030, APN: 565091030  
LAURA ALLEN, ETAL  
24609 HATTON LN  
CORONA CA 92883

ASMT: 565091008, APN: 565091008  
LETICIA GARCIA, ETAL  
81915 PASEO REAL  
INDIO CA 92201

ASMT: 565092005, APN: 565092005  
JESSICA PRIEFER, ETAL  
P O BOX 3547  
IDYLLWILD CA 92549

ASMT: 565091011, APN: 565091011  
KATHERINE HERMANN, ETAL  
5 BELLA ROSA  
IRVINE CA 92602

ASMT: 565092006, APN: 565092006  
V JOHNSON  
P O BOX 863  
IDYLLWILD CA 92549

ASMT: 565091014, APN: 565091014  
ANN DUNHAM  
27580 PACHEA TR  
HEMET CA 92544

ASMT: 565092007, APN: 565092007  
CHARLES KRETSINGER  
P O BOX 911  
IDYLLWILD CA 92549

ASMT: 565091015, APN: 565091015  
BONNIE LARGENT, ETAL  
3121 SANTA ROSA PL  
FULLERTON CA 92835

ASMT: 565092010, APN: 565092010  
DAVID LEAKE, ETAL  
1828 E GLENEAGLE DR  
CHANDLER AZ 85249

ASMT: 565091016, APN: 565091016  
JUDITH BATES, ETAL  
1815 VIA EL PRADO STE 300  
REDONDO BEACH CA 90277

ASMT: 565092016, APN: 565092016  
MARY CARROLL, ETAL  
P O BOX 3078  
IDYLLWILD CA 92549

ASMT: 565091025, APN: 565091025  
ISABELLE EDGAR  
970 RAMADA WAY  
HEMET CA 92543

ASMT: 565092018, APN: 565092018  
NANCI KILLINGSWORTH, ETAL  
P O BOX 3708  
IDYLLWILD CA 92549





ASMT: 565092019, APN: 565092019  
NANCI KILLINGSWORTH, ETAL  
P O BOX 3708  
IDYLLWILD CA 92549

ASMT: 565101038, APN: 565101038  
MARCIA MONROE, ETAL  
P O BOX 3322  
IDYLLWILD CA 92549

ASMT: 565101010, APN: 565101010  
GAIL VICONDOVA  
P O BOX 1396  
IDYLLWILD CA 92549

ASMT: 565101039, APN: 565101039  
DONNA STRUTHERS, ETAL  
12770 EASTRIDGE CT  
SAN DIEGO CA 92131

ASMT: 565101012, APN: 565101012  
SHARON LASKIN  
121 CLEARWATER WAY  
RANCHO MIRAGE CA 92270

ASMT: 565101015, APN: 565101015  
JOLENE HOETGER, ETAL  
P O BOX 564  
IDYLLWILD CA 92549

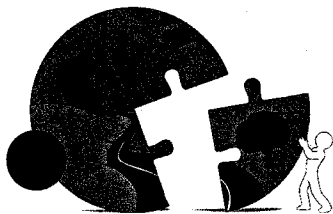
ASMT: 565101017, APN: 565101017  
VICKI BARNASH, ETAL  
P O BOX 1026  
IDYLLWILD CA 92549

ASMT: 565101030, APN: 565101030  
GLORIA PATTON, ETAL  
26150 BICKNELL LN  
IDYLLWILD, CA. 92549

ASMT: 565101035, APN: 565101035  
CLAUDIA MEEK, ETAL  
26620 GARRETT RYAN CT  
HEMET CA 92544

Applicant/Eng-Rep:  
Lee Arnson  
P.O. Box 539  
Idyllwild, CA 92549

Owner:  
San Jacinto Mountain Community  
P.O. Box 1770  
Idyllwild, CA 92549



*Carolyn Syms Luna*  
*Director*

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

## Memorandum

**DATE:** October 26, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Riverside County Planning Staff  
**RE:** **Agenda Item No. 2.1**

Prior to the Planning Commission public hearing, Planning Department staff added a condition and also received an updated condition from the Building and Safety Department.

These updated conditions are as follows:

**Transportation and Planning Department Revised/Added Conditions:**

- 1) **Revised** 10.BS PLNCK.1 "USE – BUILDING AND SAFETY PLNCK" (SEE ATTACHED)
- 2) **Added** 20.PLANNING.1 "USE – AMD PER CONDITIONS USE" (SEE ATTACHED)

In addition, the Planning Department staff has received **thirteen (13) letters in support** and **two (2) letters of concern**. (SEE ATTACHED)

Wendell Bugtai, Project Planner

Y:\Planning Case Files-Riverside office\CUP03673\CUP3673 - Memo - PC - 10-26-11.docx

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

**REVISED**

**BUILDING & SAFETY**

**CONDITION**

**10.BS PLNCK.1**

10/26/11  
08:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

ADDITIONAL USE PERMIT Case #: CUP03673

Parcel: 565-070-025

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall provide a revised site plan to indicate the location of the required:

1. Accessible parking space (Van accessible)
2. Adajcent accessible loading/unloading space
3. Accessible viewing area

The items are to be located adjacent to the playground facilities.

Where sanitary facilities are required, all accessibility standards per the 2010 California Building Code (CBC) would apply.

All playground equipment and site structures and buildings will be required to have issued building permits prior to placement or construction of any equipment or structures.

Building plans and supporting calculations and applicable information shall submitted to the building department for review, approval, and permit issuance.

All playground equipment shall be designed and constructed to ASTM standards.

All applicabe equipment, structures and buildings shall comply with the current adopted California Building Codes and Riverside County Ordinances.

**ADDED**

**PLANNING DEPT.**

**CONDITION**

**20.PLANNING.1**

10/25/11  
10:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03673

Parcel: 565-070-025

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - AMD PER CONDITIONS USE

RECOMMND

Within 10 days of approval by the Planning Commission, ten (10) copies of an Amended Per Final Conditions site plan shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the Conditional Use Permit unless and until the Amended Per Final Conditions site plan has been approved by the County Planning Department. The CONDITIONAL USE PERMIT site plan shall be in substantial conformance with condition 10.BS PLNCK.1.

Letter of  
Concern # 1



Mr. Wendell Bugtai  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
October 17, 2011

Re: CUP No. 3673 (Idyllwild)

Dear Mr. Bugtai,

This letter is in response to the "Notice of Public Hearing" concerning "Conditional Use Permit No. 3673", Installation of a playground (tot lot) on the property identified below. I am requesting that this letter be added to the record and given very serious consideration, concerning this Conditional Use Permit #3673. Also that this letter be added to any file or files, concerning any future development of or on the property identified on the County Notice as:

**Third Supervisorial District – Riverside Extended Mountain Area Plan –  
Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) –  
Location: Southerly of Idyllwild Panoramic Highway (Hwy 243), easterly of Pine  
Dell Road and westerly of Ridgeview Drive – 2.52 Gross Acres – Zoning: Scenic  
Highway Commercial (C-P-S). (Quasi-judicial)**

The concerns I have with this project are:

1. Access by the Public to the playground (tot lot) site from the parking area- (walkway/path) must be Handicap (ADA) compliant.
2. Public/Private Parking Area-Handicap (ADA) compliant.
3. Proper materials and playground equipment used and maintained at the playground (tot lot) site be Handicap (ADA) compliant.
4. Restroom facilities Handicap (ADA) compliant.
5. Runoff from the site above is not properly channeled to Hwy 243. The runoff is currently running down "Lot T", a private property access and utility easement road, owned and maintained by the property owners on Pine Dell Road. The runoff flowing down "Lot T", then runs westerly down Pine Dell Road and is destroying the road surface. This could lead to litigation with Riverside County, the Idyllwild Community Center owners and others if not immediately addressed.

Sincerely and Respectfully Submitted,

Michael A. Underwood and Brenda L. Underwood (Property Owners)  
26297 Pine Dell Road  
P.O. Box 3263  
Idyllwild CA 92549

Cc: Supervisor Jeff Stone, Riverside County, Third District  
Juan C. Perez, Director of Transportation, County of Riverside  
Bill Brown, Director, Economic Development Agency-Community Services Div.  
County of Riverside

Letter of  
Concern # 2

future County liabilities and child safety - Letter of Concern #2  
From: Norm Cassen [norm.cassen@gmail.com]  
Sent: Thursday, October 20, 2011 8:00 AM  
To: Bugtai, Wendell  
Subject: future County liabilities and child safety

Regarding Public Hearing: Idyllwild Playground project (CUP3673)  
October 26, 2011, 9:00 a.m.

Dear Mr. Bugtai:

These items concern future County liabilities and child safety. Do not just bury them in your file, but

kindly address them before the Board at the public hearing.

1)The applicant has made a fraudulent claim. To the County the land use is described as "a toddler

playground attached to a park". At the same time (July 1), to the State of California (Office of Grants

and Local Services), the land use was described as an 18,000 square foot community center with 3

parking lots and a playground adjoining. Their very name, San Jacinto Mountain Community Center Inc.

describes their true intent. Please have your district attorney's office investigate.

2)The County has terminated all contracts and all supervised recreational activities with these

individuals (after one year on probation). County officials said they didn't carry adequate insurance,

listed other safety issues, and other irregularities. At the very least, require contractors certified by the

manufacturer to do all the assembly.

3) During this period of grave County fiscal crises, please reconsider the County offer to pay for all

permits. Many parents will not be using this playground because of lack of trust of the owners {San

Jacinto Mountain Community Center Inc.(ICRC)}. We prefer to use recreation that has County

oversight, CSA supervision and County screened help through our Town Hall Community Center.

My wife and I are long-time residents on "the Hill", have been observers for many years, and are very concerned about children's safety.

Norman Cassen

Letter in  
Support #1

Idyllwild Community Playground - LETTER IN SUPPORT - NO. 1  
From: Mara Schoner [mara@neighbor2neighbor.net]  
Sent: Friday, October 07, 2011 11:28 AM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground

Dear Mr. Bugtai,

I am a resident of Idyllwild with two kids, 12 and 15. I live at 53810 Pinecrest Ave., walking distance to the proposed site for the community playground.

I am a big proponent of the playground, and even spent time helping Ms. Sonnier with editorial on grant writing for the playground.

This playground will provide play space and a congregation place for not only young kids and parents, but also senior citizens, teens and other members of the community.

I also believe it will be a big boon to tourism in the town, as I remember well when my kids were little, how much the playground in the middle of Ojai, for example, made our visits to that town really fun for the kids (and therefore easier for all of us).

Thank you for joining me in supporting the playground.

Sincerely,

Mara Schoner  
Supporter of the Idyllwild Community Playground

Letter in  
Support #2

Idyllwild Community Playground Project - LETTER IN SUPPORT - NO. 2  
From: Andrea Bond [andrealynn.bond@gmail.com]  
Sent: Friday, October 07, 2011 12:49 PM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground Project

Dear Mr. Bugtai,

I have the pleasure of living in Idyllwild at 53575 West Ridge Road, and I support the Idyllwild Community Playground Project.

Raising my son in Idyllwild has been a complete joy, though our experience has been greatly impacted by the reality that Idyllwild is limited in its offering of space for our youth, our visitors and our families.

Having a community playground will benefit our community on many different levels; a fun, healthy and safe environment for our children, a place for teens to gather, and for us as adults and our visitors to picnic, interact, play games and enjoy the unique ambiance it will offer. Thank you for making this dream a reality and your help in this matter.

Sincerely,  
Andrea Bond  
Supporter of the Idyllwild Community Playground

Letter in  
Support #3



Idyllwild Community Playground - LETTER IN SUPPORT - NO. 3

From: Shannah Evans [shannahevens@live.com]  
Sent: Friday, October 07, 2011 3:47 PM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground

Dear Mr. Bugtai,

I have the pleasure of living in Idyllwild at 53284 Idyllbrook Drive and I support the Idyllwild Community Playground Project. This will benefit our community on many different levels; a fun, healthy and safe environment for our children, a place for teens to gather, and for us as adults and our visitors to picnic, interact, play games and enjoy the unique ambiance it will offer. Thank you for making this dream a reality and your help in this matter.

Sincerely,

Shannah Evans  
Supporter of the Idyllwild Community Playground  
shannahevens@live.com

Letter in  
Support #4

Idyllwild Community Playground - LETTER IN SUPPORT - NO. 4  
From: Theresa Teel [thursa@gmail.com]  
Sent: Friday, October 07, 2011 5:08 PM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground

Dear Mr. Bugtai,

We have the pleasure of living in Idyllwild at 54370 Tahquitz View Drive and we support the Idyllwild Community Playground Project. This will benefit our community on many different levels; a fun, healthy and safe environment for our children, a place for teens to gather, and for us as adults and our visitors to picnic, interact, play games and enjoy the unique ambiance it will offer. Thank you for making this dream a reality and your help in this matter.  
Sincerely,

Theresa Teel, Jacob Teel and our 2-month-old daughter, Evelyn Teel

--  
theresa teel  
box 1558  
idyllwild, ca 92549  
951.659.4001

\*\*Please don't print this e-mail unless you really need to.\*\*

Letter in  
Support #5

Idyllwild Playgound - LETTER IN SUPPORT - NO. 5

From: Chris [idyllwild.gallery@verizon.net]  
Sent: Sunday, October 09, 2011 5:34 PM  
To: Bugtai, Wendell  
Subject: Idyllwild Playgound

Good afternoon,

I am a long time resident of Idyllwild, living at 25675 Doubletree Drive. I just want you to know that I wholeheartedly support the Idyllwild Community Playground Project. As a grandmother, I have for years had to drive to Apple Canyon to take my grandchildren to a playground. Dawn Sonnier and her committee have designed and planned an excellent space which will enhance the lives of children who are both visitors and residents. Please let me know if you need additional information.

Chris Maxson  
951 526 4025  
info@idyllwildgallery.com

Letter in  
Support #6

Idyllwild Playground Project Public Hearing - LETTER IN SUPPORT - NO. 6

From: Debbie Rizer [debbierizer@yahoo.com]  
Sent: Monday, October 10, 2011 10:15 AM  
To: Bugtai, Wendell  
Subject: Idyllwild Playground Project Public Hearing

Dear Mr. Bugtai, It is with regret that my husband and I are unable to attend the Public hearing on October 26th to support the Idyllwild Playground Project. We did however, want you to know that we greatly support this project! We have lived at 52940 Tollgate Road in Idyllwild for over 31 years. We raised our 3 children in this beautiful and safe environment and now we are blessed with 7 grandchildren. This playground will provide a much needed space where we can all enjoy family and community. Not only residents but visitors will be able to have a spot to picnic and enjoy the beauty of our community. If we were not out of the country and able to attend the hearing, there would be 2 very positive voices in full support of this project. Sincerely,  
Debbie and Wes Rizer

Letter in  
Support #7



Playground Project Idyllwild- LETTER IN SUPPORT - NO. 7

From: Genesse Sandlin [gennessandlin@yahoo.com]  
Sent: Tuesday, October 11, 2011 12:13 PM  
To: Bugtai, Wendell  
Subject: Playground Project Idyllwild

Dear Mr. Bugtai,  
I have the pleasure of living in Idyllwild at 54130 Pine Crest Ave. and I support the Idyllwild Community Playground Project. This will benefit our community on many different levels; a fun, healthy and safe environment for our children, a place for teens to gather, and for us as adults and our visitors to picnic, interact, play games and enjoy the unique ambiance it will offer. Thank you for making this dream a reality and your help in this matter.  
Sincerely,  
Genesse Sandlin

Letter in  
Support #8

Idyllwild Community Playground - LETTER OF SUPPORT - LETTER NO. 8  
From: Jason Sonnier [Jsonnier@hemetUSD.k12.ca.us]  
Sent: Tuesday, October 11, 2011 1:48 PM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground - letter of support

Hello Mr. Bugtai

In case I am unable to attend the public hearing for the Idyllwild community playground, I would like to submit a letter of support for this project.

In watching the development of this project I have seen such a wonderful outpouring of positive support through donations, sponsors and volunteers. Originally planned to build last summer, the town was a buzz of enthusiasm. Even very young children were asking how they can help. My own daughter wanted to break her piggy bank. Seniors wrote of looking forward to have a nice place to commune together outdoors. And parents, of course, see this playground as a much needed addition to our community. All though there will always be those who oppose such projects as this, I can guarantee that the vast majority (90% or more) of the local population are in support of this goal and, more so, willing to pitch in to see it through. I am very excited to be a part of this build, as are all of our family and friends, and we hope to get started soon!

Sincerely,

Jason Sonnier, Counselor  
Hamilton High School  
(951) 763-1865 ext. 209

Letter in  
Support #9

Idyllwild playground - LETTER OF SUPPORT- LETTER NO. 9

From: Carolyn M. Harvey [mtngirlcarolina@gmail.com]  
Sent: Tuesday, October 11, 2011 2:56 PM  
To: Bugtai, Wendell  
Subject: Idyllwild playground

Dear Mr. Bugtai,

I have the pleasure of living in Idyllwild at 53011 McKinney Lane and I support the Idyllwild Community Playground Project. This community project will benefit our community on many different levels; a fun, healthy and safe environment for our children, a place for teens to gather, and for us as local adults and our visitors to picnic, interact, play games and enjoy the unique ambiance it will offer. Thank you for making this community's dream a reality and your support in this matter.  
Sincerely,

Ryan and Carolyn Harvey

Supporters of the Idyllwild Community Playground

Letter in  
Support #10

Idyllwild Playground Support - LETTER OF SUPPORT NO. 10

From: buck hammer [buckhammer@hotmail.com]  
Sent: Thursday, October 13, 2011 3:44 PM  
To: Bugtai, Wendell; buck hammer  
Subject: Idyllwild Playground Support

Mr. Bugtai,

This is Thor Peterson in Idyllwild, CA.

I am writing to you to express my support for the Idyllwild Community Playground that seems to be caught up in zoning red tape.

Idyllwild is a rural community that offers much in natural beauty yet little in activities for young people.

I am a parent and I feel that my son Gus would benefit greatly from a safe and contained area in which to play. Currently, we drive 15 miles to Hurkey Creek Park to use their playground.

As a member of the Idyllwild community and a contributor to the Idyllwild playground project

I urge you to use the powers at your disposal to guide the Playground proposal through the zoning and regulatory process.

The Idyllwild community, myself, and my son thank you.

Sincerely,

Thor Peterson

Letter in  
Support #11



Idyllwild Community Playground - LETTER OF SUPPORT NO. 11

From: Emily white [idyllwhites@gmail.com]  
Sent: Tuesday, October 18, 2011 11:09 AM  
To: Bugtai, Wendell  
Subject: Idyllwild Community Playground

To Whom it May Concern:

My name is Emily white and I am a business and property owner in the downtown area of Idyllwild. My husband and I own and operate the Idyllwild Inn at 54300 Village Center Rd. We received notification in the mail of the public hearing regarding the Idyllwild Community Playground Project, unfortunately I will not be able to make it to the public meeting in person.

We believe that this project will be an asset to the community of Idyllwild; for full time residents and visitors alike. In our business we help visitors who are looking for activities that are family friendly. Many people are looking to spend time with their children outside, under the trees but they may be too small or inexperienced to hike our beautiful trails. A playground in town in this beautiful mountain setting will be a wonderful gift to all of us and will be another reason people from off the "Hill" will come and visit!

As the mother of three small children ages 3, 5 and 7 I also am in support of this project.

Thank you for your consideration of this project and the wonderful ways it will benefit Idyllwild.

Emily White  
Owner - Idyllwild Inn

Letter in  
Support # 12

MR. WENDELL BUGTAI  
Urban Regional Planner III  
County of Riverside, TLMA  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502

October 15, 2011

Re: Idyllwild Community Playground Project

Dear Mr. Bugatai,

We have been a residents of Pine Cove, California, for over thirty years. We am writing in support of the Idyllwild Community Playground Project that is currently scheduled for Public Hearing on October 26th by your Department.

This project will definitely benefit the greater Idyllwild community. The children of Idyllwild (which is inclusive of Pine Cove and Fern Valley) need a fun, healthy and safe environment to gather and play. Visitors to Idyllwild will also be able to share the unique ambiance of the community and its playground.

We urge you to approve the Idyllwild Community Playground Project.

Sincerely,



David L Fraser,



Lauralee Fraser

PO Box 2134  
Idyllwild, CA 92549  
Ph: 951-659-3165  
email: [dfraser@idyllwild.com](mailto:dfraser@idyllwild.com)

Letter in  
Support # 13

Arthur Doty  
1120 So. Main Ave.  
Fallbrook, Ca., 92028  
Tel 760 728-6694  
Fax 760 728-9408  
Email palmhurst @ earthlink.net

October 13, 2011

Wendell Bugtal  
Riverside County Planning Department  
P. O Box. 1409  
Riverside, Ca. 92502-1409

Dear Mr Bugtal

As per your notice of public hearing and conditional use permit # 3673 for an 8000 square foot community playground (tot lot ), I would like to express my support for the project .

Idyllwild needs good projects like the above mentioned.

Sincerely



Arthur Doty

Owner ) Lot ARN # 565080026 Pine Dell Rd, Idyllwild, Ca.

CC Lee Arson ( Engineer/ Rep )  
54585 North Circle DR.  
Idyllwild, Ca.  
Tel 951 659-4458