

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



326B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: APPEAL OF THE PLANNING COMMISSION APPROVAL OF PLOT PLAN NO. 24752 – Intent to Adopt a Mitigated Negative Declaration – Appellant: Rural Communities United - Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road – 241.63 Gross Acres - Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) - REQUEST: The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces.

RECOMMENDED MOTION:

CONTINUE THE APPEAL OF PLOT PLAN NO. 24752 WITHOUT DISCUSSION, TO OCTOBER 4, 2011, to allow staff additional time to analyze and address the contents of the appeal of the Planning Commission decision.

Greg Neal, Deputy Director, for

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc/dm

Policy
 Policy

Consent
 Consent

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

The above matter is withdrawn no action taken.

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.2

The Honorable Board of Supervisors
Re: APPEAL OF THE PLANNING COMMISSION APPROVAL OF PLOT PLAN NO.
24752
June 30, 2011
Page 2 of 2

BACKGROUND

On February 7, 2011, a Mitigated Negative Declaration was adopted and the plot plan was approved at Director's Hearing.

On February 16, 2011, an appeal of the Planning Director's decision was filed, requesting that an EIR be prepared.

On June 15, 2011, the Planning Commission denied the appeal and approved the project.

On June 23, 2011, an appeal of the Planning Commission's decision was filed with the Clerk of Board requesting that an EIR be prepared.

The project has been scheduled for hearing with the Board of Supervisors on July 12, 2011 to be in compliance with Ordinance No. 348, Section 18.30. E. 3. which requires a public hearing to be set before the Board of Supervisors not more than 30 days from the date of receipt of the appeal of the Planning Commission's action.

Staff is requesting additional time to complete a thorough review of the issues and concerns raised in the appeal document. It's Staff's intent to modify the Environmental Assessment to further address those issues and concerns. Once completed, it is Staff's intent to recirculate the CEQA documents and send the materials to the State Clearinghouse for a 30-day Public Review Period. Staff is requesting this item be continued to October 4, 2011 to allow adequate time to respond to any comments received during the review period, and present a recommendation to the Board.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Carl T. Sedlack, Esq. Retired
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

May 17, 2011

Clerk of the Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501
(951) 955-1069
Email: cob@rcbos.org

VIA U.S. MAIL AND EMAIL

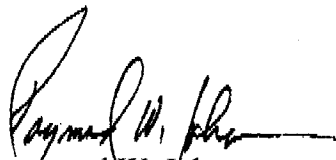
RE: Notice of Intent to file CEQA Petition in the matter of the approval of the Mitigated Negative Declaration for Plot Plan No. 24752, Environmental Assessment No.42391, the Galway Downs Soccer Complex.

To the County of Riverside:

PLEASE TAKE NOTICE, under Public Resources Code Section 21167.5, that this letter serves as written notice of the intent of Petitioner, RURAL COMMUNITIES UNITED, to file a Petition for Writ of Mandate under the provisions of the California Environmental Quality Act ("CEQA") against Respondent, the COUNTY OF RIVERSIDE.

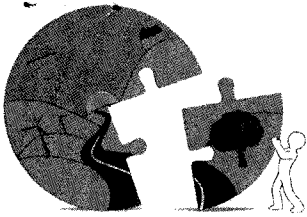
The Petition challenges the approval of the GALWAY DOWNS SOCCER COMPLEX PROJECT and associated approvals including adoption of the Mitigated Negative Declaration for Plot Plan No. 24752 taken at the Planning Director's hearing on February 7, 2011 and made final on or about April 18, 2011.

Sincerely,
JOHNSON & SEDLACK


Raymond W. Johnson
Attorneys for Petitioner

2011-5-107519

1-24-17
16.2



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: January 24, 2012
TO: Clerk of the Board
FROM: Planning Department, David Mares, Principal Planner *DM*
RE: **Withdrawal of PP24752 (Galway Downs) application (BOS 1/24/12 Agenda item #16.2)**

As of this morning, the Planning Department has received a letter of withdrawal from Ken Smith, Manager of SFT Rockway Realty, LLC, as the applicant for the above referenced application (copy attached.)

Please distribute this memo, together with a copy of the withdrawal letter, to the Board members and County Counsel.

Y:\Planning Case Files-Riverside office\PP24752\BOS Memo for withdrawal.docx

1-24-2012

16.2

Withdrawal

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

2012-1-111202

16.2

LETTER TO CAROLYN SYMS LUNA
PLANNING DIRECTOR
COUNTY OF RIVERSIDE
4080 LEMOM STREET, 12 TH FLOOR
RIVERSIDE, CA 92502

SUBJECT: LETTER OF WITHDRAWAL
PLOT PLAN 24~~57~~2
GALWAY DOWNS
SFT REALTY ROCKAWAY, LLC.

1.11.12

DEAR MS. LUNA,

PLEASE ACCEPT THIS LETTER AS SFT ROCKWAY REALTY, LLC'S FORMAL WITHDRAWAL OF
PLOT PLAN 24752, EFFECTIVE IMMEDIATELY.

SINCERELY


KEN SMITH, MANAGER

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Charles DACUS

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 903 272-6703

Date: Jan 24 2012 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Lorraine Harrington

Address: 35820 Pauba Rd
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951 303 8053

Date: 1/24/12 **Agenda #** 16.2

PLEASE STATE YOUR POSITION BELOW:

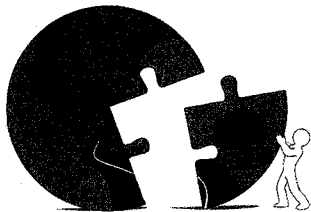
Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

326B

Carolyn Syms Luna
Director

DATE: June 27, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *dm*

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF PLOT PLAN NO. 24752 – Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar*
 - Place on Section Initiation Proceeding (GPIP)
 - Hearing Item
 - Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
 - Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

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

Need Director's signature by June 28, 2011
Please schedule on the July 12, 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 (CFG5755)

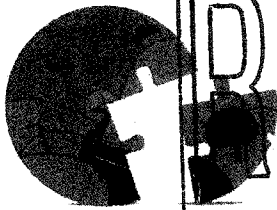
BACKGROUND

The project was approved at Director's Hearing on 2/07/11 and appealed to the Planning Commission. The Planning Commission denied the appeal and approved the project on 6/15/11. An appeal of the Commission's decision was filed with the Clerk of the Board on 6/23/11.

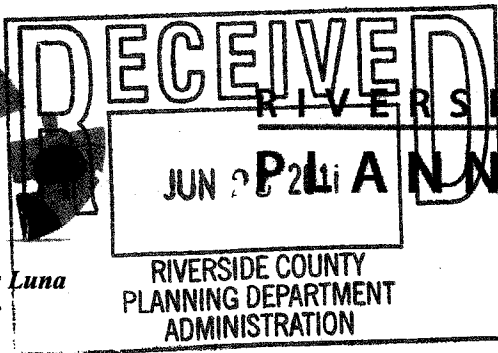
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"



Carolyn Syms Luna
Director



RIVERSIDE COUNTY

PLANNING DEPARTMENT

RIVERSIDE COUNTY
PLANNING DEPARTMENT
ADMINISTRATION

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

PAID
DATE: June 23, 2011
AMOUNT: 983.28
REC'D BY: [Signature]

APPLICATION FOR APPEAL

DATE SUBMITTED: 6/23/11

Appeal of application case No(s): PP24752, EA42391

Name of Advisory Agency: Planning Commission
List all concurrent applications

Date of the decision or action: June 15, 2011

Appellant's Name: Rural Communities United E-Mail: avocadoerin@gmail.com

Mailing Address: P.O. Box 760

Aguanga City CA State 92536 ZIP

Daytime Phone No: (951) 551-3388 Fax No: ()

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

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

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

APPLICATION FOR APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

Please See Attached: **REASONS FOR APPEAL, PLANNING COMMISSION DETERMINATIONS FOR GALWAY DOWNS, Plot Plan No. 24752, Environmental Assessment No. 42391**

Use additional sheets if necessary

Erin Kinney, President, for RCU

PRINTED NAME OF APPELLANT

Erin Kinney

SIGNATURE OF APPELLANT

6/23/11

DATE

- THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:
1. One completed and signed application form.
 2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
 3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

OLIVIA PAPA - TREASURER FOR RCU

x Olivia Papa

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1106311

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: TRIP HORD ASSOCIATES \$983.28
paid by: CK 4252
paid towards: PP24752 NOT EXEMPT FROM CEQA
at parcel #:
appl type: PP03

By GLKING Jun 23, 2011 14:34
posting date Jun 23, 2011

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$28.00
100001000100777520	CLERK OF THE BOARD	\$26.00
202033100200772210	LMS SURCHARGE	\$19.28
100003120100777180	PLANNING: APPEALS	\$910.00

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

Additional info at www.rctlma.org

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 21, 2011

Riverside County Board of Supervisors
c/o Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside, CA 92501
(951) 955-1069

RE: REASONS FOR APPEAL, PLANNING COMMISSION DETERMINATIONS FOR GALWAY DOWNS, Plot Plan No. 24752, Environmental Assessment No. 42391

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit this Appeal of the decisions taken by the Planning Commission on June 15, 2011 adopting the Mitigated Negative Declaration (MND) and associated approvals of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. The bases for this appeal are that project approvals were inconsistent with the Riverside County General Plan and environmental review was wholly inadequate. A MND is insufficient as there is substantial evidence in the record of a fair argument of significant environmental impacts as a result of the project; significant impacts are not shown to be mitigated below a level of significance with the scant mitigation required; and the conclusions in the MND are not based on substantial evidence, among other reasons. RCU incorporates all comments previously submitted in support of this Appeal, particularly comments submitted in support of the appeal before the Planning Commission and dated June 14, 2011, attached hereto.

A MND is improper as there is substantial evidence of a fair argument of significant environmental impacts as a result of the project. (CEQA Guidelines §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) ***If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.*** The EIR requirement is important not only to protect the environment but to demonstrate to the public that the environment is being protected. (*County of Inyo v. Yorty* (1973) 32 Cal.App. 3d 795.) Here, an EIR is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is made. As discussed below, the record evidences that this Project is likely to have significant environmental effects for which preparation of an EIR is required, including impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. (Public Resources Code §21100 (a).)

The mitigation measures relied on in the MND are insufficient to reduce impacts below a level of significance and deferred/unenforceable.

The conclusions in the MND that this project will not have significant environmental impacts are not based on substantial evidence in the record. **There have been no studies conducted for this Project or quantification of the potential environmental effects of this project to support any of the conclusions in the MND.** Moreover, if any studies were undertaken with regards to this project, such studies were *not* incorporated into the MND. No references to any studies were made in the IS/MND. No studies were disseminated to decision makers or the public. For instance, any traffic study conducted for the project is not part of the record as no study was referenced in, or incorporated into, the MND. The conclusions in the MND and findings are therefore *not* supported by substantial evidence *in the record*.

Additionally, in spite of requiring approvals by one or more state agencies, the IS does not appear to have been circulated to the State Clearinghouse as required by law. (CEQA Guidelines § 15073(d).) There is also no mitigation monitoring and compliance program as required by law.

PROJECT DESCRIPTION:

The MND fails to provide a complete project description and is internally inconsistent with regards to the project description. The project description states that the project will operate on **140 acres of a 230 acre site**. The project involves converting 63 acres of existing equestrian facility into 24 grass fields for sports such as soccer, football, lacrosse, ultimate Frisbee, cross county running, and field hockey; 1,930 parking spaces over 21 acres; and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. This equals **85.1 acres of a 241 acre site**. The project description is unclear and inconsistent.

The project description is also inadequate as it fails to provide the details of site lighting or the type of sod to be used, two major concerns of the project. With regards to site lighting, the project description is unclear whether there will either be "lighting for six fields," or "six (6) proposed field lights," and there is Plot Plan documenting where these lights will be located. Additionally, the description makes no statement of any additional lighting, although COA 80 Planning 18 references parking lot lights and additional outdoor lighting which will no doubt be required as the project is conditioned to operate as late as 9 pm on weekdays and 10 pm on weekends. (COA 10 Planning 11.)

There is no mention of what type of sod or seed will be used, its application method, or irrigation needs. While the applicant stated at the last hearing that Bermuda grass would be used and not watered for parts of the year, this information is absent from the IS/MND, and the project is not conditioned to require either Bermuda or limits on watering.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project is wholly inconsistent with the General Plan and land use policies. The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. The project is located within the Valle de los Caballos policy area of the Southwest Area Plan

(SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (See *SWAP*, Glen Oaks Hills/Valle de los Caballos.) Galway Downs is a central feature of this policy area:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.” (SWAP)

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Equestrian District of the Temecula Valley Wine Country Policy Area. The proposed Equestrian District policies are as follows:

“SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country-Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as polo grounds, petting zoos, rodeo arena, animal hospitals, western stores, delicatessens and/or restaurants, special occasion facilities, hotels and hotels with day spas or professional culinary academies in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

SWAP 1.14 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per ten (10) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area permanently set-aside as vineyards or equestrian lands.”

The Draft Wine Country Zone- 6th Revision similarly states that in the Equestrian Zone, while *incidental commercial uses may be permitted, they shall be permitted only when they are secondary and directly related to the commercial equestrian establishment.* While activities such as polo matches and rodeos are consistent as “incidental” commercial equestrian uses, activities such as soccer, football, lacrosse, etc. are not.

The project is also inconsistent with the site’s existing zoning of Residential Agriculture (R-A). Per the RCIP General Plan Land Use Designation-Zoning Consistency Guidelines, recreational uses are specifically *inconsistent* with an R-A zoning designation.

The project is inconsistent with surrounding land uses and zoning designations. Land uses surrounding the project include rural residential, agricultural, and equestrian uses, in addition to vacant land. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Most project noise will come from guests and their vehicles. (MND/IS page 27-28.) However, vehicular noise was not discussed in the MND. Additionally, construction noise impacts are likely to be significant, as discussed in evidence submitted by Appellant, yet were found to be less than significant.

There is no evidence in the MND to support a conclusion that the project will not result in a substantial increase in noise levels *over existing levels* in this rural residential project area. With around 3,500 car loads of people accessing the site daily to engage in sporting activities, this impact is likely to be significant.

With regards to exceeding noise standards, the IS/MND improperly relies on the County Noise Ordinance to determine that noise standards will not be exceeded, rather than properly applying the noise standards in the General Plan. The County Noise Ordinance is not a standard of significance under CEQA, is measured in a different manner than County noise standards, and permits exemptions such that no noise reduction need occur in order to comply with the Ordinance. To the contrary, the Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards. (MSHCP Section 6.1.4.) Appellant submitted evidence demonstrating that such levels are commonly exceeded by similar park projects and by projects with similar traffic counts. An EIR must be prepared to evaluate these potentially significant impacts.

Moreover, none of the conditions required of this project are shown to reduce this project's noise impacts below a level of significance, as none of the conditions would reduce noise from the primary noise sources of this project: guests, vehicles, and construction equipment.

TRANSPORTATION/ TRAFFIC

No traffic study has been *included in the MND* or record of this project to evaluate its traffic impacts. Moreover, the documents included in the record, including the California Department of Transportation letter dated January 10, 2011, cited at the IS/MND at page 33, *indicate that the project will have significant traffic impacts*, and that accurate information regarding traffic counts was never provided. Per CEQA, evidence in the record demonstrates that the project will

have potentially significant traffic impacts, and fails to demonstrate that the scant mitigation provided, a left turn lane at SR-79 and Los Caballos Road, will mitigate such impacts below a level of significance.

With further regards to an utter lack of substantial evidence on which the conclusions of the MND are based, *the MND does not discuss impacts to any roads except intersections with SR-79 yet concludes that traffic, hazards, and maintenance impacts to all roads will be less than significant or mitigated to levels below significance.* The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contento found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to result in around 3,500 daily vehicles according the County Department of Transportation representative at the last hearing. Although this is likely underestimates this project's traffic impacts, it nonetheless represents a huge increase in vehicular traffic on these local roads. Moreover, peak traffic volumes may be in excess of 502 vehicles per hour to these roads. (Discussing Los Caballos Road and SR-79, CALTRANS Letter dated January 10, 2011, ¶ 7(d).) The record therefore shows potentially significant and unmitigated traffic impacts from this project. An EIR is needed.

Moreover, just west of Anza Road on eastbound SR-79, SR-79 bottlenecks to one eastbound lane. There has been no evaluation or analysis of traffic impacts from these additional vehicles at this bottleneck. Traffic will also occur primarily at certain intervals throughout the day as a result of the use of the project (Sports games beginning and ending at certain times.) There is no discussion of this possible congestion.

The MND fails further to analyze impacts to the freeway on- and off-ramps at SR-79S, Rancho California Rd., and Winchester Road. According to an excerpt of the Liberty Quarry Traffic Impact Analysis (DEIR Appendix K), pg. 3-14 through 3-15 attached hereto, these ramps operate at an unacceptable LOS under current (2006) conditions. The project would be used for regional tournaments and would thus result in additional traffic to these already unacceptable on- and off-ramps. Cumulative impacts to the ramps would likely be significant as well.

The traffic generated by this project on these roads would reduce the availability of these roads for other potential uses, including access to wineries as envisioned in the Wine County Community Plan. This impact was not considered in the MND.

The MND also concludes that road maintenance from this project will not be impacted, despite this hugely increased volume of vehicles and despite the fact that one of the roads accessing the site is privately owned and maintained by monetary contributions from the site and project neighbors. This conclusion is based on no substantial evidence in the record.

The MND concludes that hazards will not be increased as well. Per the evidence in the record, including the CALTRANS January 10, 2011 letter, the project may increase traffic hazards. There is no evidence in the record showing otherwise. Again, an EIR must be prepared.

In fact, on June 19, 2011 there was a significant accident as SR-79 and Pauba Rd, just a short distance from the project.

Lastly, the MND improperly defers the development of the traffic mitigation "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Additionally, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no analysis of this project's water supply needs was ever conducted for the project, and *recycled and reclaimed water is not available to the site*. In particular, this project's water needs to irrigate 63 acres of grass fields and to control dust may further reduce water primarily to agricultural uses, which has already suffered 30 % cuts as a result of drought conditions. In an area reliant on wineries, avocado, citrus, and associated agricultural uses, further cuts to agricultural water supply would be devastating. Based on the above, the project is likely to have a significant impact on water supply, and an EIR must be prepared.

AESTHETICS/ LIGHTING:

As discussed above, the MND does not describe the number or placement of lights across the site, or even consistently describe the field lighting intended (six field lights? Or lighting for six fields?). There is no discussion or evaluation of impacts from parking area and other site lighting. The MND therefore fails as an informational document and the conclusions that impacts from lighting will be less than significant are unsupported by substantial evidence. An EIR is essential to evaluate these impacts.

COAs requiring compliance with Ordinance No. 655, use of low pressure sodium vapor lights, and hooding to direct lights onto the fields will not necessarily reduce this project's lighting impacts below a level of significance. Sky glow and associated impacts from site lighting and field lighting will nonetheless likely result in significant impacts to the Observatory, where the project is located within Zone "A", and the MSHCP, where the project site is located within two criteria cells and near to conservation habitat. Appellant submitted evidence that these impacts would likely be significant despite compliance with Ordinance No. 655. Again, preparation of an EIR is essential to adequately evaluate this project's lighting impacts.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses." Currently, the Valle de los Caballos area consists of equestrian/agricultural uses and large residential estates. The traffic, noise, and other impacts anticipated with this project and attendant noise will alter the character of the area and result in incompatible and hazardous convergences with current agricultural/equestrian uses. Furthermore, this project will substantially alter the focal point of the Valle de los Caballos policy area, Galway Downs, a change which in its own right may result in the conversion of neighboring farmland to non-agricultural uses. This potential impact to the surrounding area is not evaluated in the MND and is likely to be a significant impact of the project.

AIR QUALITY AND GHG EMISSIONS:

There was no air quality study or report undertaken to quantify the probable air quality emissions of this project. The findings of the MND are based on no evidence but instead only unsubstantiated opinion. The MND therefore fails as an informational document by failing to evaluate project impacts.

The findings in the IS are contradictory and unsupported. ***For instance, the narrative findings of fact state that the project would impact air quality, independently and cumulatively, both from construction and traffic emissions.*** Yet the IS concludes that such impacts will be less than significant based on no facts, evidence, or evaluation predicated on facts.

As discussed above, the project is inconsistent with the County General Plan as the site is zoned R-A and the project will use the site for recreational/commercial purposes which were not considered for a R-A zoning designation. The project was therefore not considered when predicting growth in the County's General Plan, General Plan EIR, or SCAQMD's AQMP. Consequently, the project is inconsistent with the AQMP and will result in additional regional emissions not considered or relied on in calculating and predicting growth for purposes of National or California ambient air quality standards and other air quality emissions. An EIR and Air Quality study must be prepared for this project in order to address these potentially significant impacts.

The MND states that short term grading activities would result in CO, VOC, NOX, SOX, and PM 10 and PM2.5 emissions. The MND also states that in the long term operational emissions of VOC, NOX, CO, PM10, and PM2.5 could exceed SCAQMD thresholds. The MND then states, without reasoning, that these impacts will be less than significant. These findings are not supported. In fact, all the narrative discussion in the MND points to potentially significant and unmitigated air quality impacts. In particular, this project is likely to have substantial air quality emissions of PM from parking lot dust, and Appellant submitted evidence to that effect. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. As this project is considered recreational, this significance standard should not apply and this impact should be considered potentially significant.

BIOLOGICAL RESOURCES

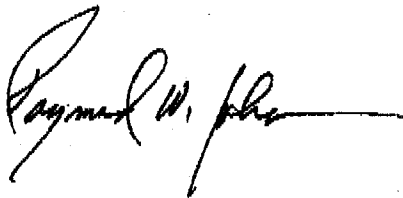
The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from traffic, noise, and lighting, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Board of Supervisors overturn the decision of the Planning Commission adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,



Raymond W. Johnson
JOHNSON & SEDLACK

Attachment:

- 1) Johnson & Sedlack letter in support of appeal of Planning Director determination, Dated June 14, 2011.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 14, 2011

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Fax (951) 955-3157

RE: Comments in Support of Appeal for Galway Downs, Plot Plan No. 24752, Environmental Assessment No. 42391, June 15, 2011 Planning Commission Agenda Item Number 3.2

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit these additional comments in support of the appeal of the adoption of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. We hereby incorporate all comments previously made.

Since RCU's February appeal of this project, the Planning Department has made alterations to the project's Initial Study (IS) and Conditions of Approval (COAs). Unfortunately these changes are insufficient to cure the deficiencies of the Mitigated Negative Declaration (MND) as an informational document or to mitigate for this project's potentially significant impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. An Environmental Impact Report (EIR) is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is given such that *informed* decisionmaking is possible.

CEQA requires that an Initial Study contain "[a]n identification of environmental effects" of a project with brief explanations indicating "that there is some evidence to support the entries...either through a narrative or a reference to another information source...." (CEQA Guidelines § 15063(d)(3).) Determining the significance of the environmental effects caused by a project "calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." (CEQA Guidelines § 15064 (b).) If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.

The decision of whether a project may have one or more significant effects must be based on substantial evidence in the record of the agency. "Argument, speculation and unsubstantiated

opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (CEQA Guidelines § 15064 (f)(5).)

Here, conclusions of less than significant made in the Initial Study (IS) and Mitigated Negative Declaration (MND) are purely conclusory and not supported by any evidence, scientific or factual data. **There have been no studies conducted for this Project to support any conclusions made in the MND. Similarly, there had been no attempt to quantify any of the potential environmental effects of this Project. This lack of basis on any substantial evidence is completely unacceptable and causes the MND to fail as an informational document.**

A MND is improper as there is substantial evidence of a fair argument of significant environmental impacts as a result of the project, and the mitigation measures provided are insufficient, deferred, or unenforceable. (CEQA Guidelines §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) As discussed below, this Project is likely to have significant environmental effects for which preparation of an EIR is required. (Public Resources Code §21100 (a).) Furthermore, significant impacts are not shown to be mitigated below a level of significance, and are deferred and uncertain.

PROJECT DESCRIPTION:

The MND still fails to provide a complete project description and is internally inconsistent with regards to the project description. The project involves converting 63 acres of existing equestrian facility into 24 grass fields for sports such as soccer, football, lacrosse, ultimate Frisbee, cross county running, and field hockey; 1,930 parking spaces over 21 acres; and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. This equals 85.1 acres. The IS similarly states that the project will consist of 63 recreational acres and "22.1 commercial acres," while 156.53 acres are existing uses, and that the project will develop 63 acres of a 241 acre site (IS p. 1 and 21.) This totals 85.1 acres of project uses and 241.63 acres. However, the updated project description states that the project will operate on **140 acres of a 230 acre site**. This new project description is therefore unclear and inconsistent with statements made elsewhere in the project description and IS.

The project description is also inadequate as it fails to provide the details of site lighting or the type of sod to be used, two major concerns of the project. With regards to site lighting, the project description states that there will be "lighting for six fields," while new COA 10 Planning 28 states that there will be "six (6) proposed field lights." The location of these lights is not disclosed in the Plot Plan or elsewhere. Additionally, the description makes no statement of any additional lighting, although COA 80 Planning 18 references parking lot lights and additional outdoor lighting. This information is essential to any determination regarding aesthetic impacts, and particularly impacts to the Palomar Observatory. There is also no mention anywhere of what type of sod or seed will be used, its application method, or irrigation needs. This information is essential to determine the project's water supply impacts and is conspicuously absent from the IS

and deferred by COA 60 Planning 15 until after project approval. The disclosure of these project features is essential to an accurate evaluation of project impacts.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. First, this is inconsistent with current land uses, land use plans, and future land use plans and policies which seek to maintain very low intensity rural equestrian uses. The current land use of the project site is equestrian uses. This is consistent with the land use plan, as the project is located within the Valle de los Caballos policy area of the Southwest Area Plan (SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (*See SWAP, Glen Oaks Hills/Valle de los Caballos.*) Galway Downs is, in fact, a central feature of this policy area, and is specifically mentioned in the SWAP:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.”

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site. This is a potentially significant and unmitigated impact and an EIR must be prepared.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” This conclusion is not based on evidence or reason. Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. Equestrian and recreation uses have substantially different characteristics and environmental impacts. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below. The conclusion that this is a less than significant land use impact is unfounded.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Temecula Valley Wine Country Policy Area. This proposed policy area foresees the creation of an Equestrian District “to ensure and encourage equestrian uses in the Temecula Valley Wine Country Policy Area to make this a Wine Country unique in the nation.” The proposed Equestrian District policies are as follows:

“SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country-Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as polo grounds, petting zoos, rodeo arena, animal hospitals, western stores, delicatessens and/or restaurants, special occasion facilities, hotels and hotels with day spas or professional culinary academies in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

SWAP 1.14 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per ten (10) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area permanently set-aside as vineyards or equestrian lands.”

The Draft Wine Country Zone- 6th Revision similarly states that in the Equestrian Zone, while *incidental commercial uses may be permitted, they shall be permitted only when they are secondary and directly related to the commercial equestrian establishment*. While activities such as polo matches and rodeos are consistent as “incidental” commercial equestrian uses, activities such as soccer, football, lacrosse, etc. would not be considered incidental with this proposed plan. The project would thus substantially alter the planned equestrian land use of the Wine Country Equestrian Zone.

Second, the project is inconsistent with the site’s existing zoning. The project site is zoned Residential Agriculture (R-A) whereas the proposed land use is recreation/commercial. Per the RCIP General Plan Land Use Designation-Zoning Consistency Guidelines, recreational uses are specifically *inconsistent* with an R-A zoning designation. This represents a potentially significant impact for which and EIR is required.

Under Ordinance 348 Section 6.50 (b)(3), “Public parks and public playgrounds, golf courses with standard length fairways, and county clubs” may be permitted in an R-A zone with approval of a plot plan. The project does not fall under this description as it consists of private recreational sports fields. The project was instead approved pursuant to the recently approved, and currently contested, Ordinance 348.4713, which enacted Section 6.50 (f) which provides that an use which is not listed may be considered a “permitted or conditionally permitted use” provided that the Planning Director finds that the “use is substantially the same character and intensity” as a listed use. This finding does not make commercial/recreational sports fields *consistent* with a zoning designation of R-A, but rather permits the consideration of the project with a plot plan. The project is in fact inconsistent with the zoning designation of the site.

Third, the project is inconsistent with surrounding land uses and zoning designations. Land uses surrounding the project include rural residential, agricultural, and equestrian uses, in addition to

some vacant land. The project which proposes recreational sports fields for tournaments is inconsistent with these land uses. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. While public parks and public playgrounds, etc., may be permitted or approved with a plot plan in these zoning designations, this project does not fall within that category. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Since RCU's appeal of this project, COA 10 Planning 47 which provides that, "No outdoor amplifying equipment shall be used for this project." This was a much needed condition to reduce the project's noise impacts. However, as most project noise will come from guests and their vehicles, noise impacts remain potentially significant, as discussed herein, and an EIR is needed to fully evaluate these impacts. Additionally, construction noise impacts are likely to be significant.

To determine whether the project will result in the generation of noise levels in excess of noise standards, it is essential to discuss the noise standards as found in the General Plan. The Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards as well. (MSHCP Section 6.1.4.) Noise levels at the property line in excess of these levels would be considered a significant noise impact.

The IS improperly concludes that the project's noise impact will be less than significant based upon compliance with the County Noise Ordinance, rather than properly applying the noise standards in the General Plan. ***However, the County Noise Ordinance expressly provides that it shall not be considered a Standard of Significance under CEQA, but rather exists to regulate nuisances.*** Moreover, the standards of the Ordinance differ significantly from the noise standards in the General Plan. For instance, measurements of acoustical levels under the Ordinance occur at any other occupied property, whereas measurements per the General Plan noise standards (the CEQA standard of significance) are made at the project's property line. Noise levels under the Ordinance may therefore be much higher than County standards, particularly in the rural project areas where "occupied properties" are distant. Moreover, the Ordinance also allows for exceptions for construction and continuous events, such that the

project may be excepted from the Ordinance all together. There is therefore no basis for the statements that, through compliance with the Ordinance, the project will not create a substantial increase in ambient noise levels or expose persons to noise levels in excess of applicable standards as found in the General Plan.

In fact, the project is likely to result in exceedances of noise standards and substantial increases in ambient noise which are unmitigated and for which preparation of an EIR is needed. Attached to this letter is a copy of the noise study performed for the Recirculated Draft EIR for the Tequesquite Park project, a 43.64 acre park with 350 parking spaces being planned for the Grand/Wood Streets neighborhood in the City of Riverside. For Tequesquite Park, a project half the size of this project and developing less than 1/5 of the parking spaces, the Draft EIR evaluated potential noise levels from traffic, park noise, and construction noise to be potentially significant. For instance, the traffic noise analysis found that a roadway with 8,300 ADT had the following noise impacts:

Noise Level (dBA CNEL)	70	65	61	60
Distance to Noise Level (feet)	28	61	88	131

Here, *noise impacts from increased traffic noise were not considered in the MND, and are likely significant on- and off- site.* An EIR must be prepared.

The Tequesquite Park Recirculated DEIR also presents noise levels measured at the Rancho California Sports Park, aka Ronald Reagan Sports Park, in Temecula. The Ronald Reagan Sports Park consists of 128 acres of park with 5 unlit baseball fields, 5 lit baseball fields, 2 lit soccer fields, and recreational area. No amplified sound devices are in use at the Reagan Park, similar to this project's *new* COA 10 Planning 47. Nonetheless, noise levels measured on December 1, 2000 at 7:00 pm (the 5 unlit fields were likely not in use) demonstrate significant noise levels:

Facility	Maximum Noise Level (dBA) 25 feet from source
Baseball Fields	75
Basketball Court	73
Parking Lot	70

Noise associated with this project's sports uses should therefore be expected to be *at least* 70-75 dBA, well above County noise standards.

Lastly, the Tequesquite Park DEIR provides a summary of anticipated construction related noise levels for the smaller 43.64 acre park and associated 350 parking spaces. (*See also*, Construction Noise Handbook Chapter 9, Table 9.1.)

Construction Phase	Noise Level at 66 Feet (dBA Leq)	Noise Level at 100 Feet (dBA Leq)	Noise Level at 500 Feet (dBA Leq)
Mass Site Grading	87.0	83.4	69.4
Park Area Landscape/Construction	85.1	81.5	67.5
Parking Lot/ Frontage Grading	79.9	76.3	62.4

Again, given the scale of this project, it is likely that noise impacts will far exceed those predicted for Tequesquite Park. It can thus be expected that noise impacts from project construction will exceed County noise standards and result in a substantial temporary increase in ambient noise. An EIR must be prepared to analyze these likely significant noise impacts.

At the least, noise barriers must be installed at the project site to mitigate for noise impacts from guests during operation and equipment during construction.

TRANSPORTATION/ TRAFFIC

No traffic study has been included in the MND to evaluate the traffic impacts of this project. Moreover, the MND does not discuss impacts to any roads except SR-79 and intersections with SR-79, as was required by the Department of Transportation, yet concludes that impacts to all roads will be less than significant or mitigated to levels below significance. This conclusion is based on zero evidence and zero analysis in the MND. The MND fails entirely as an informational document and does not in any way evaluate this project's likely significant traffic impacts.

The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contento found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to

result in a huge influx of vehicles to these small rural-residential roads which was not considered in the MND.

The MND fails to analyze impacts to the freeway on- and off-ramps at Rancho California Rd., SR-79S, and Winchester Road. These ramps are substantially congested and will be further impacted by this project. According to an excerpt of the Liberty Quarry Traffic Impact Analysis (DEIR Appendix K), pg. 3-14 through 3-15 attached hereto, these ramps operate at an unacceptable LOS under current (2006) conditions. The project would result in additional traffic to these already impacted roads which were nowhere discussed in the MND or expert evaluations.

Regarding impacts to SR-79, it appears that the DOT analyzed impacts from this project to SR-79 based on a Traffix analysis and exhibits provided, but which are not included in the MND. The DOT found the Exhibits and Traffix analysis to be inconsistent and requested corrected documents upon which to make its evaluation. (See DOT Letter dated January 10, 2011, ¶ 7-9.) For instance, in evaluating existing plus project traffic levels at Los Caballos Road and SR-79, the Traffix input volumes were **11 vph and 20 vph for SBR and EBL respectively, whereas Exhibit E showed 377 vph and 502 vph for the same intersection.** (See DOT Letter dated January 10, 2011, ¶ 7(d).) There is no evidence in the MND that corrected traffic volumes were ever provided to the DOT or that traffic impacts were ever clearly evaluated. (See DOT Letter dated January 10, 2011, ¶ 8, 9.) Nevertheless, the MND appears to rely entirely on this non-final and inconclusive evaluation, and suggested mitigation thereon, in finding that project impacts will be mitigated to less than significant levels. This determination is not based on substantial evidence. (Guidelines § 15384[Erroneous evidence and unsubstantiated opinion are not substantial evidence.])

The tentative evaluation by DOT nonetheless found that project traffic impacts would be significant as **the intersection of Los Caballos Road at SR-79 would operate at LOS F with the project, and three other intersections along SR-79 including Butterfield Stage, Anza, and Pauba Roads would be impacted.** (DOT Letter dated January 10, 2011, ¶ 2.) The traffic generated by this project on these roads would reduce the availability of these roads for other potential uses, including access to wineries as envisioned in the Wine County Community Plan.

The letter also recommended the development of a left turn lane and questioned the proposed draft COA's which would have detoured traffic from SR-79 to avoid the left turn onto Los Caballos Road. (See, "PP24752-Galway Downs Conditions of Approval," dated January 26, 2011, included in the staff report.) Based on this provisional evaluation, project mitigation now consists of the construction of a left turn lane at eastbound SR-79 at Los Caballos Rd. and adoption of a Traffic Control Plan until such a lane is constructed. (COAs 20 Trans. 1 and 20 Trans 5.) However, as traffic impacts were not accurately evaluated, there is no basis for the conclusion that this mitigation will reduce *all significant project traffic impacts* below a level of

significance. Hence, the project's traffic impacts must be considered potentially significant and unmitigated, and EIR must be prepared

Furthermore, the mitigation adopted for traffic impacts improperly defers the development of mitigation until after project approval. CEQA requires that adopted mitigation measures be certain, enforceable, and not deferred. (Public Resources Code § 21081.6 (b); State CEQA Guidelines § 15126.4 (a)(2). In *Sacramento Old City Assn. v. City Council* (1991) 229 Cal.App.3d 1011, the court determined that the creation of a mitigation measure may only be deferred where practical considerations prohibit devising such measures early in the planning process and the agency commits to satisfying specific performance criteria. (*See also, Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777.) Here, the project defers the development of a "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Traffic impacts must be considered potentially significant and unmitigated. An EIR must be prepared.

Also, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND. The potentially significant impacts of this mitigation measure must be considered.

The MND also concludes that the mitigation of constructing a left turn lane and creating a TCP will mitigate any effect on road maintenance and hazards without any evidence or explanation. In fact, the high traffic volumes to small local roadways will likely result in a need for additional road maintenance which will not be mitigated by constructing one left turn lane, and will result in an interface between incompatible agricultural and recreational uses. The conclusion that these impacts are mitigated below a level of significance is not based on any evidence in the record or reasoned narrative in the IS.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no water supply analysis was ever conducted for the project, and the *recycled and reclaimed water is not available to the site*. RCWD has stated, with regards to the project, that water availability is contingent on water supply shortage contingency measures. (RCWD Letter Dated January 20, 2011.) It is unclear that RCWD has sufficient existing water supplies available, as no water supply evaluation has been conducted and the amount of water needed to irrigate the project site has not been disclosed.

The water supply shortage has led in the past to RCWD considering a moratorium on serving new developments because "the local supply is tapped out." ("Temecula: water moratorium meeting tonight", November 9, 2009, *see also*, "Region: New-water-service moratorium on tap," October 31, 2009.) Similarly, the County of Riverside has recently held that conservation

measures were inadequate and additional conservation is necessary to sustain future water supplies. (See Attached Article: Water Leaders Say Conservation is Not Enough.) The predictions for water supply availability in California are dire: the State Water Project has already substantially cut supplies to the State and is at risk of levee failure in the San Joaquin Delta; the Colorado River is perpetually over-drafted, over-allocated, and expected to be further reduced with global warming; and the snowpack is expected to lessen substantially as well. Furthermore, groundwater supplies are in danger from salt water intrusion, both from sea level rise and over-extraction of groundwater supplies.

Here, the project will add significant additional demand to this already short supply of water for the purpose of irrigating 63 acres of grass fields. Reduced water supply as a result of providing to this project could further reduce water to agricultural uses, which has already suffered substantial cuts as a result of drought conditions. In an area reliant on wineries and associated agricultural uses, further cuts to water supply would be devastating. The lack of available water could also result in fire hazards due to low fire flow. Based on the above, the project is likely to have a significant impact on water supply, and an EIR must be prepared.

AESTHETICS/ LIGHTING:

The MND does not describe the number or placement of lights across the site. There is no discussion or evaluation of impacts from parking area lights and other lighting across the project site. The MND improperly limits its evaluation of significant impacts to the field lights, and even then fails to describe the proposed lighting in sufficient detail. The MND therefore fails as an informational document. Further, as it is unknown how much lighting will actually occur across the site, the conclusions that impacts from lighting will be less than significant are unsupported by substantial evidence. An EIR is essential to evaluate these impacts.

Contrary to statement of the narrative, the project is not conditioned "not to interfere with the nighttime use of the Mt. Palomar Observatory." Instead, the COAs merely require compliance with Ordinance No. 655, use of low pressure sodium vapor lights, and hooding to direct lights onto the fields. Sky glow and associated impacts from extensive site lighting and field lighting will nonetheless likely result in significant impacts to the Observatory. (See, Let There be Night, Douglas Quan, Press Enterprise, Nov. 11, 2006.

<http://www.pe.com/localnews/inland/stories/PE_News_Local_D_palomar12.8c2596.html>
An EIR is required.

Lighting impacts to the MSHCP, where the project site is located within two criteria cells and located near to conservation habitat, are also likely to be significant. Effects of artificial light on animals includes disorientation from and attraction to artificial light which affects foraging, reproduction, communication, and other critical behaviors; may cause structural-related mortality due to disorientation; and effects on the light-sensitive cycles of many species. (*Ecological Light Pollution*, Travis Longcore and Catherine Rich, *Front. Ecol. Environ.* 2004: 2(4): 191-198,

available at <<http://www.urbanwildlands.org/Resources/LongcoreRich2004.pdf>>.) Lighting impacts of this project to biology are therefore likely to be significant.

At the least, to minimize this project's impacts, the project should be conditioned to operate only during daytime hours.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. The criteria in the IS does not require that Farmland be converted *from* agricultural uses, only that Farmland be converted *to* a non-agricultural use. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Nevertheless, the project site is currently being put to agricultural uses, namely animal husbandry and farm animal/livestock (horse) keeping and raising. An R-A zoning designation permits only the *non-commercial keeping of horses*. (See, *Zoning Ordinance, R-A Article VIb*) Galway Downs is therefore subject to CUP 2303-W which permits commercial keeping of horses and associated recreational uses. The site is therefore being put, at least in part, to agricultural uses, and will be converted to non-agricultural uses such as soccer, lacrosse, and football.¹ This should be considered a significant agricultural impact on the conversion of farmland and a conflict with existing agricultural zoning and an existing agricultural use.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

(See, attached Agricultural Mitigation Policies, pg. 2-5, *see also*, California Farmland Conservation Program website for Agricultural Conservation Easements for potential conservation options. <<http://www.conservation.ca.gov/dlrp/cfcp/overview/Pages/index.aspx>>)

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses."

Currently, the Valle de los Caballos area consists of equestrian/ agricultural uses and large

¹ Notably, horse raising/keeping and horses are commonly regarded as agriculture and livestock. Agriculture: "The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock; farming; 2. the production of crops, livestock, or poultry." Livestock: "The horses, cattle, sheep, and other useful animals kept or raised on a farm or ranch." Random House Dictionary, © Random House, Inc. 2011.

residential estates. The extensive traffic, noise, and other impacts anticipated with this project and attendant noise will alter the character of the area and result in incompatible and hazardous convergences with current agricultural/equestrian uses. Furthermore, this project will substantially alter the focal point of the Valle de los Caballos policy area, Galway Downs, a change which in its own right may result in the conversion of neighboring farmland to non-agricultural uses. This potential impact to the surrounding area is not evaluated in the MND and is likely to be a significant impact of the project.

AIR QUALITY AND GHG EMISSIONS:

There was no air quality study or report undertaken to quantify the probable air quality emissions of this project. The findings of the MND are based on no evidence but instead only unsubstantiated opinion. The MND therefore fails as an informational document by failing to evaluate project impacts.

The findings in the IS are contradictory and unsupported. For instance, the narrative findings of fact state that the project *would* impact air quality, independently and cumulatively, both from construction and traffic emissions. Yet the IS concludes that such impacts will be less than significant based on no facts, evidence, or evaluation predicated on facts.

As discussed above, the project is inconsistent with the County General Plan as the site is zoned R-A and the project will use the site for recreational/commercial purposes which were not considered for a R-A zoning designation. The project was therefore not considered when predicting growth in the County's General Plan, General Plan EIR, or SCAQMD's AQMP. Consequently, the project is inconsistent with the AQMP and will result in additional regional emissions not considered or relied on in calculating and predicting growth for purposes of National or California ambient air quality standards and other air quality emissions. An EIR and Air Quality study must be prepared for this project in order to address these potentially significant impacts.

The MND states that "similar projects to the proposed project typically do not generate enough traffic and associated air pollutants to violate clean air standards..." However, the MND fails to cite to a project which is considered similar to this project for air quality purposes. For instance, the decision to permit the project compares the project to a public park, whereas the Greenhouse Gas section compares the project to a commercial project.

The MND states that short term grading activities would result in CO, VOC, NOX, SOX, and PM 10 and PM2.5 emissions. There is no discussion or finding that impacts to CO, VOC, NOX, or SOX would be reduced below a level of significance. The MND also states that in the long term operational emissions of VOC, NOX, CO, PM10, and PM2.5 could exceed SCAQMD thresholds, yet finds without reason, conditions of approval, or mitigation measures that this

impact is less than significant. This finding is not supported. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. However, elsewhere in the IS the project is considered "recreational" and "similar in character and intensity as a park," not similar to a commercial project. Presumably a park would generate fewer GHG emissions when compared to a commercial project, yet *this project* will generate substantial traffic related GHG emissions and have GHG emissions comparable to a commercial project. This impact is potentially significant, and preparation of an EIR is required

BIOLOGICAL RESOURCES

The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. The HANS exists as an essential part of the CEQA review process and must be evaluated with the MND.

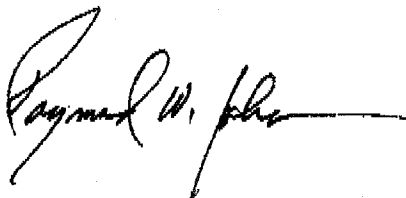
Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from at least traffic and noise, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Planning Commission overturn the decision of the Planning Director adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

ELECTRONIC ATTACHMENTS:

1. Letter Re: Application for Plot Plan No. 24752, dated February 3, 2011.
2. Draft Wine Country Zone-6th Revision
3. Tequesquite Park Recirculated DEIR, Noise Section.
4. Construction Noise Handbook Chapter 9, Table 9.1.
5. The Noise Guidebook
6. Effect of Noise on Wildlife
7. Noise and Its Effects
8. SCAQMD Cumulative Impact Analysis
9. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning (SCAQMD.)
10. Liberty Quarry Traffic Impact Analysis (DEIR Appendix K)
11. County of Riverside Transportation Department Traffic Counts 2010.
12. TUMF Annual Report 2009.
13. "Temecula: water moratorium meeting tonight", November 9, 2009
14. "Region: New-water-service moratorium on tap," October 31, 2009.
15. Southern California's Reserves Still Low- Water Leaders Say Conservation is Not Enough
16. Let There be Night, Douglas Quan, Press Enterprise, Nov. 11, 2006.
17. Agricultural Mitigation Policies for LAFCO, dated April 4, 2007.

Agenda Item No.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: June 15, 2011
Appeal to PC Filed: February 16, 2011
Approved at DH: February 7, 2011

APPEAL OF PLANNING DIRECTOR'S
APPROVAL OF PLOT PLAN NO. 24752
E.A. Number: 42391
Applicant: Trip Hord Associates
Engineer/Representative: Keller Consulting Inc.
Appellant: Rural Communities United

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

An appeal of this plot plan was filed based on a position that a Mitigated Negative Declaration (MND) was insufficient and that an Environmental Impact Report (EIR) should be required.

The plot plan proposes to operate a sports/athletic facility on approximately 140 acres of a 230 net acre site. A total of 63 acres will be for grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. The project design allows for a total of 24 soccer fields, with lighting proposed for 6 of the fields. The grass fields are separated into 2 areas, approximately 36 and 27 acres, respectively. The 36 acre area is located within the existing equestrian oval track, near the center of the project. The 27 acre area is located in the northwesterly portion of the site. Three restroom facilities are proposed, one located near the vendor area, and one each within the two grass field areas. A vendor area, of 1.1 acres will contain two 48'x100' shade structures. The project area contains an existing paved driveway, which accesses Los Corralitos Road along the project's westerly boundary and leads to a parking area of approximately 35,000 square feet containing 60 parking spaces and 29 ADA parking spaces. The project proposes two additional parking areas. The primary parking area is adjacent to, and has two access driveways, onto Los Caballos Road, which is approximately 10 acres in size and will provide 916 parking spaces. Another parking area designated as "overflow parking" takes access from the existing paved driveway, is approximately 11 acres in size and will provide 925 parking spaces. A second driveway is proposed along the project's southeasterly boundary existing onto Los Corralitos Road. Both proposed parking areas are to be unpaved and remain with an existing native dirt surface. The project will provide a grand total of 1,930 parking spaces.

FURTHER PLANNING CONSIDERATIONS:

On February 16, 2011, the appellant, Rural Communities United, filed an appeal of the Planning Director's decision on February 7, 2011 to approve the project. Planning Staff has analyzed the appeal, and has modified the Environmental Assessment and Conditions of Approval to better address the issues and concerns raised. However, Staff continues to find that while the project, as proposed and conditioned, could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project, described in this staff report package, have been made or agreed to by the project proponent; and therefore a Mitigated Negative Declaration is appropriate.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east; Valle De Los |

D.M.

APPEAL OF PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 24752

PC Staff Report: June 15, 2011

Page 2 of 4

- | | |
|----------------------------|---|
| 3. Existing Zoning: | Caballos Policy Area to the north, south, east and west and Vail Lake Policy Area to the east
Residential Agricultural -10 Acre Minimum (R-A-10) |
| 4. Surrounding Zoning: | Rural Residential (R-R) and Residential Agricultural -10 Acre Minimum (R-A-10) to the north, R-R to the west, R-R and R-A-10 to the south, and R-A-10 and Light Agriculture -10 Acre Minimum (A-1-10) Minimum to the east |
| 5. Existing Land Use: | Equestrian Facility |
| 6. Surrounding Land Use: | Scattered Single Family Residences and Vacant Land to the north, south, east and west |
| 7. Project Data: | Total Acreage: 241.63 gross acres
Number of Soccer Fields: 24
Unpaved Parking Spaces: 1,930 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

DENIAL of the APPEAL of PLOT PLAN NO. 24752, relating to the appellant's request that an EIR be required; and.

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42391, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of PLOT PLAN NO. 24752, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural -10 Acre Minimum (R-A-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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 Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Southwest Area Plan.
2. The project site lies within the Valle De Los Caballos Policy Area. The Policy Area contains a single policy that requires residential subdivisions to maintain a 10 acre minimum lot size. This policy has no direct impact to this project since it doesn't include a residential subdivision.
3. The proposed use is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) designation which allows for recreational uses.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the east. All but one adjacent property are located within the Valle De Los Caballos Policy Area. The property located southeasterly (across Pauba Road) lies within the Vail Lake Policy Area.
5. The zoning for the subject site is Residential Agricultural -10 Acre Minimum (R-A-10).
6. The proposed use, is a permitted use, subject to approval of a plot plan in the Residential Agricultural -10 Acre Minimum (R-A-10) as it is consistent with uses allowed in a public park.
7. Public parks are permitted with a plot plan in the Residential Agricultural -10 Acre Minimum (R-A-10) zone.
8. The proposed use, grass fields for recreational activities, is consistent with the development standards set forth in the Residential Agricultural -10 Acre Minimum (R-A-10) zone.
9. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Residential Agricultural -10 Acre Minimum (R-A-10) to the north, R-R to the west, R-R and R-A-10 to the south, and R-A-10 and Light Agriculture -10 Acre Minimum (A-1-10) Minimum to the east.
10. The project is located within an Open Space Fee Area.
11. The impacts to Open Space occurred during the disturbance and use of the site as an equestrian facility approved under CUP2303-W.
12. Open Space Fee Ordinance No. 810 should not apply to this project.
13. This project is located within Cell Criteria Areas 7134 and 7185 of the Multi-Species Habitat Conservation Plan (MSHCP), and as such was required to complete the Habitat Acquisition and Negotiation Strategy (HANS) Review Process.
14. The County Biologist reviewed the site and indicated that no WRCMSHCP Conservation is required.

15. Environmental Assessment No. 42391 identified the following potentially significant impacts:

- a. Cultural Resources
- b. Hydrology/Water Quality
- c. Recreation
- d. Transportation/Traffic

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 over 200 letters in support of the project, two (2) letters in opposition to the project and five (5) letters expressing concerns with the project were received.
2. The project site is not located within:
 - a. A City Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. An Airport Influence Area.
 - d. A Redevelopment Area.
3. The project site is located within:
 - a. The Boundaries of the Temecula Valley Unified School District.
 - b. A High Fire and State Responsibility Area.
 - c. A Highly Sensitive Paleontological Area.
 - d. Susceptible to Subsidence.
 - e. A County Fault Zone.
 - f. A Circulation Element Ultimate Right-Of-Way.
 - g. A Half Mile of the Agua Tibia Mountain Fault.
4. The subject site is currently designated as Assessor Parcel Numbers: 927-160-001 and 927-160-002.

KH:kh

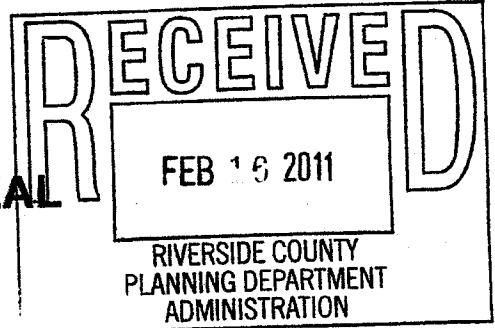
Y:\Planning Case Files-Riverside office\PP24752\DH-PC-BOS Hearings\DH-PC\6.15.11 PC\Appeal Staff Report.PC 6.15.11.PP24752 redline-strikeout.docx

Date Prepared: June 1, 2011



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT



APPLICATION FOR APPEAL

DATE SUBMITTED: 2/16/2011

Appeal of application case No(s): PP24752, EA42391

Name of Advisory Agency: Planning Director
List all concurrent applications

Date of the decision or action: February 7, 2011

Appellant's Name: Rural Communities United E-Mail: avocadoerin@gmail.com

Mailing Address: PO Box 760
Aguanga City CA State 92536 ZIP

Daytime Phone No: (951) 551-3388 Fax No: ()

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

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 APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

Please See Attachment

Use additional sheets if necessary.

ERIN K. KINNEY

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

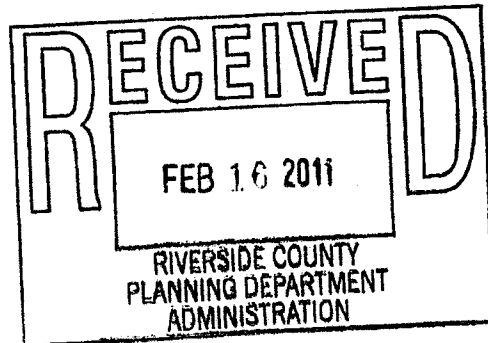
2/15/11

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.



Johnson Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

February 15, 2011

Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
Fax (951) 955-3157

***RE: NOTICE OF APPEAL, PLANNING DIRECTOR DETERMINATIONS FOR GALWAY
DOWNS, Plot Plan No. 24752, Environmental Assessment No. 42391***

Greetings:

On behalf of concerned citizens residing in the area, we hereby Appeal the decisions taken by the Planning Director on February 7, 2010 adopting the Mitigated Negative Declaration (MND) and associated documents for the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391.

The Appeal is based on the position that a Mitigated Negative Declaration (MND) was insufficient as there was substantial evidence in the record of a fair argument of significant environmental impacts as a result of the project; significant impacts were not shown to be mitigated below a level of significance; and the conclusions in the MND were not based on substantial evidence, among other reasons.

An Environmental Impact Report (EIR) is required for any proposed project that may have a significant effect on the environment. (Public Resources Code §21100 (a)). If a lead agency is presented with a fair argument based on substantial evidence in the record that a project may have a significant effect on the environment, an EIR must be prepared. (Cal. Code of Regs, Tit.14 ("Guidelines") §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) Substantial evidence consists of fact, reasonable assumption predicated on fact, or expert opinion supported by fact. (Public Resources Code §21080 (e)(1).) For the reasons detailed below, an EIR must be prepared as substantial evidence in the record supports a fair argument of unmitigated potential significant impacts.

The project involves converting 63 acres of existing equestrian facility into 24 grass fields for various sport activities including soccer, football, lacrosse, ultimate Frisbee, cross country running, and field hockey. The project will also develop 1,930 paved parking spaces comprising an additional about 21 acres and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. A

total of 85.1 net acres of the 241 acre equestrian facility will thereby be developed with this project.

The project is likely to have significant impacts which were not adequately addressed in the MND. Specifically, the project will likely have significant impacts to/from at least traffic, aesthetics/lighting, noise, air quality, biology, agriculture, water supply, and hydrology/water quality. The proposed Mitigated Negative Declaration is substantively flawed. There is a fair argument that there might be significant impacts and an EIR must be prepared.

The Initial Study and Proposed Mitigated Negative Declaration was not circulated to the State Clearinghouse as required.

The mitigation measures relied upon by the Negative Declaration are uncertain and unenforceable. The MND also defers studies necessary to an impact determination and the creation of mitigation measures. Mitigation that is proposed is inadequate to actually mitigate for the impacts of the project.

The Mitigated Negative Declaration also fails as an informational document as no attempt to quantify many of the impacts has been made. The findings are also not supported by substantial evidence and facts in the record.

Aesthetics:

The Initial Study (IS) concludes that the project site will not have a substantial impact from lighting, despite providing for extensive new sources of light, merely because the project will comply with the requirements of Riverside County Ordinance No. 655 with regards to interference with the Palomar Observatory. This, unfortunately, ignores potential lighting impacts to the MSHCP, where the project site is located in two criteria cells and nearby to conservation habitat. Lighting impacts to biology are likely to be significant. The new lighting may also adversely affect views in the area despite not impacting the Palomar Observatory. The MND does not demonstrate that the hooding and directing of lights with the project actually reduces the impact of these new sources of light *on views* to below a level of significance.

Agriculture:

The IS concludes that because the project is currently an equestrian facility that it has previously been converted from agricultural purposes. However "agricultural purposes" generally includes the raising of livestock, and horses are commonly included in the definition of livestock. The development of sports fields would therefore convert this land, which is currently being used for an agricultural purpose, to non-agricultural uses. This should be considered a potentially significant impact and an EIR must be prepared.

Moreover, the designation as Farmland of Local and State Importance has not been disturbed through the site's usage as an equestrian facility. On the contrary, most of the site is undeveloped and is merely disturbed through common agricultural practices such as tilling, watering, and otherwise turning over the soil. This project, on the other hand, would pave over 21 acres of the site and sod another 63 acres, impacting the soil designation as the equestrian facility never has. This impact is potentially significant and must be further analyzed and mitigated.

Air Quality and GHG Emissions:

The project makes absolutely no attempt to quantify air quality emissions, and the conclusion of the MND that the project will not have significant air quality impacts is based on no substantial evidence in the record. In fact, the project is likely to have individual significant air quality impacts from construction including the pouring 21 acres of asphalt to construct the parking lot area which will result in PM, VOC and ROG emissions, grading which will result in PM emissions, and other emissions such as PM, NOX, and CO2 through the operation of construction equipment. The project will also have significant air quality impacts during operation from traffic on and offsite, including, at least, CO2 and PM. These impacts have not been evaluated, and therefore the MND fails as an informational document under CEQA, and the findings made therein are not based on substantial evidence.

There is no evidence that the project itself was included in SCAQMD's AQMP. Furthermore, the project is inconsistent with the County General Plan as it uses Residential-Agricultural land for recreational uses. The project is thus not shown to be in compliance with SCAQMD's AQMP.

The IS for the project states that air quality impacts will be less than significant with this project but specifically contradicts this determination in the narrative findings. For instance, the narrative states that cumulative impacts to CO, PM, and ozone would be significant, yet concludes otherwise.

The IS concludes that Project emissions would not exceed emissions projected by the Air Quality Element in the County General Plan, but as no quantitative evaluation has been conducted for the project this conclusion is not based on any evidence in the record. The IS also does not explain or provide any evidence for the conclusion that the project complies with the policies in the General Plan Air Quality Element, but instead merely lists those policies.

With regard to construction emissions, the IS noted that construction will result in CO, VOC, NOX, SOX, and PM emissions. The IS then states that requirements will be used on the property to limit PM emission, but does not explain how these requirements will reduce any other emissions below a level of significance. Furthermore, with regards to PM emission reductions, the conditions of approval for the project do not reduce impacts to less than

significant as they are uncertain and unenforceable. For instance, 10.BS Grade 8 requires that "All necessary measures to control dust shall be implemented by the developer during grading," yet fails to provide any alternative measures to be implemented or performance standards for measuring whether dust control has been achieved.

With regards to potential exceedances of SCAQMD significance thresholds, the IS states that operational long term levels of VOC, NOX, CO, PM10, and PM 2.5 could all exceed the threshold of significance. Yet, instead of attempting to quantify these potential impacts, the IS concludes that their cumulative effects will be reduced below significance per Guidelines § 15064(h)(3), namely by complying with a mitigation program which addresses air quality impacts. While this option may generally be available to projects, the mitigation program which addresses air quality impacts relied on here would not substantially reduce the impacts of this project. The Guidelines require that when a plan or program is relied on, the lead agency should explain how implementing the particular requirements in the plan/program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If the possible effects of a project are still cumulatively considerable notwithstanding compliance with the program, an EIR must be prepared for the project. Here, air quality impacts from this project would be caused by vehicles, dust, natural gas combustion, electricity for the lights (etc.), and landscape equipment maintenance emission, yet the mitigation program relied on addresses impacts from buildings. The mitigation program would mitigation for impacts from building through the use of low-VOC paints and compliance with Title 24. There are no building associated with this project, and merely two potential shade structures to be constructed in a vendor area. The mitigation program focused on buildings will therefore not reduce these cumulative air quality impacts below a level of significance and an EIR must be prepared pursuant to Guidelines § 15064(h)(3).

Moreover, any mitigation program relied on per Guidelines § 15064(h)(3) does not reduce the project's potential *individual* exceedances of SCAQMD thresholds, specifically those related to traffic and vehicle travel impacts. Again, instead of quantifying impacts the IS noted that "single projects do not typically generate enough traffic and associate air pollutants to violate clean air standards..." While this may be true of a typical project, this project is likely to create higher than typical traffic levels, both onsite and offsite, requiring significant detours, road closures, traffic directors and law enforcement, etc. The traffic air quality impacts of this project are therefore atypical and must be evaluated as such based on substantial evidence in the record. Traffic from the project is therefore likely to result in significant air quality and GHG emissions.

Overall, the project's air quality impacts should be considered potentially significant and unmitigated, individually and cumulatively, and during construction and operation phases. An EIR is essential to evaluate this significant impact.

Greenhouse Gases

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the commercial project threshold of 1,400 MTY CO₂e. However, this project is *not* a commercial project, but instead the use is considered to be recreational and “similar in character and intensity as a park.” Any basis on a threshold established for a commercial project is improper, and impacts to GHGs are significant and unmitigated.

Moreover, the conclusion of the MND that the project will not conflict with applicable policies and plans is incorrect based on the project design features cited. For instance, water-efficient landscaping standards, required under Ordinance No. 859 will generally not apply to the 63 acres of grass fields, as the fields will not be landscaped. Likewise, the 21 acres of parking lot will, at best, be minimally landscaped, and this design feature will have little or no effect on GHG emission reductions.

Biological Resources

The project is located within two MSHCP criteria cells, Cell 7134 and 7185, yet no conservation has been required of the site. Although the site was required to go through the HANS process, the analyses made in that HANS process were not included in the MND. The MND thereby failed to inform decisionmakers and the public of the environmental implications of not requiring conservation of the site as evaluated in the HANS process. As the HANS determination is discretionary and not final until project approval, it must be included in the MND for review and consideration.

The project is also likely to impact biological resources in the nearby MSHCP through impacts from lighting and noise. The impact to Biological Resources should thus be considered potentially significant and an EIR must be prepared.

Geology/Soils

This project will significantly increase off-site runoff, particularly as a result of the paved parking areas. Despite the conclusion of the MND, this may potentially create soil erosion or siltation downstream. This impact should be considered potentially significant.

Hydrology/ Water Quality

This project will result in increased runoff that will exceed the existing system and result in substantially degraded water quality. Merely because this does not result in a flood hazard per the Flood Hazard Report/ Condition does not mean that the project will have less than significant impacts in water quality or waste discharge requirements. The 1,930 paved parking areas over 21 acres will significantly increase pollutant runoff, especially from automobiles, and result in

substantial additional drainage offsite. This MND again makes no attempt to quantify pollutant runoff from the site, and concludes based upon no evidence in the record that the project will not violate water quality standards or waste discharge requirements. The mitigation measure, a WQMP, incorporated into the project will not necessarily mitigate these impacts such that they are below significance levels. The project also does not incorporate all feasible mitigation for water quality impacts, and additional mitigation, such as the requirement that permeable asphalt be used for the parking lots in order to reduce runoff, should be required.

Land Use and Planning

The project is inconsistent with the land use designation and would therefore result in a substantial alternation of the present and planned land use. Specifically, the findings of fact regarding land use state that the project site is located in the County of Riverside's Valle de los Caballos Policy area, which was established to ensure the continuation of equestrian uses of parcels. However this project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses, namely grass fields and parking lots. The project therefore conflicts with the Policy area.

Furthermore, the project site is zoned Residential Agriculture whereas the proposed land use is recreation/commercial. This change in land use should be considered potentially significant and an EIR prepared to further discuss this potential impact. Also, contrary to the conclusion of the narrative findings of the IS, limited construction on the parcel does not change the nature of the *use* to which the parcel is being put; here the *use* is in conflict with the current land use and designation and results in potentially significant impacts.

Noise

The noise evaluation of the MND is deeply flawed and fails to analyze the real noise impacts of the project. There has been no attempt to quantify the potential noise impacts of this project, or to compare existing noise levels to those expected as a result of the project. The results of this lack of evaluation are an utter lack of substantial evidence on which the conclusions in the MND may be based. This project is likely to have significant noise impacts, as detailed below.

There is no evidence or narrative which discusses whether this project will result in a substantial permanent or temporary increase of noise levels in the project vicinity *above existing levels*. Instead, the IS concludes that this impact will be less than significant based upon compliance with a County Noise Ordinance which applies to nuisances. This neither deals with the question posed in the IS of whether project noise levels will be greater than current noise (whether or not they exceed standards), nor makes a determination based upon any significance threshold for the project. Given the current uses of the site and surrounding areas, it is likely that the ambient noise is currently 40 db(A) or below. An increase above this existing level, even if below 45

db(A), would represent a substantial increase in ambient noise. Such impacts are potentially significant and an EIR is required.

The analysis of temporary/ periodic noise increases improperly fails to consider construction noise as a significant impact due to the "limited construction period." The question in the IS is specifically whether, during limited/ temporary activities such as construction, the project will result in substantial temporary or periodic noise increases above existing levels. As the answer is plainly yes, ("During its construction, the proposed project may have temporary or periodic increases in ambient levels"), this impact is potentially significant and unmitigated. An EIR is required.

In evaluating noise impacts, the IS relies solely on Riverside County Noise Ordinance No. 847. These criminal levels for noise violations of County Code are not equivalent to, and are not intended to be, thresholds of significance for noise impacts. Instead, Noise Ordinance No. 847 merely establishes noise levels necessary to be considered a nuisance for misdemeanor prosecution. Noise impacts must be adequately evaluated and disclosed per standards established in the General Plan before a determination of noise impacts as less than significant is made.

Also, the IS states that as "events" are exceptions to Ordinance No.847, all noise made during events with an ordinance exception is less than significant. This ignores applicable noise standards for the area, such as established in the Riverside County General Plan, which will likely be exceeded during events held constantly at the project site. The project is therefore likely to have significant impacts on noise for purposes of CEQA, despite any exceptions from criminal nuisance prosecution.

Noise impacts have also not been mitigated for. The only substantive condition required for noise exists at 10 Planning 24, which requires that:

"Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db (A), 10-minute LEQ, between the hours of 10:00pm to 7:00am, and 45 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or similar noise sensitive land."

This condition fails to reduce noise levels to a level below significance for several reasons: First, the measurement of "LEQ" averages noise out over a period of time, such that single noise events may be much louder than this 45 db(A). For instance, even Ordinance No. 847 limits noise in the area in excess of 45 Db Lmax, where Lmax expresses the highest level measured. Second, noise may be very loud during the day at surrounding properties, even if not above 45 db(A) LEQ at actual nearby structures. To determine whether the project will have a significant

noise impact, noise levels must be less than 45 db(A) Lmax as measured at the *property line*, not at surrounding structures.

Also, noise impacts from increased traffic noise were not considered. Given the significant traffic increase expected with this project on SR-79 and through local residential neighborhoods, the impact from traffic noise is likely significant on- and off- site, and must be considered in an EIR.

Lastly with regards to noise, impacts from noise on biology in the nearby MSHCP have not been considered for this project. Given the close proximity of the project to valuable biological habitat, the impacts from noise to biology must be considered potentially significant and an EIR must be prepared to further evaluate these impacts.

Transportation/ Traffic

The MND concludes that impacts to transportation/traffic will be mitigated below significance through the implementation mitigation measures, but does not demonstrate that the mitigation measures required will actually mitigate for impacts. Notably, the CA Dept. of Transportation stated that **the intersection of Los Caballos Road at SR-79 will operate at LOS F** with the project, and three other intersections along SR-79 will be impacted. (DOT Letter dated January 10, 2011.) While this could potentially be mitigated by use of an alternative route and closure of Los Caballos Road during events, as is envisioned in the Draft Conditions of Approval date 1/26/2011, The Dept. of Transportation notes that detouring traffic is not necessarily a viable option, as the alternatives are lengthy and pass through residential and winery areas. This would mean substantial additional traffic and impacts to neighbors located on, at least, De Portola Road, Pauba Road, and Anza Road. Additionally, the requirement that a Traffic Control Plan (TCP) be prepared which describe detour routes, signage, etc. defers mitigation and analysis to a later time, such that it is unclear whether the TCP will actually mitigate these traffic impacts. Based on DOT opinion, it is unlikely that requiring a detour will in any way mitigate for traffic impacts.

Likewise, requiring that traffic be controlled manually by a traffic control person will not mitigate for traffic impacts such that they will be below significance level. The letter from the CA Dept. of Transportation states, **“The high traffic volumes generated by the proposed project would be difficult to handle by using manual traffic control. This will require law enforcement support every week at additional expense.”** Hence contrary to the conclusion of the MND, traffic impacts will remain significant even with the implementation of mitigation measures. Moreover, there may be significant impacts to sheriff services as law enforcement will be required to reallocate officers to control traffic at the project site on a weekly basis. These impacts remain potentially significant and an EIR is necessary.

The conclusions in the MND are also not based on substantial evidence. The letter from the DOT also noted that the volumes used in the traffic analyses were internally inconsistent and failed to include the heavy vehicle factor used in the traffic analysis. The conclusions of the MND are therefore not based on facts and substantial evidence in the record.

Furthermore, as SR-79 is a two-lane road with few alternative routes, traffic impacts to those who rely on the highway will be forced to deal with the constant traffic at the site. Hazards and accidents in the area will likewise increase with the additional traffic.

The MND for traffic does not mitigate for traffic from any events held at the site which are not soccer related, for example lacrosse, ultimate Frisbee, or football related events.

The MND further concludes that traffic mitigation, namely preparing a TCP, closing Los Caballos Road during events, and paving a turn lane, will also mitigate all impacts to road maintenance, but does not provide any basis for this conclusion.

The transportation evaluation also does not analyze impacts to safety with regards to the pedestrian and equestrian trails surrounding the facility with the increase in traffic. An additional 1,930 cars entering an equestrian facility is likely to substantially decrease the safety of these alternative forms of transportation, both on the trail easement and at the facility itself. This impact is not adequately evaluated in the IS with regards to subsection (i).

Utility and Service Systems

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supplies. However, the RCWD specifically states that water availability is contingent upon the timing of development relative to water supply shortage contingency measures and/ or the adoption of a Water Supply Assessment. This is because California in general, and Riverside County specifically, are suffering from significant water scarcity issues which must be addressed with any new development. Less than a year ago, the **Rancho California Water District considered a moratorium on serving new developments because "the local supply is tapped out,"** namely local groundwater and water from Vail Lake. Adding additional demand to this already short supply of water will either result in this project failing to receive water from RCWD and/or unavailability of sufficient water supplies for other uses in the area. The lack of available water could also result in fire hazards due to low fire flow to either the project or neighbors reliant on water supplies, an impact also not considered with the project.

Importantly, although the project is conditioned to utilize reclaimed water, the condition only applies where reclaimed water is available to the site. (10 Planning 20). RCWD specifically states that recycled/reclaimed water is not currently available to the site, hence the project would not use any reclaimed water (unless such water is made available at a later date). All water to the

site is therefore potable water directed from other potential uses in order to irrigate sod fields, a high intensity water use in a dry area.

No water supply analysis was ever conducted for the project. Recent cases have overturned negative declarations and EIRs for failing to conduct a water supply assessment. This valuable analysis would forecast water demands cumulatively and for the project, identify the near-term and long term water supply sources and alternative sources, acknowledge the uncertainty about the availability of future water supply sources, identify the likely yields from the sources identified, and compare demand to supply sufficiency. A WSA should therefore be completed for the project.

This project will also likely have additional impacts on agriculture through further reducing supplies available for agricultural uses in the area. Agricultural users have been put on mandatory 30 percent water reductions over the past several years because of water shortages. There is no analysis of the impact of the project on diminishing water supplies for agricultural uses, particularly in an area largely dependent on avocado and grape production.

Desired Actions

For these reasons, we respectfully ask that the Planning Commission overturn the decision of the Planning Director adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

Aerial



Selected parcel(s):
 927-160-001 927-160-002

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

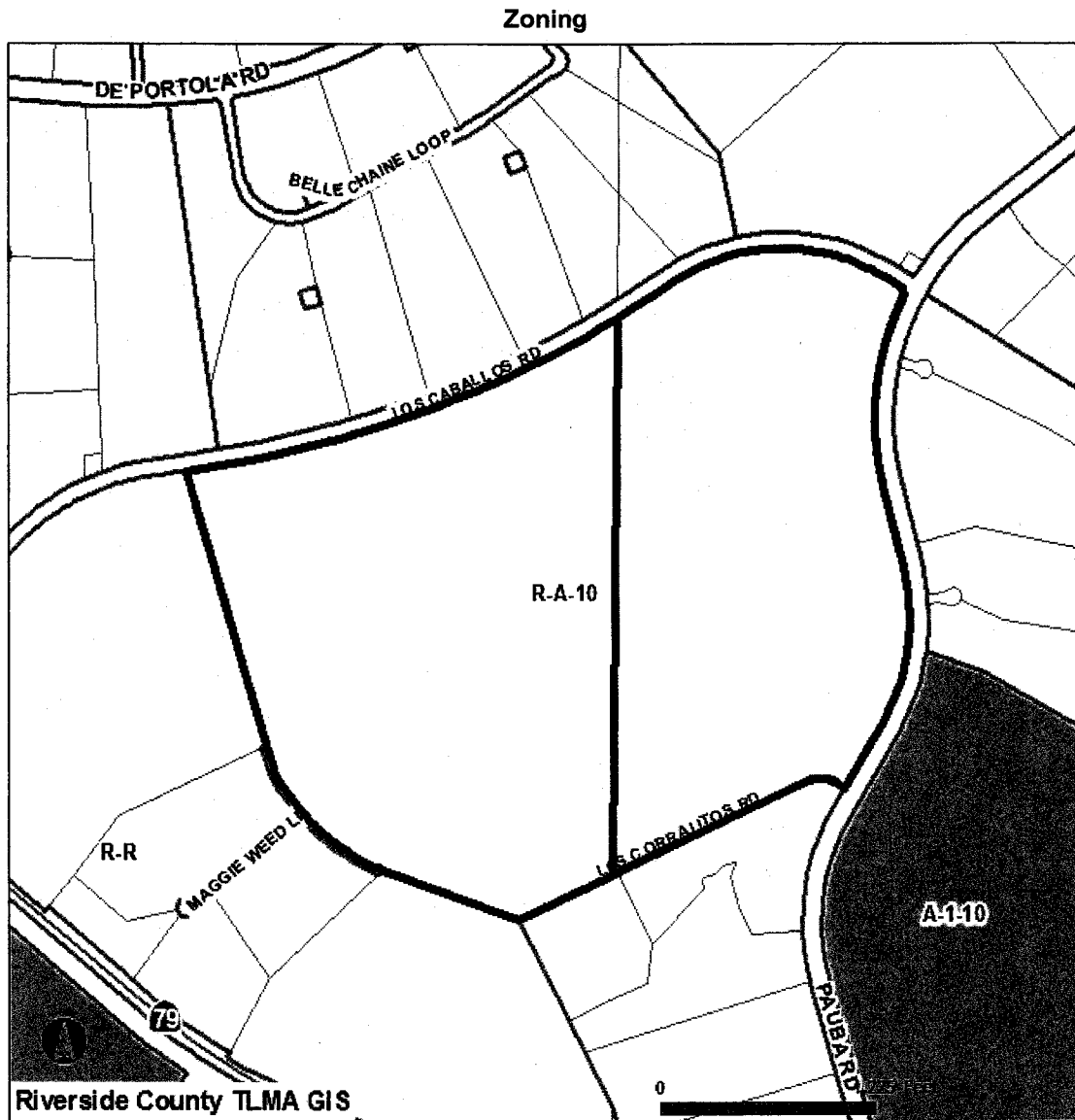
CITY

IMPORTANT

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

REPORT PRINTED ON...Wed Jan 26 16:09:38 2011

Version 101221



Selected parcel(s):
 927-160-001 927-160-002

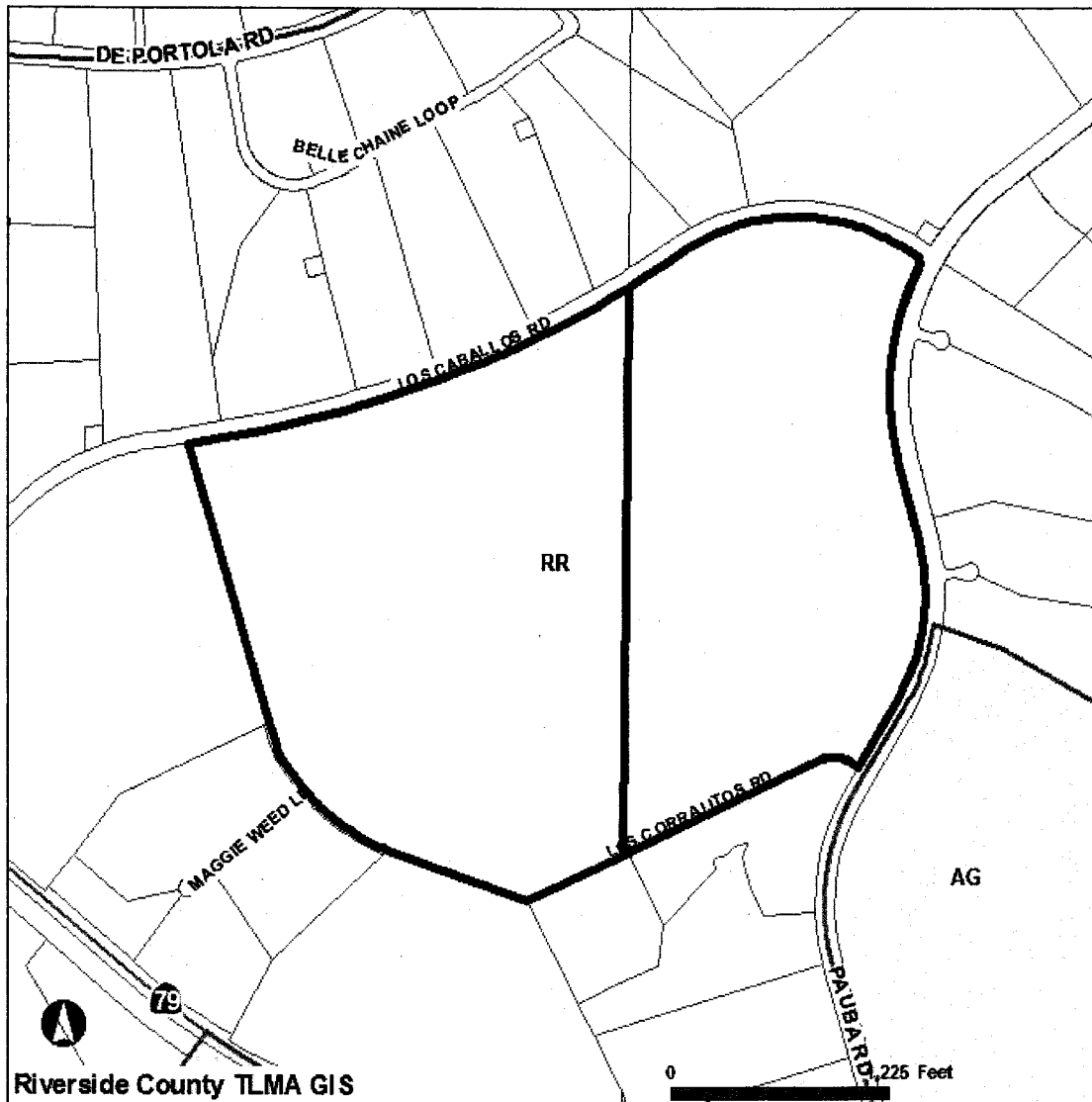
ZONING

- | | | | |
|--|-----------------|----------|-------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | ZONING BOUNDARY | A-1-10 | R-A-10 |
| R-R | | | |

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

REPORT PRINTED ON...Wed Jan 26 16:00:38 2011
 Version 101221

Land Use Designation



Selected parcel(s):
927-160-001 927-160-002

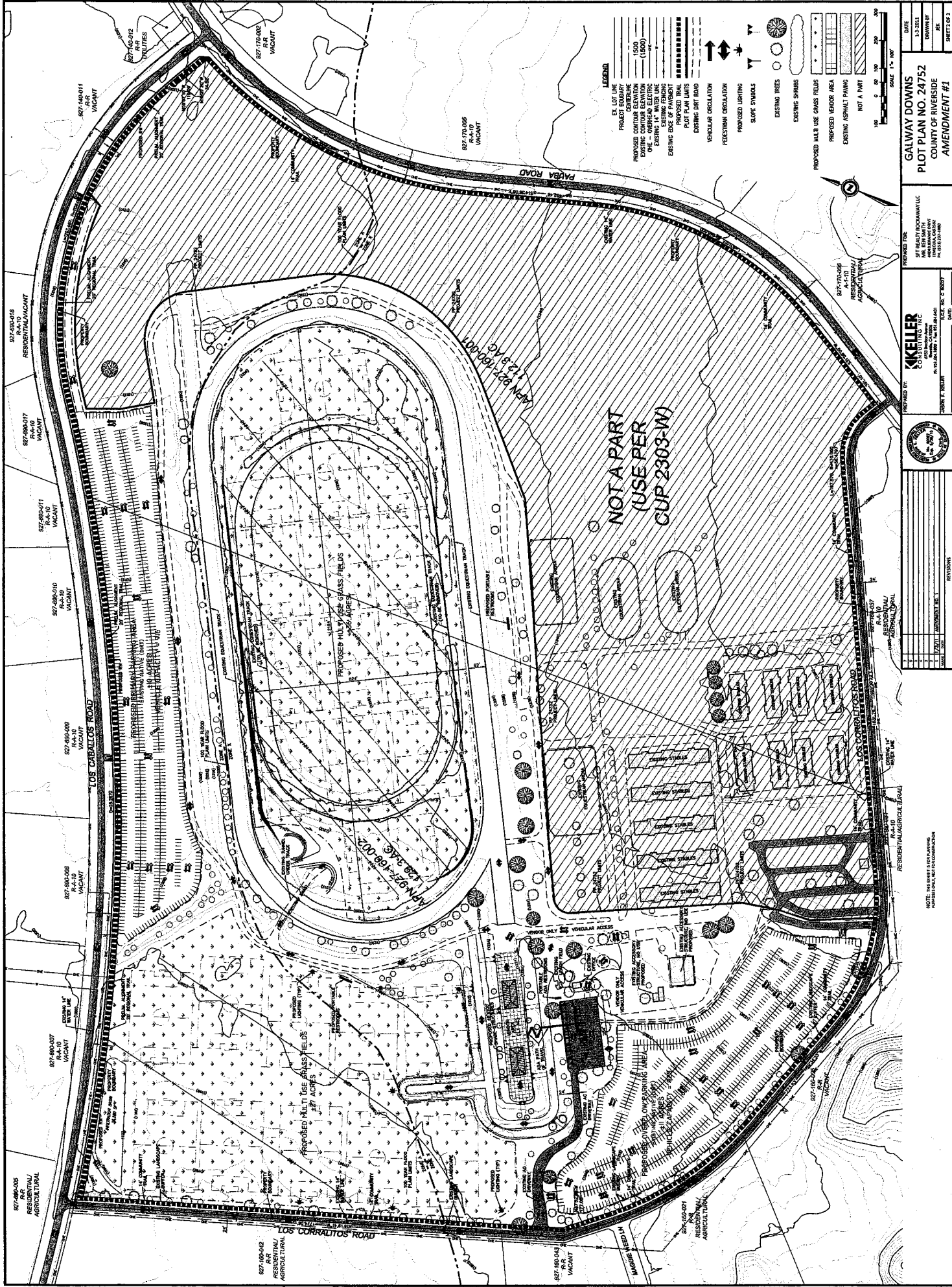
LAND USE

- SELECTED PARCEL
- PARCELS
- RR - RURAL RESIDENTIAL
- INTERSTATES
- AG - AGRICULTURE
- HIGHWAYS
- OS-RUR - OPEN SPACE RURAL
- CITY
- RM - RURAL MOUNTAINOUS

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

REPORT PRINTED ON...Wed Jan 26 16:01:39 2011

Version 101221



NOT A PART
(USE PER
CUP 2303-W)

- LEGEND**
- EX. LOT LINE
 - PROPOSED CENTERLINE
 - PROPOSED CENTERLINE ELEVATION 1500
 - PROPOSED CENTERLINE ELEVATION 1400
 - EXISTING 1" WATER LINE
 - EXISTING 4" OVERHEAD ELECTRIC
 - EXISTING SIZE OF PAVEMENT
 - PROPOSED TRAIL
 - PROPOSED TRAIL PLAN LIMITS
 - EXISTING DIRT ROAD
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - PROPOSED LIGHTING
 - SLOPE SYMBOLS
 - EXISTING TREES
 - EXISTING SHRUBS
 - PROPOSED MULTI-USE GRASS FIELDS
 - PROPOSED VENDOR AREA
 - EXISTING ASPHALT PAVING
 - NOT A PART

DATE: 1-3-2011
DRAWN BY: JFC
SCALE: 1" = 100'

GALWAY DOWNS
PLOT PLAN NO. 24752
COUNTY OF RIVERSIDE
AMENDMENT #1

PREPARED FOR:
SIT REALTY DEVELOPMENT LLC
10000 GALWAY DRIVE
MESA, CALIFORNIA 92540
PH: 951.337.7400

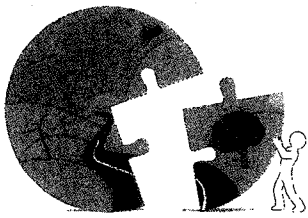
PREPARED BY:
SKELLER
CONSULTANTS INC.
10000 GALWAY DRIVE
MESA, CALIFORNIA 92540
PH: 951.337.7400

NO.	DATE	DESCRIPTION
1	1-3-2011	FINAL AMENDMENT (S. 1)

REVISIONS:

NOTE: THIS SHEET IS FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LOS CORRALES ROAD
PARRA ROAD
MAGUIRE LANE
LOS CORRALES ROAD



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

January 24, 2011

Mr. Trip Hord
P.O. Box 1235
Riverside, CA 92502

Dear Mr. Hord:

**Re: JPR 10-12-27-01 Determination Letter – No Conservation
HANS No. 2039
Case No. PAR01291
Assessor's Parcel Number(s): 927-160-001 & 002**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Jared Bond
Senior Ecological Resources Specialist

JB:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Gregory Neal, Deputy Director
Brian Beck, RCA
Stephanie Standerfer, Dudek
Ken Smith, Property Owner

Note: Effective August 9, 2010, the Environmental Programs Department merged with the Planning Department and became a division of that department.

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



Board of Directors

Chairman
Gary Thomasian
City of Murrieta

Vice Chairman
Marion Ashley
County of Riverside

Kevin Bash
City of Norco

William Batey
City of Moreno Valley

John Benoit
County of Riverside

Bob Buster
County of Riverside

Bob Cashman
City of Wildomar

John Denver
City of Menifee

Steve Di Memmo
City of San Jacinto

Vacant
City of Beaumont

Maryann Edwards
City of Temecula

Jordan Ehrenkranz
City of Canyon Lake

Mike Gardner
City of Riverside

Jim Hyatt
City of Calimesa

Robin Lowe
City of Hemet

John Machisic
City of Banning

Melissa Melendez
City of Lake Elsinore

Eugene Montanez
City of Corona

Jeff Stone
County of Riverside

John Tavaglione
County of Riverside

Mark Yarbrough
City of Perris

Executive Staff

Charles Landry
Executive Director

January 6, 2011

Jared Bond
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Bond:

Please find the following JPR attached:

JPR 10-12-27-01. Permittee: Riverside County, HANS 2039. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- County-Provided Intake Map
- Regional Map.

Thank you,

Stephanie Standerfer

Western Riverside County Regional Conservation Authority

cc: Ken Corey
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009

Leslie MacNair
California Dept. of Fish and Game
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Project Information

Permittee: Riverside County
 Case Information: HANS 2039
 Site Acreage: 236.47 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 24
 Area Plan: Southwest Area

APN	Sub-Unit	Cell Group	Cell
927-160-001	SU 2 – Temecula & Pechanga Creeks	Independent	7134
927-160-002			7185

Comments:

- a. Proposed Constrained Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. This Linkage provides Habitat for wetland species and a connection to Core Areas in Wilson Valley. The Linkage is constrained by existing roadways and planned community Development. Planning Species for which Habitat is provided for within this Linkage include bobcat, mountain lion, Stephens' kangaroo rat, Aguanga kangaroo rat, western pond turtle, yellow warbler, southwestern willow flycatcher, arroyo chub, loggerhead shrike, tree swallow, white-tailed kite, Cooper's hawk and least Bell's vireo. In addition to maintenance of habitat quality, maintenance of existing floodplain processes along Temecula Creek is important for these species. While specific studies of movement along this Linkage have not been conducted, it likely provides for movement of common mammals such as bobcat. Areas not affected by edge within this Linkage total approximately 110 acres of the total 340 acres of the Linkage. Since this is an existing Constrained Linkage already affected by edge, treatment and management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage.
- b. Approximately 23.75 acres of the approximately 236-acre site is located in Cell 7134. Conservation within Cell 7134 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7134 will focus on Riversidean alluvial fan sage scrub and grassland habitat along Temecula Creek. Areas conserved within Cell 7134 will be connected to Riversidean alluvial fan sage



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

scrub habitat proposed for conservation in Cell 7185 to the west and in Cell Group C to the northeast. Conservation within Cell 7134 will range from 35% to 45% of the Cell focusing in the northwestern portion of the Cell.

- c. Approximately 60.34 acres of the project is also located in Cell 7185. Conservation within Cell 7185 will contribute to assembly of Proposed Constrained Linkage 24. Conservation within Cell 7185 will focus on Riversidean alluvial fan sage scrub habitat along Temecula Creek. Areas conserved within Cell 7185 will be connected to habitat proposed for conservation in Cell 7184 to the west and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the east. Conservation within Cell 7185 will range from 20% to 30% of the Cell focusing in the southern portion of the Cell.
- d. The property is located on the southeast corner of Los Caballos Road and Los Corralitos Road, east of the City of Temecula, in southwestern Riverside County, California. The project site is located at an elevation of approximately 1,216 feet above mean sea level (amsl) in the northeastern corner of the property to approximately 1,284 feet amsl in the southwestern portion of the property. The property is currently developed with equestrian stables, racetrack, and a disked field. The proposed project includes development of a portion of the site into recreational development, including playing fields to the western portion of the site, unpaved parking lots at the existing dirt lots at the western portion of the site, and associated improvements. The existing equestrian facility will continue its operation. The project is located southwesterly of Cell 7134 and southeasterly of Cell 7185, southerly of Temecula Creek and Los Caballos Road which is the area not contemplated for Conservation and therefore does not conflict with the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). However, the project is located in an Additional Survey Area for Burrowing Owl.



RCA Joint Project Review (JPR)

JPR #: 10-12-27-01

Date: 1/6/11

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Comments:

- a. Section 6.1.2: According to the December 14, 2010, Riparian/Riverine letter report prepared by TeraCor, the project site contains six potential features as shown on Exhibit 1 and 2 of the TeraCor letter report. TeraCor determined that Features 1, 2, 3, 5, and 6 are related to the existing equestrian activities on the site. Feature 4 is a regularly maintained drainage swale in the eastern portion of the property that does not connect to any downstream hydrologic features. TeraCor concluded that the six potential features do not support any riparian/riverine areas or vernal pools. The soils which include Hanford coarse sandy loam, 0–2%, 2–8%, and 8–15%; Hanford loamy fine sand, 0–8%; Grangeville fine sandy loam, 0-2%; gullied land; Gorgonio loamy sand, 0–8% and 8–15%; saline-alkali, 0–5%; and riverwash does not support suitable habitat for fairy shrimp. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. Section 6.3.2: The project site is located in an Additional Survey Area for Burrowing owl. TeraCor conducted a Step II, Part B Survey on August 17, 2010, concurrently with a Step II, Part A Survey on August 17, 2010, due to the detection of California ground squirrel burrows, which could potentially be utilized for Burrowing Owl occupation. TeraCor conducted the remaining Step II, Part B Surveys on August 21, 26, and 31, 2010. No signs of owls or occupied burrows were observed during the time of the survey effort. Based on the information provided by TeraCor, the project demonstrates compliance with Section 6.3.2 of the MSHCP.
- c. Section 6.1.4: To preserve the integrity of areas near the project site which are proposed for Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off.



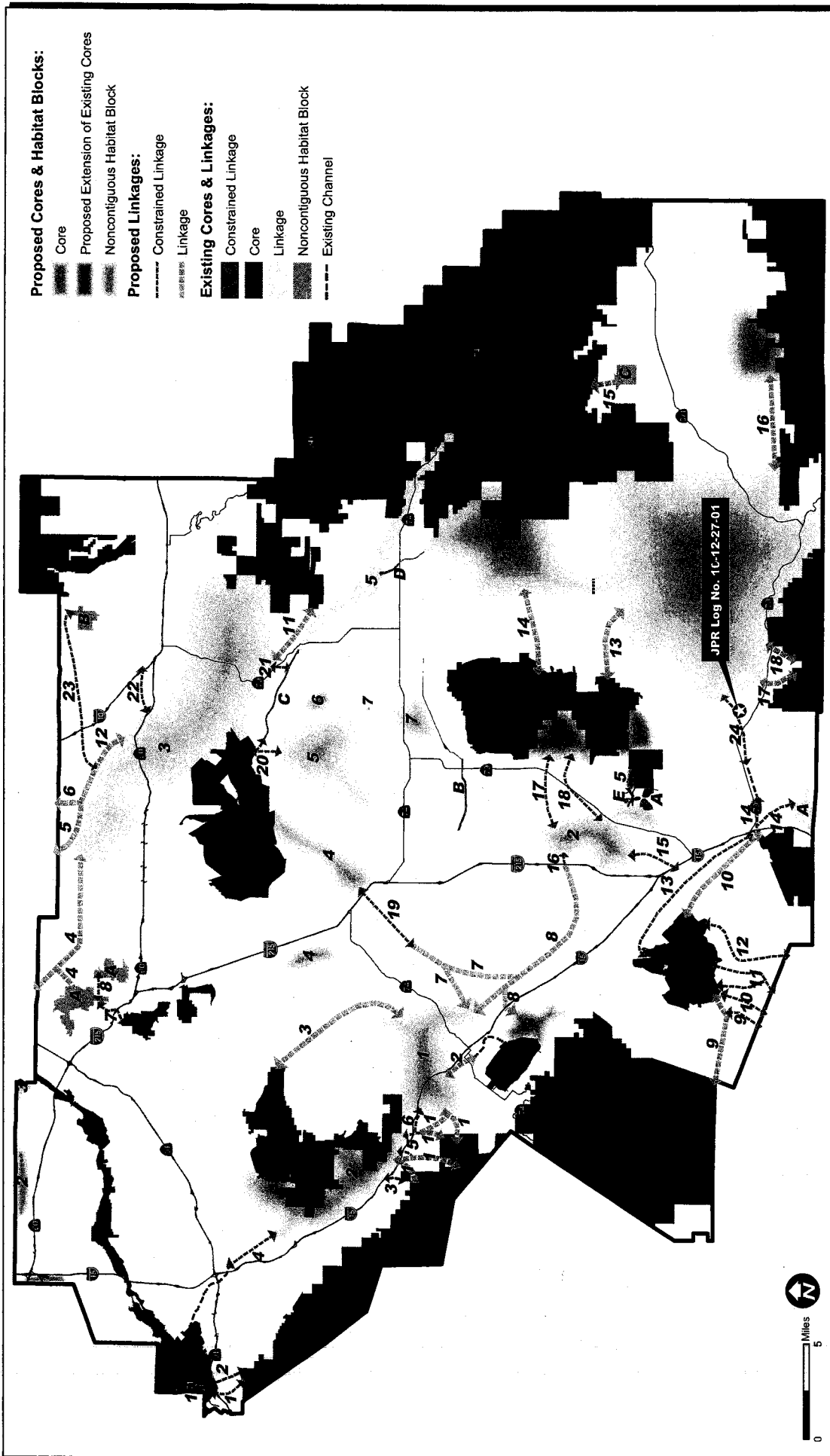
RCA Joint Project Review (JPR)

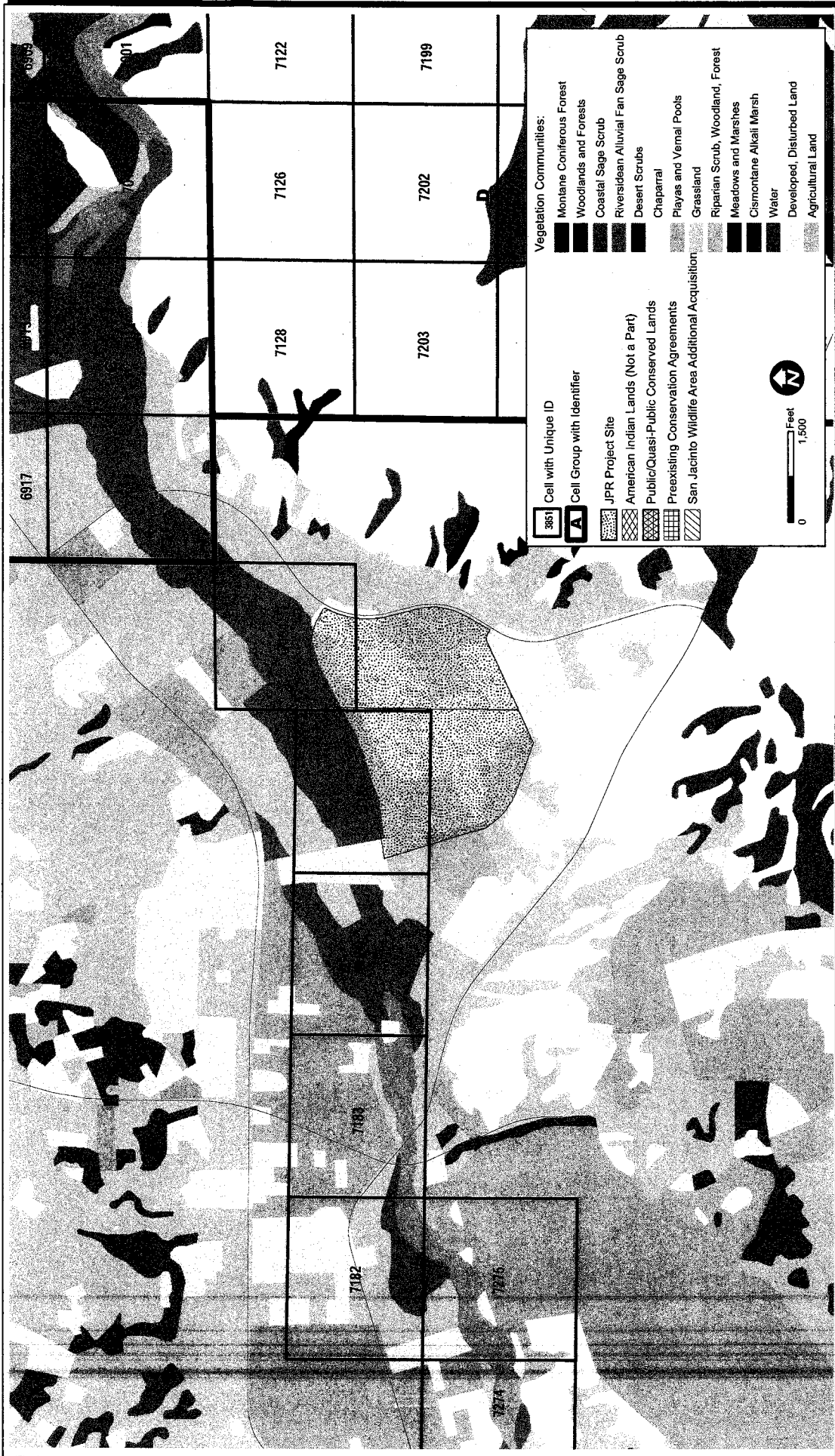
JPR #: 10-12-27-01

Date: 1/6/11

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in *Table 6-2* of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST



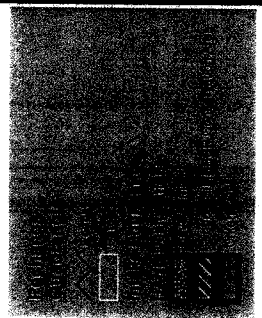


JPR Log No. 10-12-27-01
 Criteria Area Cells with MSHCP Vegetation and Project Location

MSHCP HANS 2039

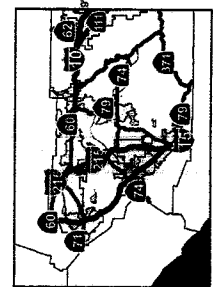


MapInfo 2010
 Registry: \\mapinfo\Project\EPD\HANS\HANS_2010\HANS_2039.mxd



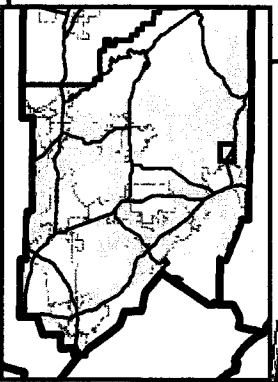
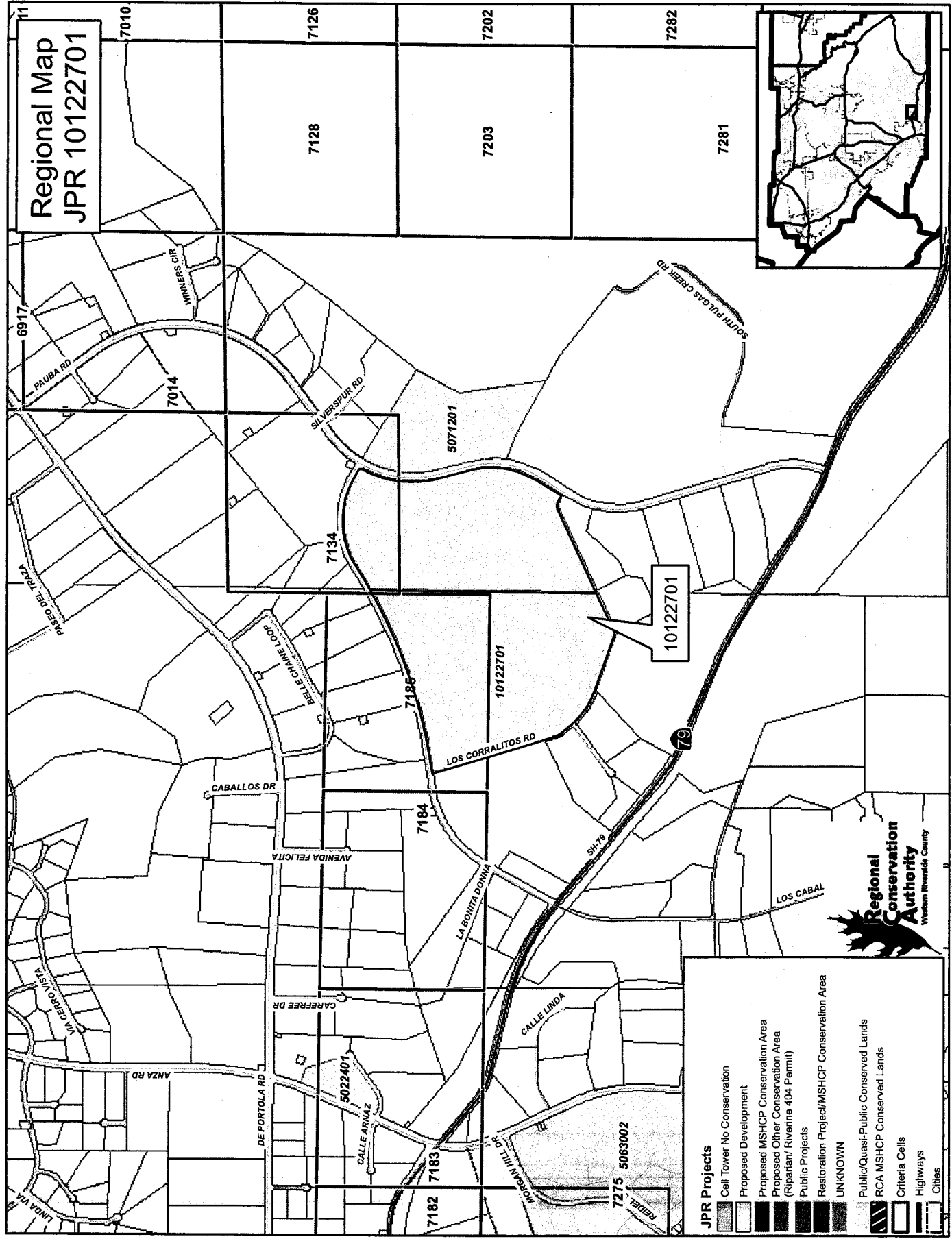
FINAL

Date: 10-27-2010



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate. No warranty or guarantee is made by the County of Riverside in this map. Any use of this product with respect to accuracy and precision shall be the user's responsibility.

Regional Map JPR 10122701



Rough Step Unit # 5



JPR Projects

- Cell: Tower No Conservation
- Proposed Development
- Proposed MSHCP Conservation Area
- Proposed Other Conservation Area (Riparian/Riverine 404 Permit)
- Public Projects
- Restoration Project/MSHCP Conservation Area
- UNKNOWN
- Public/Quasi-Public Conserved Lands
- RCA MSHCP Conserved Lands
- Criteria Cells
- Highways
- Cities





41 Corporate Park, Suite 300
Irvine, CA 92606

Prepared by:

Haseeb Qureshi, MES
Aric Evatt

Prepared for:

Mr. Ken Smith
SMITH FAMILY TRUST (SFT)
c/o Mr. Trip Hord
TRIP HORD ASSOCIATES
PO BOX 1235
Riverside, CA 92502

PLOT PLAN 24752
PROPOSED SOCCER COMPLEX AT GALWAY DOWNS
CLIMATE CHANGE ANALYSIS
COUNTY OF RIVERSIDE, CALIFORNIA

January 10, 2011

JN:07628-02
HQ:AE

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 Executive Summary	5
1.1 Introduction	5
1.2 Existing Regulations and Standard Conditions	6
2.0 Introduction	7
2.1 Project Description	7
3.0 Global Climate Change Analysis.....	11
3.1 Introduction to Global Climate Change	11
3.2 Greenhouse Gas Emissions Inventories	11
3.3 Global Climate Change	13
3.4 Global Climate Change Gases.....	14
3.5 Effects of Climate Change on the Project	18
3.6 Health Effects.....	22
3.7 GCC Regulatory Setting.....	24
3.8 Establishment of Significance Threshold	38
3.9 Project-Related GHG Emissions and Limitations	39
3.10 GHG Emissions Findings and Recommendations	40

LIST OF APPENDICES

Appendix

Page

Greenhouse Gas Calculations..... A

LIST OF EXHIBITS

<u>Exhibit</u>	<u>Page</u>
2-A Vicinity Map	9
2-B Preliminary Site Plan.....	10

LIST OF TABLES

<u>Table</u>	<u>Page</u>
2-1 Comparison of Trips Generated (Weekend)	8
2-2 Comparison of Trips Generated (Weekday)	8
3-1 Top GHG Producer Countries and the European Union	12
3-2 Global Warming Potentials and Atmospheric Lifetime of Select GHGs	14
3-3 Scoping Plan GHG Reduction Measures toward 2020 Target.....	31
3-4 Total Greenhouse Gas Emissions (Annual) (Metric Tons Per Year).....	40

PLOT PLAN 24752
PROPOSED SOCCER COMPLEX AT GALWAY DOWNS
CLIMATE CHANGE ANALYSIS
COUNTY OF RIVERSIDE, CALIFORNIA

1.0 EXECUTIVE SUMMARY

1.1 Introduction

It is our understanding that the existing John Blanche Memorial Soccer Complex, located north of Dendy Parkway and west of Diaz Road in the City of Temecula, is proposing to relocate its fields and league participants to the existing Galway Downs equestrian events complex generally located north of Temecula Parkway (SR-79) and east of Los Caballos Road in unincorporated Riverside County. As a part of this plot plan application (PP 24752), the County of Riverside has requested an assessment of Greenhouse Gas (GHG) emissions. Based on a comparison of the vehicle trips generated by each site/use, a GHG evaluation has been performed to determine any increase in GHG emissions resulting from relocation and expansion of the John Blanche Memorial Soccer Complex.

Pursuant to amended California Environmental Quality Act (CEQA) guidelines effective March 18, 2010. Any project subject to CEQA is required to address Climate Change impacts associated with the proposed project.

Total greenhouse gas (GHG) emissions from the Existing John Blanche Memorial Soccer Complex are approximately 1,194.32 metric tons of carbon dioxide equivalents (MTCO_{2e}). Total GHG emissions from the Proposed Soccer Complex at Galway Downs are anticipated to be approximately 2,518.13 MTCO_{2e}. This would result in an increase of 1,323.81 MTCO_{2e}.

Results of the analysis indicate the project does not exceed any quantitative threshold currently being considered by the South Coast Air Quality Management District (SCAQMD). Additionally, results indicate that the proposed project does not result in a significant impact on climate change with respect to CEQA Appendix G checklist questions and thus a less than significant impact is expected. Additional indicators of significance and analysis are presented in Section 3.10 GHG Emissions Findings and Recommendations of this report.

1.2 Existing Regulations and Standard Conditions

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

2.0 INTRODUCTION

2.1 Project Description

It is our understanding that the existing John Blanche Memorial Soccer Complex, located north of Dendy Parkway and west of Diaz Road in the City of Temecula, is proposing to relocate its fields and league participants to the existing Galway Downs equestrian events complex generally located north of Temecula Parkway (SR-79) and east of Los Caballos Road in unincorporated Riverside County (see Exhibit 2-A).

Based on discussions with John Blanche Memorial Soccer Complex staff, the facility currently has space for eight (8) regulation size soccer fields, however, not all eight (8) fields are in use at the same time. The regulation size soccer fields are used by the Arsenal Football Club (F.C.) soccer organization; however, there is another portion of the facility that is leased to American Youth Soccer Organization (AYSO) for their soccer league. AYSO typically uses approximately six (6) fields in the space that they lease.

Based on field observations, it appeared that a total of eleven (11) fields were in use on both Saturdays. Arsenal F.C. appeared to occupy a total of six (6) fields (three at regulation size and three slightly smaller than regulation) and AYSO appeared to occupy the remaining five (5) fields (all less than half-regulation size).

It is our understanding that in conjunction with the proposed relocation of the facility from its current location in the City of Temecula to the Galway Downs site, the soccer complex proposes to expand by providing up to 13 additional soccer fields. A preliminary site layout is included in Exhibit 2-B.

The purpose of this evaluation is to determine the increase in GHG emissions associated with the addition of 13 soccer fields. Trip generation information and characteristics for the Existing John Blanche Memorial Soccer Complex (11 Fields) and the Proposed Galway Downs Soccer Complex (24 Fields) were available from the letter *Traffic Assessment for Proposed Soccer Complex at Galway Downs (PP 24752)* prepared by Urban Crossroads, Inc. on December 13, 2010. A comparison of trips generated is provided on Table 2-1.

**TABLE 2-1
COMPARISON OF TRIPS GENERATED (WEEKEND)**

Land Use	Daily Weekend
Existing John Blanche Memorial Soccer Complex (11 Fields)	1,588
Proposed Galway Downs Soccer Complex (24 Fields)	3,465
VARIANCE	1,877

**TABLE 2-1
COMPARISON OF TRIPS GENERATED (WEEKDAY)**

Land Use	Daily Weekday
Existing John Blanche Memorial Soccer Complex (3 Fields In Use)	433
Proposed Galway Downs Soccer Complex (6 Fields In Use)	866
VARIANCE	433

EXHIBIT 2-A
VICINITY MAP

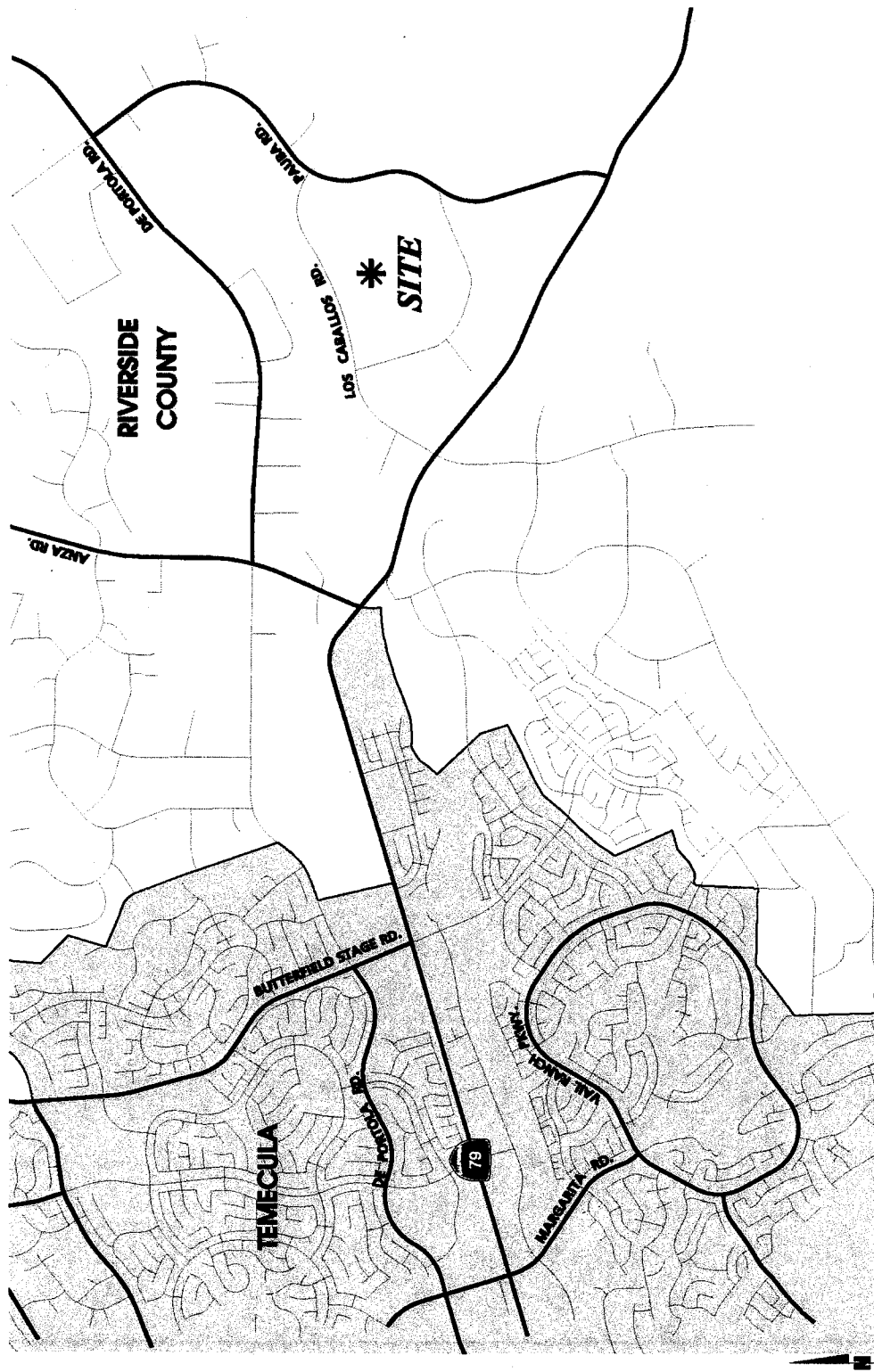
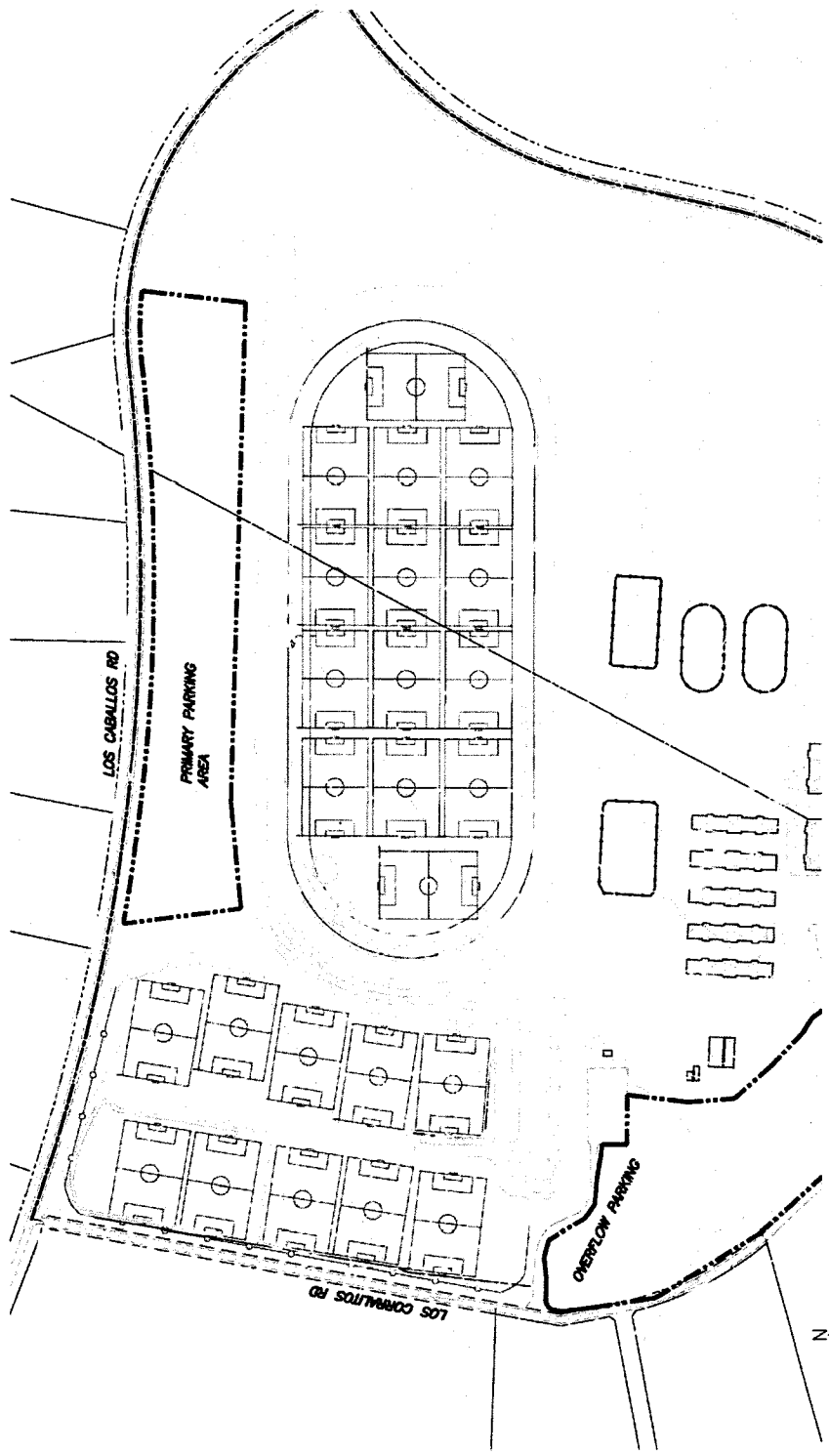


EXHIBIT 2-B
PRELIMINARY SITE PLAN



3.0 GLOBAL CLIMATE CHANGE ANALYSIS

3.1 Introduction to Global Climate Change

Global Climate Change (GCC) is simply defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial issues in the United States, and much debate exists within the scientific community whether or not global climate change is occurring naturally or as a result of human activity. Some data suggests that global climate change has occurred in the past over the course of thousands or millions of years. These climate changes occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift presently taking place is occurring at a quicker rate and magnitude. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

An individual project cannot generate enough greenhouse gas emissions to effect a discernible change in global climate. However, the proposed project may participate in this potential impact by its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, this section will evaluate the potential for the proposed project to have a significant effect upon California's environment as a result of its potential contribution to the greenhouse effect.

3.2 Greenhouse Gas Emissions Inventories

Global

Worldwide anthropogenic (man-made) GHG emissions are tracked for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Man-made GHG emissions for Annex I nations are available through 2007. Man-made GHG emissions for Non-Annex I nations are available through 2005. The sum of these emissions totaled approximately

42,133 MMTCO₂e.¹ It should be noted that global emissions inventory data are not all from the same year and may vary depending on the source of the emissions inventory data.² Emissions from the top five countries and the European Union accounted for approximately 55 percent of the total global GHG emissions, according to the most recently available data (see Table 2-1, Top GHG Producer Countries and the European Union). The GHG emissions in more recent years may differ from the inventories presented in Table 2-1; however, the data is representative of currently available inventory data.

United States

As noted in Table 2-1, the United States was the number two producer of GHG emissions. The primary greenhouse gas emitted by human activities in the United States was CO₂, representing approximately 84 percent of total greenhouse gas emissions.³⁸ Carbon dioxide from fossil fuel combustion, the largest source of US greenhouse gas emissions, accounted for approximately 80 percent of the GHG emissions.³

TABLE 3-1
TOP GHG PRODUCER COUNTRIES AND THE EUROPEAN UNION

Emitting Countries	GHG Emissions (MMTCO ₂ e)
China	7,250
United States	7,217
European Union	5,402
Russian Federation	2,202
India	1,863
Japan	1,412
Total	25,346

Source: World Resources Institute, "Climate Analysis Indicators Tool (CAIT)." <http://cait.wri.org/>. 2010. Excludes emissions and removals from land use, land-use change and forestry (LULUCF).

Note: Emissions for Annex I nations are based on 2007 data. Emissions for Non-Annex I nations (e.g., China, India) are based on 2005 data.

¹ The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2005 data, the UNFCCC data for the most recent year were used. United Nations Framework Convention on Climate Change, "Annex I Parties – GHG total without LULUCF,"

http://unfccc.int/ghg_emissions_data/ghg_data_from_unfccc/time_series_annex_i/items/3841.php and "Flexible GHG Data Queries" with selections for total GHG emissions excluding LULUCF/LUCF, all years, and non-Annex I countries, <http://unfccc.int/di/FlexibleQueries/Event.do?event=showProjection>. n.d.

² US Environmental Protection Agency, "Inventory of US Greenhouse Gas Emissions and Sinks 1990–2006," <http://www.epa.gov/climatechange/emissions/usinventoryreport.html>. 2008.

³ US Environmental Protection Agency, "Inventory of US Greenhouse Gas Emissions and Sinks 1990–2006," <http://www.epa.gov/climatechange/emissions/usinventoryreport.html>. 2008.

State of California

CARB compiles GHG inventories for the State of California. Based upon the 2008 GHG inventory data (i.e., the latest year for which data are available) for the 2000-2008 greenhouse gas emissions inventory, California emitted 474 MMTCO₂e **including** emissions resulting from imported electrical power in 2008.⁴ Based on the CARB inventory data and GHG inventories compiled by the World Resources Institute, California's total statewide GHG emissions rank second in the United States (Texas is number one) with emissions of 417 MMTCO₂e **excluding** emissions related to imported power.

3.3 Global Climate Change

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂ (Carbon Dioxide), N₂O (Nitrous Oxide), CH₄ (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere, but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change that is currently in effect differs from previous climate changes in both rate and magnitude (CARB, 2004, Technical Support document for Staff Proposal Regarding Reduction of Greenhouse Gas Emissions from Motor Vehicles).

Gases that trap heat in the atmosphere are often referred to as greenhouse gases. Greenhouse gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the Earth's average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

⁴ California Air Resources Board, "California Greenhouse Gas 2000-2008 Inventory by Scoping Plan Category - Summary," <http://www.arb.ca.gov/cc/inventory/data/data.htm>. 2010.

Although California's rate of growth of greenhouse gas emissions is slowing, the state is still a substantial contributor. In 2004, the state is estimated to have produced 492 million gross metric tons of carbon dioxide equivalent greenhouse gas emissions. Despite a population increase of 16 percent between 1990 and 2004, California has significantly slowed the rate of growth of greenhouse gas emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls.

3.4 Global Climate Change Gases

For the purposes of this analysis, emissions of carbon dioxide, methane, and nitrous oxide were evaluated. Although other substances such as fluorinated gases also contribute to global climate change, sources of fluorinated gases are not well defined and no accepted emissions factors or methodology exist to accurately calculate these gases. The potential for fluorinated gases to result from operation of the proposed project is primarily a concern for HCFC emissions associated with project air conditioning leakage.

Greenhouse gases have varying global warming potential (GWP) values; GWP values represent the potential of a gas to trap heat in the atmosphere. Carbon dioxide is utilized as the reference gas for GWP, and thus has a GWP of 1.

The atmospheric lifetime and GWP of selected greenhouse gases are summarized in the following Table. As shown in the table below, GWP range from 1 for carbon dioxide to 23,900 for sulfur hexafluoride.

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100 year time horizon)
Carbon Dioxide	50-200	1
Methane	12 ± 3	21
Nitrous Oxide	120	310
HFC-23	264	11,700
HFC-134a	14.6	1,300

HFC-152a	1.5	140
PFC: Tetrafluoromethane (CH ₄)	50,000	6,500
PFC: Hexafluoroethane (C ₂ F ₆)	10,000	9,200
Sulfur Hexafluoride (SF ₆)	3,200	23,900
Source: EPA 2006 (URL: http://www.epa.gov/nonco2/econ-inv/table.html)		

Water Vapor: Water vapor (H₂O) is the most abundant, important, and variable greenhouse gas in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. A climate feedback is an indirect, or secondary, change, either positive or negative, that occurs within the climate system in response to a forcing mechanism. The feedback loop in which water is involved is critically important to projecting future climate change.

As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to 'hold' more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop." The extent to which this positive feedback loop will continue is unknown as there are also dynamics that hold the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

There are no health effects from water vapor itself; however, when some pollutants come in contact with water vapor, they can dissolve and the water vapor can then act as a pollutant-carrying agent. The main source of water vapor is evaporation from the oceans (approximately 85 percent). Other sources include: evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.

Carbon Dioxide: Carbon dioxide (CO₂) is an odorless and colorless GHG. Outdoor levels of carbon dioxide are not high enough to result in negative health effects. Carbon dioxide is emitted from natural and manmade sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. Carbon dioxide is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks.

Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO₂ concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30 percent. Left unchecked, the concentration of carbon dioxide in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources.

Methane: Methane (CH₄) is an extremely effective absorber of radiation, though its atmospheric concentration is less than carbon dioxide and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs. No health effects are known to occur from exposure to methane.

Methane has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide: Nitrous oxide (N₂O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage).

Concentrations of nitrous oxide also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb). Nitrous oxide is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, i.e., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. Nitrous oxide can be transported into the stratosphere, be deposited on the Earth's surface, and be converted to other compounds by chemical reaction

Chlorofluorocarbons: Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs are no longer being used; therefore, it is not likely that health effects would be experienced. Nonetheless, in confined indoor locations, working with CFC-113 or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.

CFCs have no natural source, but were first synthesized in 1928. They were used for refrigerants, aerosol propellants and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

Hydrofluorocarbons: Hydrofluorocarbons (HFCs) are synthetic, man-made chemicals that are used as a substitute for CFCs. Out of all the greenhouse gases, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF_3), HFC-134a (CF_3CH_2F), and HFC-152a (CH_3CHF_2). Prior to 1990, the only significant emissions were of HFC-23. HFC-134a emissions are increasing due to its use as a refrigerant. The U.S. EPA estimates that concentrations of HFC-23 and HFC-134a are now about 10 parts per trillion (ppt) each; and that concentrations of

HFC-152a are about 1 ppt. No health effects are known to result from exposure to HFCs, which are manmade for applications such as automobile air conditioners and refrigerants.

Perfluorocarbons: Perfluorocarbons (PFCs) have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above Earth's surface, are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). The U.S. EPA estimates that concentrations of CF₄ in the atmosphere are over 70 ppt.

No health effects are known to result from exposure to PFCs. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.

Sulfur Hexafluoride: Sulfur hexafluoride (SF₆) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated (23,900). The U.S. EPA indicates that concentrations in the 1990s were about 4 ppt. In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.

Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

3.5 Effects of Climate Change on the Project

The California Environmental Protection Agency (CalEPA) published a report titled "Scenarios of Climate Change in California: An Overview" (Climate Scenarios report) in February 2006 (California Climate Change Center 2006), that while not adequate for a CEQA project-specific or cumulative analysis, is generally instructive about the statewide impacts of global warming.

The Climate Scenarios report uses a range of emissions scenarios developed by the Intergovernmental Panel on Climate Change (IPCC) to project a series of potential warming ranges (i.e., temperature increases) that may occur in California during the 21st century: lower warming range (3.0-5.5°F); medium warming range (5.5-8.0°F); and higher warming range (8.0-

10.5°F). The Climate Scenarios report then presents an analysis of future climate in California under each warming range, that while uncertain, present a picture of the impacts of global climate change trends in California.

In addition, most recently on August 5, 2009, the State's Natural Resources Agency released a public review draft of its "California Climate Adaptation Strategy" report that details many vulnerabilities arising from climate change with respect to matters such as temperature extremes, sea level rise, wildfires, floods and droughts and precipitation changes. This report responds to the Governor's Executive Order S-13-2008 that called on state agencies to develop California's strategy to identify and prepare for expected climate impacts. The report was released to the public in draft form for comment and has not yet been finalized.

According to the reports, substantial temperature increases arising from increased GHG emissions potentially could result in a variety of impacts to the people, economy, and environment of California associated with a projected increase in extreme conditions, with the severity of the impacts depending upon actual future emissions of GHGs and associated warming. Under the emissions scenarios of the Climate Scenarios report, the impacts of global warming in California have the potential to include, but are not limited to, the following areas:

Public Health

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35 percent under the lower warming range to 75 to 85 percent under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. The Climate Scenarios report indicates that large wildfires could become up to 55 percent more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a

large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages.

If GHG emissions continue unabated, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. It could also adversely affect winter tourism. Under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing and snowboarding.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply.

Agriculture

Increased GHG emissions could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could

possibly lose as much as 25 percent of the water supply they need. Although higher CO₂ levels can stimulate plant production and increase plant water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate O₃ pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits and nuts.

In addition, continued global climate change could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the emerging gaps. Continued global climate change could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

Forests and Landscapes

Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55 percent, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state. In contrast, wildfires in northern California could increase by up to 90 percent due to decreased precipitation.

Moreover, continued global climate change has the potential to alter natural ecosystems and biological diversity within the state. For example, alpine and subalpine ecosystems could

decline by as much as 60 to 80 percent by the end of the century as a result of increasing temperatures. The productivity of the state's forests has the potential to decrease as a result of global climate change.

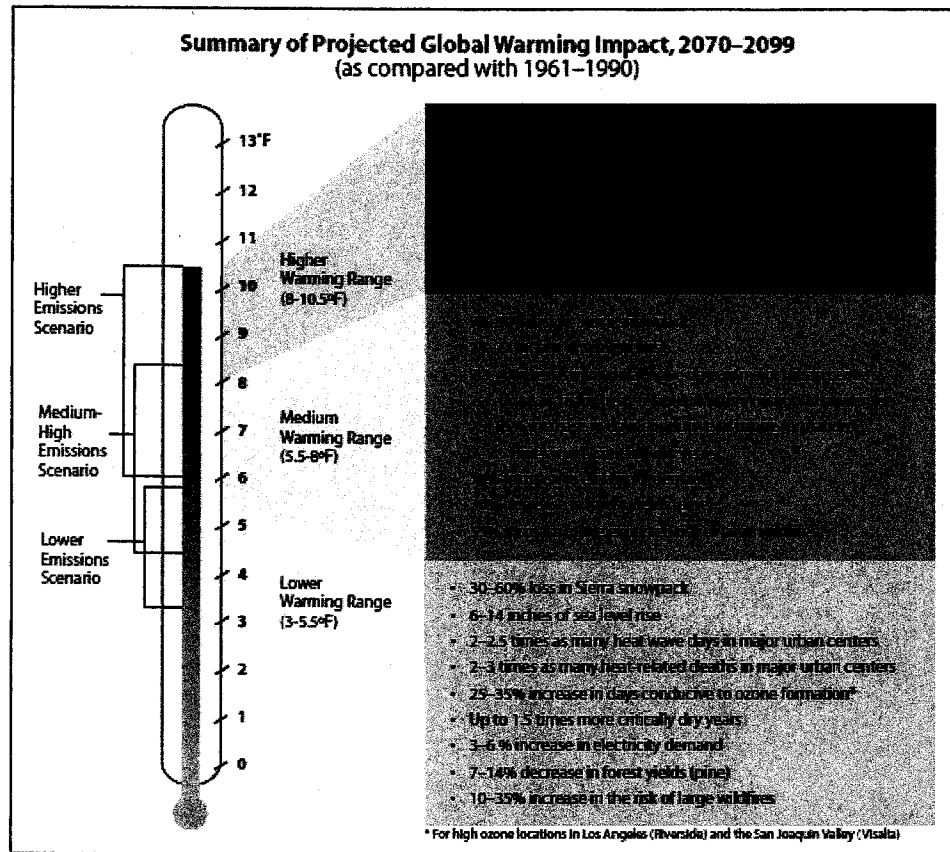
Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with salt water, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches.

3.6 Health Effects

The potential health effects related directly to the emissions of carbon dioxide, methane, and nitrous oxide as they relate to development projects such as the proposed project are still being debated. Their cumulative effects to global climate change have the potential to cause great harm to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also fear that higher ambient temperatures would increase disease survival rates and result in more widespread disease. Climate change will likely cause shifts in weather patterns, potentially resulting in devastating droughts and food shortages in some areas (American Lung Association, 2004). Figure 4 presents the potential impacts of global warming.

Figure 4



Source: California Energy Commission, 2006. Our Changing Climate, Assessing the Risks to California, 2006 Biennial Report.

Specific health effects associated with directly emitted GHG emissions are as follows:

Water Vapor: There are no known direct health effects related to water vapor at this time. It should be noted however that when some pollutants react with water vapor, the reaction forms a transport mechanism for some of these pollutants to enter the human body through water vapor.

Carbon Dioxide: According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of carbon dioxide can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of carbon dioxide are estimated to be approximately 370 parts per million

(ppm), the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15 minute period (NIOSH 2005).

Methane: Methane is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Methane is also an asphyxiant and may displace oxygen in an enclosed space (OSHA 2003).

Nitrous Oxide: Nitrous Oxide is often referred to as laughing gas; it is a colorless greenhouse gas. The health effects associated with exposure to elevated concentrations of nitrous oxide include dizziness, euphoria, slight hallucinations, and in extreme cases of elevated concentrations nitrous oxide can also cause brain damage (OSHA 1999).

Fluorinated Gases: High concentrations of fluorinated gases can also result in adverse health effects such as asphyxiation, dizziness, headache, cardiovascular disease, cardiac disorders, and in extreme cases, increased mortality (NIOSH 1989, 1997).

Aerosols: The health effects of aerosols are similar to that of other fine particulate matter. Thus aerosols can cause elevated respiratory and cardiovascular diseases as well as increased mortality (NASA 2002).

3.7 GCC Regulatory Setting

International Regulation and the Kyoto Protocol:

In 1988, the United Nations established the Intergovernmental Panel on Climate Change to evaluate the impacts of global warming and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States joined other countries around the world in signing the United Nations' Framework Convention on Climate Change (UNFCCC) agreement with the goal of controlling greenhouse gas emissions. As a result, the Climate Change Action Plan was developed to address the reduction of GHGs in the United States. The Plan currently consists of more than 50 voluntary programs.

The Kyoto protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. Some have estimated that if the commitments outlined

in the Kyoto protocol are met, global GHG emissions could be reduced an estimated five percent from 1990 levels during the first commitment period of 2008-2012. Notably, while the United States is a signatory to the Kyoto protocol, Congress has not ratified the Protocol and the United States is not bound by the Protocol's commitments. In December 2009, international leaders from 192 nations met in Copenhagen to address the future of international climate change commitments post-Kyoto.

Federal Regulation and the Clean Air Act:

Coinciding with the opening of Copenhagen, on December 7, 2009, the U.S. Environmental Protection Agency (EPA) issued an Endangerment Finding under Section 202(a) of the Clean Air Act, opening the door to federal regulation of GHGs. The Endangerment Finding notes that GHGs threaten public health and welfare and are subject to regulation under the Clean Air Act. To date, the EPA has not promulgated regulations on GHG emissions, but it has already begun to develop them.

Previously the EPA had not regulated GHGs under the Clean Air Act because it asserted that the Act did not authorize it to issue mandatory regulations to address global climate change and that such regulation would be unwise without an unequivocally established causal link between GHGs and the increase in global surface air temperatures. In *Massachusetts v. Environmental Protection Agency et al.* (127 S. Ct. 1438 (2007)), however, the U.S. Supreme Court held that GHGs are pollutants under the Clean Air Act and directed the EPA to decide whether the gases endangered public health or welfare. The EPA had also not moved aggressively to regulate GHGs because it expected Congress to make progress on GHG legislation, primarily from the standpoint of a cap-and-trade system. However, proposals circulated in both the House of Representative and Senate have been controversial and it may be some time before Congress adopts major climate change legislation. The EPA's Endangerment Finding paves the way for federal regulation of GHGs with or without Congress.

Although global climate change did not become an international concern until the 1980s, efforts to reduce energy consumption began in California in response to the oil crisis in the 1970s, resulting in the unintended reduction of greenhouse gas emissions. In order to manage the state's energy needs and promote energy efficiency, AB 1575 created the California Energy Commission (CEC) in 1975.

Title 24 Energy Standards:

The California Energy Commission (CEC) first adopted Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) in 1978 in response to a legislative mandate to reduce energy consumption in the state. Although not originally intended to reduce GHG emissions, increased energy efficiency, and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods. The latest revisions were adopted in 2008 and became effective on January 1, 2010.

Part 11 of the Title 24 Building Standards Code is referred to as the California Green Building Standards Code (CALGreen Code). The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality."⁵ The CALGreen Code is not intended to substitute or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission (CBSC). The CBSC has released a *2010 Draft California Green Building Standards Code* on its Web site.⁶ It is anticipated the this update to Part 11 of the Title 24 Building Standards Code will be effective on January 1, 2011. Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code.

California Assembly Bill No. 1493 (AB 1493):

AB 1493 requires CARB to develop and adopt the nation's first greenhouse gas emission standards for automobiles. The Legislature declared in AB 1493 that global warming was a matter of increasing concern for public health and environment in the state. It cited several risks that California faces from climate change, including reduction in the state's water supply, increased air pollution creation by higher temperatures, harm to agriculture, an increase in wildfires, damage to the coastline, and economic losses caused by higher food, water energy,

⁵ California Building Standards Commission, 2008 California Green Building Standards Code, (2009) 3.

⁶ "CALGreen," <http://www.bsc.ca.gov/CALGreen/default.htm>. 2010

and insurance prices. Further, the legislature stated that technological solutions to reduce greenhouse gas emissions would stimulate the California economy and provide jobs.

To meet the requirements of AB 1493, ARB approved amendments to the California Code of Regulations (CCR) adding GHG emission standards to California's existing motor vehicle emission standards in 2004. Amendments to CCR Title 13 Sections 1900 (CCR 13 1900) and 1961 (CCR 13 1961) and adoption of Section 1961.1 (CCR 13 1961.1) require automobile manufacturers to meet fleet average GHG emission limits for all passenger cars, light-duty trucks within various weight criteria, and medium-duty passenger vehicle weight classes beginning with the 2009 model year. Emission limits are further reduced each model year through 2016.

In December 2004 a group of car dealerships, automobile manufacturers, and trade groups representing automobile manufacturers filed suit against ARB to prevent enforcement of CCR 13 1900 and CCR 13 1961 as amended by AB 1493 and CCR 13 1961.1 (*Central Valley Chrysler-Jeep et al. v. Catherine E. Witherspoon*, in her official capacity as Executive Director of the California Air Resources Board, et al.). The suit, heard in the U.S. District Court for the Eastern District of California, contended that California's implementation of regulations that in effect regulate vehicle fuel economy violates various federal laws, regulations, and policies. In January 2007, the judge hearing the case accepted a request from the State Attorney General's office that the trial be postponed until a decision is reached by the U.S. Supreme Court on a separate case addressing GHGs. In the Supreme Court Case, *Massachusetts vs. EPA*, the primary issue in question is whether the federal CAA provides authority for USEPA to regulate CO2 emissions. In April 2007, the U.S. Supreme Court ruled in Massachusetts' favor, holding that GHGs are air pollutants under the CAA. On December 11, 2007, the judge in the *Central Valley Chrysler-Jeep* case rejected each plaintiff's arguments and ruled in California's favor. On December 19, 2007, the USEPA denied California's waiver request. California filed a petition with the Ninth Circuit Court of Appeals challenging USEPA's denial on January 2, 2008.

The Obama administration subsequently directed the USEPA to re-examine their decision. On May 19, 2009, challenging parties, automakers, the State of California, and the federal government reached an agreement on a series of actions that would resolve these current and potential future disputes over the standards through model year 2016. In summary, the USEPA and the U.S. Department of Transportation agreed to adopt a federal program to reduce GHGs

and improve fuel economy, respectively, from passenger vehicles in order to achieve equivalent or greater greenhouse gas benefits as the AB 1493 regulations for the 2012–2016 model years. Manufacturers agreed to ultimately drop current and forego similar future legal challenges, including challenging a waiver grant, which occurred on June 30, 2009. The State of California committed to (1) revise its standards to allow manufacturers to demonstrate compliance with the fleet-average GHG emission standard by “pooling” California and specified State vehicle sales; (2) revise its standards for 2012–2016 model year vehicles so that compliance with USEPA-adopted GHG standards would also comply with California’s standards; and (3) revise its standards, as necessary, to allow manufacturers to use emissions data from the federal CAFE program to demonstrate compliance with the AB 1493 regulations (CARB 2009, <http://www.arb.ca.gov/regact/2009/ghgpv09/ghgpvisor.pdf>).

Executive Order S-3-05:

Executive Order S-3-05, which was signed by Governor Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra’s snowpack, further exacerbate California’s air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, the 1990 level by 2020, and to 80% below the 1990 level by 2050. The Executive Order directed the Secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce greenhouse gas emissions to the target levels. The Secretary will also submit biannual reports to the Governor and state Legislature describing: (1) progress made toward reaching the emission targets; (2) impacts of global warming on California’s resources; and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the Secretary of the CalEPA created a Climate Action Team (CAT) made up of members from various state agencies and commission. CAT released its first report in March 2006. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

California Assembly Bill 32 (AB 32):

In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through an enforceable statewide cap on

GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs CARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then CARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that CARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

In November 2007, CARB completed its estimates of 1990 GHG levels. Net emission 1990 levels were estimated at 427 MMTs (emission sources by sector were: transportation – 35 percent; electricity generation – 26 percent; industrial – 24 percent; residential – 7 percent; agriculture – 5 percent; and commercial – 3 percent)⁷. Accordingly, 427 MMTs of CO2 equivalent was established as the emissions limit for 2020. For comparison, CARB's estimate for baseline GHG emissions was 473 MMT for 2000 and 532 MMT for 2010. "Business as usual" conditions (without the 30 percent reduction to be implemented by CARB regulations) for 2020 were projected to be 596 MMTs.

In December 2007, CARB approved a regulation for mandatory reporting and verification of GHG emissions for major sources. This regulation covered major stationary sources such as cement plants, oil refineries, electric generating facilities/providers, and co-generation facilities, which comprise 94 percent of the point source CO2 emissions in the State.

On December 11, 2008, CARB adopted a scoping plan to reduce GHG emissions to 1990 levels. The Scoping Plan's recommendations for reducing GHG emissions to 1990 levels by 2020 include emission reduction measures, including a cap-and-trade program linked to Western Climate Initiative partner jurisdictions, green building strategies, recycling and waste-related measures, as well as Voluntary Early Actions and Reductions. CARB has until January

⁷ On a national level, the EPA's Endangerment Finding stated that electricity generation is the largest emitting sector (34%), followed by transportation (28%), and industry (19%).

1, 2011, to adopt the necessary regulations to implement that plan. Implementation of individual measures must begin no later than January 1, 2012, so that the emissions reduction target can be fully achieved by 2020. CARB is currently drafting regulations to implement the plan.

Table 3-3 shows the proposed reductions from regulations and programs outlined in the Scoping Plan. While local government operations were not accounted for in achieving the 2020 emissions reduction, local land use changes are estimated to result in a reduction of 5 MMTons of CO₂e, which is approximately 3 percent of the 2020 GHG emissions reduction goal. In recognition of the critical role local governments will play in successful implementation of AB 32, CARB is recommending GHG reduction goals of 15 percent of today's levels by 2020 to ensure that municipal and community-wide emissions match the state's reduction target. Measures that local governments take to support shifts in land use patterns are anticipated to emphasize compact, low-impact growth over development in greenfields, resulting in fewer vehicle miles traveled. According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 MMTons tons of CO₂e (or approximately 1.2 percent of the GHG reduction target).

California Senate Bill No. 1368 (SB 1368):

In 2006, the State Legislature adopted Senate Bill 1368 ("SB 1368"), which was subsequently signed into law by the Governor. SB 1368 directs the California Public Utilities Commission ("CPUC") to adopt a greenhouse gas emission performance standard ("EPS") for the future power purchases of California utilities. SB 1368 seeks to limit carbon emissions associated with electrical energy consumed in California by forbidding procurement arrangements for energy longer than five years from resources that exceed the emissions of a relatively clean, combined cycle natural gas power plant. Due to the carbon content of its fuel source, a coal-fired plant cannot meet this standard because such plants emit roughly twice as much carbon as natural gas, combined cycle plants. Accordingly, the new law will effectively prevent California's utilities from investing in, otherwise financially supporting, or purchasing power from new coal plants

TABLE 3-3

SCOPING PLAN GHG REDUCTION MEASURES TOWARD 2020 TARGET

Recommended Reduction Measures	Reductions Counted toward 2020 Target of 169 MMT CO₂e	Percentage of Statewide 2020 Target
Cap and Trade Program and Associated Measures		
California Light-Duty Vehicle GHG Standards	31.7	19%
Energy Efficiency	26.3	16%
Renewable Portfolio Standard (33 percent by 2020)	21.3	13%
Low Carbon Fuel Standard	15	9%
Regional Transportation-Related GHG Targets ¹	5	3%
Vehicle Efficiency Measures	4.5	3%
Goods Movement	3.7	2%
Million Solar Roofs	2.1	1%
Medium/Heavy Duty Vehicles	1.4	1%
High Speed Rail	1.0	1%
Industrial Measures	0.3	0%
Additional Reduction Necessary to Achieve Cap	34.4	20%
Total Cap and Trade Program Reductions	146.7	87%
Uncapped Sources/Sectors Measures		
High Global Warming Potential Gas Measures	20.2	12%
Sustainable Forests	5	3%
Industrial Measures (for sources not covered under cap and trade program)	1.1	1%
Recycling and Waste (landfill methane capture)	1	1%
Total Uncapped Sources/Sectors Reductions	27.3	16%
Total Reductions Counted toward 2020 Target	174	100%
Other Recommended Measures – Not Counted toward 2020 Target		
State Government Operations	1.0 to 2.0	1%
Local Government Operations	To Be Determined ²	NA
Green Buildings	26	15%
Recycling and Waste	9	5%
Water Sector Measures	4.8	3%
Methane Capture at Large Dairies	1	1%
Total Other Recommended Measures – Not Counted toward 2020 Target	42.8	NA

Source: CARB. 2008, MMTons CO₂e: million metric tons of CO₂e 1 Reductions represent an estimate of what may be achieved from local land use changes. It is not the SB 375 regional target. 2 According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 million metric tons of CO₂e (or approximately 1.2 percent of the GHG reduction target). However, these reductions were not included in the Scoping Plan reductions to achieve the 2020 Target

located in or out of the State. Thus, SB 1368 will lead to dramatically lower greenhouse gas emissions associated with California energy demand, as SB 1368 will effectively prohibit California utilities from purchasing power from out of state producers that cannot satisfy the EPS standard required by SB 1368.

Senate Bill 97 (SB 97):

Pursuant to the direction of SB 97, OPR released preliminary draft CEQA Guideline amendments for greenhouse gas emissions on January 8, 2009, and submitted its final proposed guidelines to the Secretary for Natural Resources on April 13, 2009. The Natural Resources Agency adopted the Guideline amendments and they became effective on March 18, 2010.

Of note, the new guidelines state that a lead agency shall have discretion to determine whether to use a quantitative model or methodology, or in the alternative, rely on a qualitative analysis or performance based standards. New CEQA Guideline § 15064.4(a) "A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . . ; or (2) Rely on a qualitative analysis or performance based standards."

The new subdivision CEQA emphasizes that the effects of greenhouse gas emissions are cumulative, and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis. (See section 15130(f)).

Section 15064.4(b) of the guidelines provides direction for lead agencies for assessing the significance of impacts of greenhouse gas emissions:

1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; or
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse

gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

Executive Order S-01-07:

On January 18, 2007 California Governor Arnold Schwarzenegger, through Executive Order S-01-07, mandated a statewide goal to reduce the carbon intensity of California's transportation fuel by at least ten percent by 2020. The order also requires that a California specific Low Carbon Fuel Standard be established for transportation fuels.

Senate Bills 1078 and 107 and Executive Order S-14-08:

SB 1078 (Chapter 516, Statutes of 2002) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20% of their supply from renewable sources by 2017. SB 107 (Chapter 464, Statutes of 2006) changed the target date to 2010. In November 2008 Governor Schwarzenegger signed Executive Order S-14-08, which expands the state's Renewable Energy Standard to 33% renewable power by 2020. Governor Schwarzenegger plans to propose legislative language that will codify the new higher standard (Office of the Governor 2008).

Senate Bill 375:

SB 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation. SB 375 requires metropolitan planning organizations (MPOs) to adopt a sustainable communities strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. ARB, in consultation with MPOs, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every 8 years but can be updated every 4 years if advancements in emissions technologies affect the reduction strategies to achieve the targets. ARB is also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG

reduction targets, transportation projects will not be eligible for funding programmed after January 1, 2012.

This law also extends the minimum time period for the regional housing needs allocation cycle from 5 years to 8 years for local governments located within an MPO that meets certain requirements. City or county land use policies (including general plans) are not required to be consistent with the regional transportation plan (and associated SCS or APS). However, new provisions of CEQA would incentivize (through streamlining and other provisions) qualified projects that are consistent with an approved SCS or APS, categorized as "transit priority projects."

CARB's Preliminary Draft Staff Proposal for Interim Significance Thresholds:

Although OPR was tasked with updating the CEQA guidelines for GHGs, OPR asked CARB in its Technical Advisory to recommend GHG-related significance thresholds to assist lead agencies in their significance determination. CARB Staff released a draft proposal on October 24th, 2008 with interim guidance on significance thresholds. In its proposal, Staff noted that non-zero thresholds can be supported by substantial evidence, but thresholds should nonetheless be sufficiently stringent to meet the State's interim (2020) and long-term (2050) emissions reduction targets. The proposal takes different approaches for different sectors – (1) industrial projects and (2) residential and commercial projects. Although CARB Staff proposed a numerical threshold for the GHG emissions of industrial projects, none were proposed for commercial (and residential) projects.

For residential and commercial projects, CARB Staff recommends that if a project complies with a previously approved plan that addresses GHG emissions, would not have a cumulatively considerable incremental contribution to impacts identified in the previously approved plan, and has a number of specific attributes related to meeting and monitoring GHG targets, then it will not be considered to have significant GHG emissions. Alternatively, if those standards cannot be met, Staff recommends a threshold based on implementation of performance standards, or equivalent mitigation measures, addressing energy use, transportation, water use, waste and construction. Specific performance standards are not presented for water, waste, construction, or transportation; however, CARB Staff recommends the California Energy Commission's Tier II Energy Efficiency standards (specified as 35% above Title 24 requirements) for the energy performance standard, and references existing GHG-reducing programs, such as LEED,

GreenPoint Rated and the California Green Building Code, as possible reference sources for the other performance standards.

The draft proposal has been very controversial and Staff may consider bringing a revised draft to the Board in the future, however no plans are confirmed at this time. A key preliminary conclusion from the draft thresholds, however, is that CARB Staff, in setting a numerical threshold for industrial projects and suggesting performance standards, does not believe a “zero threshold” is mandated by CEQA. Similarly, South Coast Air Quality Management District Staff, in proposing interim industrial thresholds, explicitly stated in a December 5, 2008 report that a zero threshold would not be feasible to implement.

South Coast Air Quality Management District Recommendations for Significance Thresholds:

In April 2008, the South Coast Air Quality Management District (SCAQMD), in order to provide guidance to local lead agencies on determining the significance of GHG emissions identified in CEQA documents, convened a “GHG CEQA Significance Threshold Working Group.”⁸ The goal of the working group is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that would be utilized on an interim basis until CARB (or some other state agency) develops statewide guidance on assessing the significance of GHG emissions under CEQA.

Initially, SCAQMD staff presented the working group with a significance threshold that could be applied to various types of projects—residential; non-residential; industrial; etc. However, the threshold is still under development. In December 2008, staff presented the SCAQMD Governing Board with a significance threshold for stationary source projects where it is the lead agency. This threshold uses a tiered approach to determine a project’s significance, with 10,000 metric tons of carbon dioxide equivalent (MTCO₂e) as a screening numerical threshold.

At present time, the SCAQMD has not adopted thresholds for projects such as the one analyzed in this technical report. The SCAQMD is considering a tiered approach to determine the significance of residential and commercial projects. The draft approach that was published in October 2008 is as follows:⁹

⁸ For more information visit: <http://www.aqmd.gov/ceqa/handbook/GHG/GHG.html>.

⁹ South Coast Air Quality Management District, “Greenhouse Gases (GHG) Significance Thresholds Working Group Meeting #6,

- Tier 1: Is the project exempt from further analysis under existing statutory or categorical exemptions? If yes, there is a presumption of less than significant impacts with respect to climate change.
- Tier 2: Is the project's GHG emissions within the GHG budgets in an approved regional plan? (The plan must be consistent with *State CEQA Guidelines* Sections 15064(h)(3), 15125(d), or 15152(s).) If yes, there is a presumption of less than significant impacts with respect to climate change.
- Tier 3: Is the project's incremental increase in GHG emissions below or mitigated to less than the significance screening level (10,000 MTCO₂e per year for industrial projects and 3,000 MTCO₂e for commercial/residential projects) and is the project X percent beyond the Title 24 standard and achieve Y percent reduction in water use (the X and Y values were not determined at the time the draft approach was published)? If yes, there is a presumption of less than significant impacts with respect to climate change.
- Tier 4: Does the project meet one of the following performance standards (the performance standards were not well-defined at the time the draft approach was published)? If yes, there is a presumption of less than significant impacts with respect to climate change.

Option 1: Uniform Percent Emission Reduction Target Objective (e.g., 30 percent) from BAU by incorporating project design features and/or implementing emission reduction measures.

Option 2: Early Implementation of Applicable AB 32 Scoping Plan Measures.

Option 3: Achieve sector-based standard (e.g., pounds per person, pounds per square foot, etc.).

- Tier 5: Does the project obtain offsets alone or in combination with the above to achieve the target significance screening level (offsets provided for 30-year project life, unless project life limited by permit, lease, or other legally binding conditions)? If yes, there is a presumption of less than significant impacts with respect to climate change. Otherwise, the project is significant.

⁴<http://www.aqmd.gov/CEQA/handbook/GHG/2008/oct22mtg/oct22.html>. 2008.

In November 2009, the following revisions were proposed for Tiers 3 and 4:¹⁰

- Tier 3: Is the project's incremental increase in GHG emissions below or mitigated to less than the significance screening level (10,000 MTCO₂e per year for industrial projects; 3,500 MTCO₂e for residential projects; 1,400 MTCO₂e for commercial projects; 3,000 MTCO₂e for mixed-use or all land use projects)? If yes, there is a presumption of less than significant impacts with respect to climate change.
- Tier 4: Does the project meet one of the following performance standards? If yes, there is a presumption of less than significant impacts with respect to climate change.

Option #1: Achieve a 28 percent reduction from a base case scenario, including land use sector reductions from AB 32 (total emissions not to exceed 25,000 MTCO₂e).

Option #2: Achieve a project-level efficiency target of 4.6 MTCO₂e per service population (total emissions not to exceed 25,000 MTCO₂e) or plan-level efficiency target of 6.6 MTCO₂e.

In September 2010, the Working Group released additional revisions which recommended a project-level efficiency target of 4.8 MTCO₂e per service population as a 2020 target and 3.0 MTCO₂e per service population as a 2035 target. The recommended plan-level target for 2020 was 6.6 MTCO₂e and the plan level target for 2035 was 4.1 MTCO₂e. The SCAQMD has not announced when staff is expecting to present a finalized version of these thresholds to the Governing Board. The SCAQMD has also adopted Rules 2700, 2701, and 2702 that address GHG reductions; however, these rules are currently applicable to boilers and process heaters, forestry, and manure management projects.

CEQA Evaluation of Global Climate Change:

Pursuant to the direction of SB 97, OPR released preliminary draft CEQA Guideline amendments for greenhouse gas emissions on January 8, 2009, and submitted its final proposed guidelines to the Secretary for Natural Resources on April 13, 2009. The Natural Resources Agency adopted the Guideline amendments and they became effective on March

¹⁰South Coast Air Quality Management District, "Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #14," <http://www.aqmd.gov/ceqa/handbook/GHG/2009/nov19mtg/nov19.html>. 2009.

18, 2010. Of note, the new guidelines state that a lead agency shall have discretion to determine whether to use a quantitative model or methodology, or in the alternative, rely on a qualitative analysis or performance based standards. New CEQA Guideline § 15064.4(a) "A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . . ; or (2) Rely on a qualitative analysis or performance based standards."

The CEQA Guideline amendments, do not identify a threshold of significance for greenhouse gas emissions, nor do they prescribe assessment methodologies or specific mitigation measures. Instead, they call for a "good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." The amendments encourage lead agencies to consider many factors in performing a CEQA analysis and preserve lead agencies' discretion to make their own determinations based upon substantial evidence. The amendments also encourage public agencies to make use of programmatic mitigation plans and programs from which to tier when they perform individual project analyses. Specific GHG language incorporated in the Guidelines' suggested Environmental Checklist (Guidelines Appendix G) is as follows:

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

3.8 Establishment of Significance Threshold

The SCAQMD is considering adopting a threshold for commercial projects of 1,400 MTCO₂e per year. For purposes of this analysis the project would result in a significant impact if it generates an increase of more than 1,400 MTCO₂e per year.

As previously discussed, the new CEQA guidelines indicate that a project would result in a significant impact on climate change if a project were to: a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Or b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Based on all the above, for the purposes of this analysis, implementation of the proposed project may have a significant adverse impact on GHG emissions if it would result in any of the following:

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance
2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases
 - a. Generate GHG emissions in excess of 1,400 MTCO₂e per year.

3.9 Project-Related GHG Emissions and Limitations

Greenhouse gas emissions associated with the operation of the existing and proposed project were estimated primarily utilizing the URBEMIS 2007 emissions inventory model and supplemented by the California Climate Action Registry (CCAR) General Reporting Protocol Version 3.1 (January 2009).

The draft CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project. The lead agency may include a qualitative discussion or analysis regarding the limitations of the particular model or methodology selected for use.

Although every attempt has been made to accurately and comprehensively quantify the greenhouse gas emissions associated with the project, a number of inherent limitations are unavoidable in an emissions inventory of this scope. Within the context of this project, the primary limitation of the URBEMIS 2007 model is that it only accounts for emissions of CO₂.

Mobile Source GHG Emissions in addition to URBEMIS 2007

As previously noted, the URBEMIS 2007 model does not quantify CH₄ and N₂O emissions, although these two greenhouse gases are known to be emitted from mobile sources. In order to account for emissions of CH₄ and N₂O from mobile sources, The Climate Registry Protocol was utilized. Specifically, the grams/mile emission factors for CH₄ and N₂O available in Table C.4 of The Climate Registry General Reporting Protocol by vehicle class, model year, and fuel type were utilized. A composite emission factor was generated based on the vehicle fleet mix programmed into the URBEMIS 2007 model. Detailed calculations are presented in Appendix "A" of this report.

A summary of the emission resulting from the Existing John Blanche Memorial Soccer Complex and the Proposed Galway Downs Soccer Complex are presented on Table 3-4 as follows.

TABLE 3-4
TOTAL GREENHOUSE GAS EMISSIONS (ANNUAL) (METRIC TONS PER YEAR)

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄ (CO ₂ e)	N ₂ O (CO ₂ e)	Total CO ₂ e
Existing John Blanche Memorial Soccer Complex	1,181.82	0.67	11.83	1,194.32
Proposed Galway Downs Soccer Complex	2,491.76	1.42	24.95	2,518.13
Net Increase in CO₂E		1,323.81		
Threshold¹		1,400		
Significant?		<u>NO</u>		

NOTES: Project CO₂ emissions estimates were made using URBEMIS 2007 v.9.2.4. CO₂e emissions were estimated using the relative construction diesel emission factors for CH₄ and N₂O in the CCAR's General Reporting Protocol.

¹ Based on November 2009 SCAQMD Working Group Meeting – Threshold under Consideration for Commercial Projects

3.10 GHG Emissions Findings and Recommendations

As indicated in section 15064(b) of the State CEQA Guidelines, the determination of significance of greenhouse gases is not "ironclad," rather, the "determination of whether a project may have a significant effect on the environment calls for a "careful judgment" by the County "based to the extent possible on scientific and factual data." The preceding analysis sets out the factual basis for the County's determination regarding the effect of greenhouse

gases. The analysis is specific to this project, and may not necessarily apply to other projects within the County of Riverside.

Conclusion

Would the project:

1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: The project's increase in annual GHG emissions will be 1,323.81 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the most stringent threshold under consideration of 1,400 MTY CO₂e for commercial projects suggested by the South Coast Air Quality Management District (SCAQMD). Hence the project will not result in significant generation of GHG either directly or indirectly, and will not have a significant impact on the environment due to GHG emissions.

2. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: The County of Riverside currently does not have an adopted climate action plan and no other regional greenhouse gas reduction plans have yet been adopted. Absent an adopted climate action plan, consistency with the ARB Scoping Plan was used to respond to this impact question. The project would not conflict with ARB's Scoping Plan and would subsequently not impact the implementation of AB 32.

As a result of implementation of the Existing Regulations and Standard Conditions, the project will achieve the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, Water-Efficient Landscape Standards.

As a result of implementation of, and compliance with, the above measures, the project will further reduce GHG emissions, consistent with policies and plans of the County and the State, AB 32 in particular. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this project's affect on the attainment of these plans is less than significant.

APPENDIX A

Greenhouse Gas Calculations

EXISTING EMISSIONS CALCULATIONS

URBEMIS TON TO METRIC TON CONVERSION

1 Ton = **0.90718474** metric tons

OPERATIONS

From Urbemis Area Source		metric tons
	0.51	0.46 CO2
Mobile	1302.23	1181.36 CO2

Vehicle Type and Year	N2O (g/mi)	CH4 (g/mi)
Gasoline Passenger Cars		
Model Years 1984-1993	0.0647	0.0704
Model Year 1994	0.056	0.0531
Model Year 1995	0.0473	0.0358
Model Year 1996	0.0426	0.0272
Model Year 1997	0.0422	0.0268
Model Year 1998	0.0393	0.0249
Model Year 1999	0.0337	0.0216
Model Year 2000	0.0273	0.0178
Model Year 2001	0.0158	0.011
Model Year 2002	0.0153	0.0107
Model Year 2003	0.0135	0.0114
Model Year 2004	0.0083	0.0145
Model Year 2005	0.0079	0.0147
Average	0.0318385	0.026146154
Gasoline Light Trucks (Vans, Pickup Trucks, SUVs)		
Model Years 1987-1993	0.1035	0.0813
Model Year 1994	0.0982	0.0646
Model Year 1995	0.0908	0.0517
Model Year 1996	0.0871	0.0452
Model Year 1997	0.0871	0.0452
Model Year 1998	0.0728	0.0391
Model Year 1999	0.0564	0.0321
Model Year 2000	0.0621	0.0346
Model Year 2001	0.0164	0.0151
Model Year 2002	0.0228	0.0178
Model Year 2003	0.0114	0.0155
Model Year 2004	0.0132	0.0152
Model Year 2005	0.0101	0.0157
Average	0.0563	0.036392308
Gasoline Heavy-Duty Vehicles		
Model Years 1985-1986	0.0515	0.409
Model Year 1987	0.0849	0.3675
Model Years 1988-1989	0.0933	0.3492
Model Years 1990-1995	0.1142	0.3246
Model Year 1996	0.168	0.1278
Model Year 1997	0.1726	0.0924
Model Year 1998	0.1693	0.0641
Model Year 1999	0.1435	0.0578
Model Year 2000	0.1092	0.0493
Model Year 2001	0.1235	0.0528
Model Year 2002	0.1307	0.0546
Model Year 2003	0.124	0.0533
Model Year 2004	0.0285	0.0341
Model Year 2005	0.0177	0.0326
Average	0.10935	0.147792857

Source: CCAR General Reporting Protocol, Version 3.1 (January 2009)

Vehicle Type and Year	N2O (g/mi)	CH4 (g/mi)
Diesel Passenger Cars		
Model Years 1960-1982	0.0012	0.0006
Model Years 1983-2004	0.001	0.0005
Average	0.0011	0.00055
Diesel Light Trucks		
Model Years 1960-1982	0.0017	0.0011
Model Years 1983-1995	0.0014	0.0009
Model Years 1996-2004	0.0015	0.001
Average	0.0015333	0.001
Diesel Heavy-Duty Vehicles		
All Years	0.0048	0.0051

EMISSION FACTORS USED IN ANALYSIS

Light Auto - N2O (g/mi)		
Year	Gasoline	Diesel
Average All Years	0.0318385	0.0011
Light Trucks < 3,750 lbs		
Average All Years	0.0563	0.0015333
Light Truck 3,751-5,750		
All Years	0.0563	0.0015333
Medium Truck 5,751-8,500		
All Years	0.0563	0.0015333
Light-Heavy 8,501-10,000		
All Years	0.10935	0.0048
Light-Heavy 10,001-14,000		
All Years	0.10935	0.0048
Med-Heavy 14,001-33,000		
All Years	0.10935	0.0048
Heavy-Heavy 33,001-60,000		
All Years	0.10935	0.0048
Line Haul > 60,000 lbs		
All Years	0.10935	0.0048
Urban Bus		
All Years	0	0.0048
Motor Cycle		
All Years	0.0318385	0
School Bus		
All Years	0	0.0048
Motor Home		
All Years	0.0563	0.0048
Light Auto - CH4 (g/mi)		
Year	Gasoline	Diesel
Average All Years	0.0261462	0.00055
Light Trucks < 3,750 lbs		
Average All Years	0.0363923	0.001
Light Truck 3,751-5,750		
All Years	0.0363923	0.001
Medium Truck 5,751-8,500		
All Years	0.0363923	0.001
Light-Heavy 8,501-10,000		
All Years	0.1477929	0.0051
Light-Heavy 10,001-14,000		
All Years	0.1477929	0.0051
Med-Heavy 14,001-33,000		
All Years	0.1477929	0.0051
Heavy-Heavy 33,001-60,000		
All Years	0.1477929	0.0051
Line Haul > 60,000 lbs		
All Years	0.1477929	0.0051
Urban Bus		
All Years	0	0.0051
Motor Cycle		
All Years	0.0261462	0.00055
School Bus		
All Years	0	0.0051
Motor Home		
All Years	0.1477929	0.0051

Vehicle Type	Percent	Non-catalyst	Catalyst	Diesel
Light Auto	45.50%	0.90%	98.90%	0.20%
Light Truck < 3,750 lbs	9.60%	2.10%	92.70%	5.20%
Light Truck 3,751-5,750	21.80%	0.50%	99.50%	0.00%
Medium Truck 5,751-8,500	12.10%	0.80%	98.40%	0.80%
Lite-Heavy 8,501-10,000	1.90%	0.00%	78.90%	21.10%
Lite-Heavy 10,001-14,000	0.60%	0.00%	50.00%	50.00%
Med-Heavy 14,001-33,000	0.80%	0.00%	12.50%	87.50%
Heavy-Heavy 33,001-60,000	1.50%	0.00%	0.00%	100.00%
Line Haul > 60,000 lbs	0.10%	0.00%	0.00%	100.00%
Urban Bus	0.00%	0.00%	0.00%	0.00%
Motorcycle	4.50%	62.20%	37.80%	0.00%
School Bus	0.10%	0.00%	0.00%	100.00%
Motorhome	1.50%	0.00%	86.70%	13.30%

6,929.58 VMT

Vehicle Type	# VMT	Non-catalyst	Catalyst	Diesel
Light Auto	3152.96	28.38	3118.28	6.31
Light Truck < 3,750 lbs	665.24	13.97	616.68	34.59
Light Truck 3,751-5,750	1510.65	7.55	1503.10	0.00
Medium Truck 5,751-8,500	838.48	6.71	825.06	6.71
Lite-Heavy 8,501-10,000	131.66	0.00	103.88	27.78
Lite-Heavy 10,001-14,000	41.58	0.00	20.79	20.79
Med-Heavy 14,001-33,000	55.44	0.00	6.93	48.51
Heavy-Heavy 33,001-60,000	103.94	0.00	0.00	103.94
Line Haul > 60,000 lbs	6.93	0.00	0.00	6.93
Urban Bus	0.00	0.00	0.00	0.00
Motorcycle	311.83	193.96	117.87	0.00
School Bus	6.93	0.00	0.00	6.93
Motorhome	103.94	0.00	90.12	13.82

N2O G/Day

Vehicle Type	Total N2O/Yr	Non-catalyst	Catalyst	Diesel
Light Auto	36569.91	0.90	99.28	0.01
Light Truck < 3,750 lbs	35.56	0.79	34.72	0.05
Light Truck 3,751-5,750	85.05	0.43	84.62	0.00
Medium Truck 5,751-8,500	46.84	0.38	46.45	0.01
Lite-Heavy 8,501-10,000	11.49	0.00	11.36	0.13
Lite-Heavy 10,001-14,000	866.16	0.00	2.27	0.10
Med-Heavy 14,001-33,000	361.56	0.00	0.76	0.23
Heavy-Heavy 33,001-60,000	182.11	0.00	0.00	0.50
Line Haul > 60,000 lbs	0.03	0.00	0.00	0.03
Urban Bus	0.00	0.00	0.00	0.00
Motorcycle	9.93	6.18	3.75	0.00
School Bus	0.03	0.00	0.00	0.03
Motorhome	5.14	0.00	5.07	0.07
Total N2O Grams/Year	3.8174E+04			

CH4 G/Day

Vehicle Type	Total CH4/Yr	Non-catalyst	Catalyst	Diesel
Light Auto	30030.86	0.74	81.53	3.47E-03
Light Truck < 3,750 lbs	22.99	0.51	22.44	3.46E-02
Light Truck 3,751-5,750	54.98	0.27	54.70	0.00E+00
Medium Truck 5,751-8,500	30.28	0.24	30.03	6.71E-03
Lite-Heavy 8,501-10,000	15.49	0.00	15.35	1.42E-01
Lite-Heavy 10,001-14,000	1160.13	0.00	3.07	1.06E-01
Med-Heavy 14,001-33,000	464.11	0.00	1.02	2.47E-01
Heavy-Heavy 33,001-60,000	193.49	0.00	0.00	5.30E-01
Line Haul > 60,000 lbs	0.04	0.00	0.00	3.53E-02
Urban Bus	0.00	0.00	0.00	0.00E+00
Motorcycle	8.15	5.07	3.08	0.00E+00
School Bus	0.04	0.00	0.00	3.53E-02
Motorhome	13.39	0.00	13.32	7.05E-02
Total CH4 Grams/Year	3.1994E+04			

Total N2O Metric Tons/Yr (CO2e)

11.83388163

Total CH4 Metric Tons/Yr (CO2e)

0.671872821

Combined Annual Emissions Reports (Tons/Year)

File Name: U:\UcJobs\07600-08000\07600\07628\Urbemis\Existing Project.urb924

Project Name: Existing Soccer Complex 11 Fields

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

TOTALS (tons/year, unmitigated) CO2
0.51

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (tons/year, unmitigated) CO2
1,302.23

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

TOTALS (tons/year, unmitigated) CO2
1,302.74

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	<u>CO2</u>
Natural Gas	0.00

Hearth 0.00
Landscape 0.51
Consumer Products
Architectural Coatings
TOTALS (tons/year, unmitigated) 0.51

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source CO2
Soccer Complex 1,302.23
TOTALS (tons/year, unmitigated) 1,302.23

Operational Settings:

- Does not include correction for passby trips
- Does not include double counting adjustment for internal trips

Analysis Year: 2011 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Soccer Complex		69.36	Fields	11.00	762.96	6,929.58
					762.96	6,929.58

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.9	98.9	0.2
Light Truck < 3750 lbs	9.6	2.1	92.7	5.2
Light Truck 3751-5750 lbs	21.8	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	98.4	0.8
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	62.2	37.8	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

City park	5.0	2.5	92.5
-----------	-----	-----	------

PROPOSED PROJECT EMISSIONS CALCULATIONS

URBEMIS TON TO METRIC TON CONVERSION

1 Ton = **0.90718474** metric tons

OPERATIONS

From Urbemis Area Source		metric tons
	0.51	0.46 CO2
Mobile	2746.19	2491.30 CO2

Vehicle Type and Year	N2O (g/mi)	CH4 (g/mi)
Gasoline Passenger Cars		
Model Years 1984-1993	0.0647	0.0704
Model Year 1994	0.056	0.0531
Model Year 1995	0.0473	0.0358
Model Year 1996	0.0426	0.0272
Model Year 1997	0.0422	0.0268
Model Year 1998	0.0393	0.0249
Model Year 1999	0.0337	0.0216
Model Year 2000	0.0273	0.0178
Model Year 2001	0.0158	0.011
Model Year 2002	0.0153	0.0107
Model Year 2003	0.0135	0.0114
Model Year 2004	0.0083	0.0145
Model Year 2005	0.0079	0.0147
Average	0.0318385	0.026146154
Gasoline Light Trucks (Vans, Pickup Trucks, SUVs)		
Model Years 1987-1993	0.1035	0.0813
Model Year 1994	0.0982	0.0646
Model Year 1995	0.0908	0.0517
Model Year 1996	0.0871	0.0452
Model Year 1997	0.0871	0.0452
Model Year 1998	0.0728	0.0391
Model Year 1999	0.0564	0.0321
Model Year 2000	0.0621	0.0346
Model Year 2001	0.0164	0.0151
Model Year 2002	0.0228	0.0178
Model Year 2003	0.0114	0.0155
Model Year 2004	0.0132	0.0152
Model Year 2005	0.0101	0.0157
Average	0.0563	0.036392308
Gasoline Heavy-Duty Vehicles		
Model Years 1985-1986	0.0515	0.409
Model Year 1987	0.0849	0.3675
Model Years 1988-1989	0.0933	0.3492
Model Years 1990-1995	0.1142	0.3246
Model Year 1996	0.168	0.1278
Model Year 1997	0.1726	0.0924
Model Year 1998	0.1693	0.0641
Model Year 1999	0.1435	0.0578
Model Year 2000	0.1092	0.0493
Model Year 2001	0.1235	0.0528
Model Year 2002	0.1307	0.0546
Model Year 2003	0.124	0.0533
Model Year 2004	0.0285	0.0341
Model Year 2005	0.0177	0.0326
Average	0.10935	0.147792857

Source: CCAR General Reporting Protocol, Version 3.1 (January 2009)

Vehicle Type and Year	N2O (g/mi)	CH4 (g/mi)
Diesel Passenger Cars		
Model Years 1960-1982	0.0012	0.0006
Model Years 1983-2004	0.001	0.0005
Average	0.0011	0.00055
Diesel Light Trucks		
Model Years 1960-1982	0.0017	0.0011
Model Years 1983-1995	0.0014	0.0009
Model Years 1996-2004	0.0015	0.001
Average	0.0015333	0.001
Diesel Heavy-Duty Vehicles		
All Years	0.0048	0.0051

EMISSION FACTORS USED IN ANALYSIS

Light Auto - N2O (g/mi)		
Year	Gasoline	Diesel
Average All Years	0.0318385	0.0011
Light Trucks < 3,750 lbs		
Average All Years	0.0563	0.0015333
Light Truck 3,751-5,750		
All Years	0.0563	0.0015333
Medium Truck 5,751-8,500		
All Years	0.0563	0.0015333
Light-Heavy 8,501-10,000		
All Years	0.10935	0.0048
Light-Heavy 10,001-14,000		
All Years	0.10935	0.0048
Med-Heavy 14,001-33,000		
All Years	0.10935	0.0048
Heavy-Heavy 33,001-60,000		
All Years	0.10935	0.0048
Line Haul > 60,000 lbs		
All Years	0.10935	0.0048
Urban Bus		
All Years	0	0.0048
Motor Cycle		
All Years	0.0318385	0
School Bus		
All Years	0	0.0048
Motor Home		
All Years	0.0563	0.0048
Light Auto - CH4 (g/mi)		
Year	Gasoline	Diesel
Average All Years	0.0261462	0.00055
Light Trucks < 3,750 lbs		
Average All Years	0.0363923	0.001
Light Truck 3,751-5,750		
All Years	0.0363923	0.001
Medium Truck 5,751-8,500		
All Years	0.0363923	0.001
Light-Heavy 8,501-10,000		
All Years	0.1477929	0.0051
Light-Heavy 10,001-14,000		
All Years	0.1477929	0.0051
Med-Heavy 14,001-33,000		
All Years	0.1477929	0.0051
Heavy-Heavy 33,001-60,000		
All Years	0.1477929	0.0051
Line Haul > 60,000 lbs		
All Years	0.1477929	0.0051
Urban Bus		
All Years	0	0.0051
Motor Cycle		
All Years	0.0261462	0.00055
School Bus		
All Years	0	0.0051
Motor Home		
All Years	0.1477929	0.0051

Vehicle Type	Percent	Non-catalyst	Catalyst	Diesel
Light Auto	45.50%	0.90%	98.90%	0.20%
Light Truck < 3,750 lbs	9.60%	2.10%	92.70%	5.20%
Light Truck 3,751-5,750	21.80%	0.50%	99.50%	0.00%
Medium Truck 5,751-8,500	12.10%	0.80%	98.40%	0.80%
Lite-Heavy 8,501-10,000	1.90%	0.00%	78.90%	21.10%
Lite-Heavy 10,001-14,000	0.60%	0.00%	50.00%	50.00%
Med-Heavy 14,001-33,000	0.80%	0.00%	12.50%	87.50%
Heavy-Heavy 33,001-60,000	1.50%	0.00%	0.00%	100.00%
Line Haul > 60,000 lbs	0.10%	0.00%	0.00%	100.00%
Urban Bus	0.00%	0.00%	0.00%	0.00%
Motorcycle	4.50%	62.20%	37.80%	0.00%
School Bus	0.10%	0.00%	0.00%	100.00%
Motorhome	1.50%	0.00%	86.70%	13.30%

14,613.38 VMT

Vehicle Type	# VMT	Non-catalyst	Catalyst	Diesel
Light Auto	6649.09	59.84	6575.95	13.30
Light Truck < 3,750 lbs	1402.88	29.46	1300.47	72.95
Light Truck 3,751-5,750	3185.72	15.93	3169.79	0.00
Medium Truck 5,751-8,500	1768.22	14.15	1739.93	14.15
Lite-Heavy 8,501-10,000	277.65	0.00	219.07	58.59
Lite-Heavy 10,001-14,000	87.68	0.00	43.84	43.84
Med-Heavy 14,001-33,000	116.91	0.00	14.61	102.29
Heavy-Heavy 33,001-60,000	219.20	0.00	0.00	219.20
Line Haul > 60,000 lbs	14.61	0.00	0.00	14.61
Urban Bus	0.00	0.00	0.00	0.00
Motorcycle	657.60	409.03	248.57	0.00
School Bus	14.61	0.00	0.00	14.61
Motorhome	219.20	0.00	190.05	29.15

N2O G/Day

Vehicle Type	Total N2O/Yr	Non-catalyst	Catalyst	Diesel
Light Auto	77120.11	1.91	209.37	0.01
Light Truck < 3,750 lbs	74.99	1.66	73.22	0.11
Light Truck 3,751-5,750	179.36	0.90	178.46	0.00
Medium Truck 5,751-8,500	98.78	0.80	97.96	0.02
Lite-Heavy 8,501-10,000	24.24	0.00	23.96	0.28
Lite-Heavy 10,001-14,000	1826.59	0.00	4.79	0.21
Med-Heavy 14,001-33,000	762.48	0.00	1.60	0.49
Heavy-Heavy 33,001-60,000	384.04	0.00	0.00	1.05
Line Haul > 60,000 lbs	0.07	0.00	0.00	0.07
Urban Bus	0.00	0.00	0.00	0.00
Motorcycle	20.94	13.02	7.91	0.00
School Bus	0.07	0.00	0.00	0.07
Motorhome	10.84	0.00	10.70	0.14
Total N2O Grams/Year	8.0502E+04			

CH4 G/Day

Vehicle Type	Total CH4/Yr	Non-catalyst	Catalyst	Diesel
Light Auto	63330.31	1.56	171.94	7.31E-03
Light Truck < 3,750 lbs	48.47	1.07	47.33	7.29E-02
Light Truck 3,751-5,750	115.94	0.58	115.36	0.00E+00
Medium Truck 5,751-8,500	63.85	0.51	63.32	1.41E-02
Lite-Heavy 8,501-10,000	32.68	0.00	32.38	2.99E-01
Lite-Heavy 10,001-14,000	2446.54	0.00	6.48	2.24E-01
Med-Heavy 14,001-33,000	978.73	0.00	2.16	5.22E-01
Heavy-Heavy 33,001-60,000	408.04	0.00	0.00	1.12E+00
Line Haul > 60,000 lbs	0.07	0.00	0.00	7.45E-02
Urban Bus	0.00	0.00	0.00	0.00E+00
Motorcycle	17.19	10.69	6.50	0.00E+00
School Bus	0.07	0.00	0.00	7.45E-02
Motorhome	28.24	0.00	28.09	1.49E-01
Total CH4 Grams/Year	6.7470E+04			

Total N2O Metric Tons/Yr (CO2e)

24.95577065

Total CH4 Metric Tons/Yr (CO2e)

1.416872716

Combined Annual Emissions Reports (Tons/Year)

File Name: U:\UcJobs_07600-08000\07600\07628\Urbemis\Proposed Project.urb924

Project Name: Proposed Galway Downs Soccer Complex 24 Fields

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.51

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	2,746.19

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>CO2</u>
TOTALS (tons/year, unmitigated)	2,746.70

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	<u>Source</u>	<u>CO2</u>
Natural Gas		0.00

Hearth	0.00
Landscape	0.51
Consumer Products	
Architectural Coatings	
TOTALS (tons/year, unmitigated)	0.51

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	CO2
Soccer Complex	2,746.19
TOTALS (tons/year, unmitigated)	2,746.19

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Soccer Complex		67.04	Fields	24.00	1,608.96	14,613.38
					1,608.96	14,613.38

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	45.5	0.9	98.9	0.2
Light Truck < 3750 lbs	9.6	2.1	92.7	5.2
Light Truck 3751-5750 lbs	21.8	0.5	99.5	0.0
Med Truck 5751-8500 lbs	12.1	0.8	98.4	0.8
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	0.8	0.0	12.5	87.5
Heavy-Heavy Truck 33,001-60,000 lbs	1.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	4.5	62.2	37.8	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.5	0.0	86.7	13.3

Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

City park	5.0	2.5	92.5
-----------	-----	-----	------

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42391
Project Case Type (s) and Number(s): PP24752
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Urban Regional Planner
Telephone Number: (951) 955-1888
Applicant's Name: Trip Hord Associates
Applicant's Address: P.O. Box 1235, Riverside, CA 92502
Engineer's Name: Keller Consulting Inc.
Engineer's Address: 6753 Brockton Ave, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

The plot plan proposes to operate a sports/athletic facility. A total of 63 acres will be for grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. The project design allows for a total of 24 soccer fields, with lighting proposed for fields within the equestrian track. The grass fields are separated into 2 areas, approximately 36 and 27 acres, respectively. The 36 acre area is located within the existing equestrian oval track, near the center of the project. The 27 acre area is located in the northwesterly portion of the site. Three restroom facilities are proposed, one located near the vendor area, and one each within the two grass field areas. A vendor area of 1.1 acres will contain two 48'x100' shade structures. The project area contains an existing paved driveway, which accesses Los Corralitos Road along the project's westerly boundary and leads to a parking area of approximately 35,000 square feet containing 60 parking spaces and 29 ADA parking spaces. The project proposes two additional parking areas. The primary parking area is adjacent to, and has two access driveways, onto Los Caballos Road, which is approximately 10 acres in size and will provide 916 parking spaces. Another parking area designated as "overflow parking" takes access from the existing paved driveway, is approximately 11 acres in size and will provide 925 parking spaces. A second driveway is proposed along the project's southeasterly boundary existing onto Los Corralitos Road. Both proposed parking areas are to be unpaved and remain with an existing native dirt surface. The project will provide a grand total of 1,930 parking spaces.

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

C. Total Project Area: 85.1 Acres

Recreational Acres: 63 Ac	Lots: 2	Units:	Projected No. of Residents:
Commercial Acres: 22.1 Ac	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots: 2	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Existing 156.53 Ac			

D. Assessor's Parcel Nos: 927-160-001 and 927-160-002

E. Street References: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road

F. Section, Township & Range Description or reference/attach a Legal Description: Township 8 South, Range 1 West, Sections 7 and 18; Township 8 South, Range 2 West, Sections 12 and 13

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is surrounded by scattered single family residences and vacant land to the north, south, east and west. The site is currently being utilized as an equestrian facility and this use will remain. The elevation of the site is a minimum of 1192 feet and a maximum of 1284 feet.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the character of the area and Land Use policies of the General Plan.
- 2. Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project is located within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell; however, the County Biologist reviewed the site and determined that it is not described for conservation.
- 4. Safety:** Although the proposed project is located within special hazard zones (including a flood zone, fault zone, high fire hazard area, area with high liquefaction potential, etc.), the proposed project has addressed the departments for the planning phase and allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The project will not impact the creation of housing.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The project is consistent with the General Plan which was analyzed under the General Plan EIR No. 441. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural (R)

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

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

F. Policy Area(s), if any: Valle De Los Caballos

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east and Valle De Los Caballos Policy Area to the north, south, east and west and Vail Lake Policy Area to the east.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural-10 Acre Minimum (R-A-10)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, west and south and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative

Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

May 26, 2011

Date

Kinika Hesterly, Urban Regional Planner IV

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor. There will be no impact.

b) The project site is currently being used as an equestrian facility and, in addition, is proposing grass fields for sports activities. This includes grass fields for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. This use is not anticipated to damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view because limited construction is proposed, specifically, two (2) shade structures are proposed and no new buildings will be constructed because of this permit. Therefore, the project will have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact: The project is located 12.73 miles from the Mt. Palomar Observatory. The project is located in Zone A, the circular area fifteen (15) miles in radius centered on Palomar Observatory.

a) Although field lighting is proposed in limited areas on fields adjacent to the equestrian track interior to the project, the project has been conditioned not to interfere with the nighttime use of the Mt. Palomar Observatory. Condition of approval 10.Planning.33, requiring low pressure sodium vapor lighting, has been applied to the project. Also, condition of approval 10.EPD.1 "Lighting UWIG" requires lighting to be in compliance with Ord. No. 655 and Section 6.1.4 of the WRCMSHCP. According to Section 6.1.4, night lighting shall be directed away from the WRCMSHCP Conservation Area to protect species within the WRCMSHCP Conservation Area from direct night lighting. These conditions of approval are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes field lighting on the fields adjacent to the equestrian track interior to the project. The project has been conditioned so all field light fixtures will be hooded to direct light onto fields and not onto adjoining property or public rights-of-way (COA 10.Planning.8). This is a standard condition and is not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located in an area designated as Farmland of Local Importance and Statewide Importance with the remainder designated as Other Lands. The site is currently being used as an equestrian facility for recreational purposes as previously approved under Conditional Use Permit No. 2303-W. Equestrian events and tournaments are currently held at the site. Therefore, the site has an existing established non-agricultural use. The project will have no impact on the conversion of farmland.

b) The subject site is zoned Residential Agriculture (R-A), a Residential zone that allows agricultural uses. , Since the site is currently being used for equestrian events and tournaments, the site is not being used for agricultural purposes, nor is it part of an Agricultural Preserve. Therefore, the project will not conflict with agricultural zoning, uses, or land subject to a Williamson Act contract. There will be no impact.

c) The property to the east of the subject site is zoned as Light Agriculture (A-1), however, the sports activity uses proposed with the proposed project will not occur within 300 feet of this agriculturally zoned property. There will be no impact.

d) The site is currently being used for an equestrian facility for recreational purposes, therefore this project will not involve changes that could result in conversion of Farmland to a non-agricultural use because this conversion has previously taken place. This project will cause no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," Riverside County Land Information System (RCLIS) and Project Application Materials.

Findings of Fact:

a-c) This project is not located in forest land. Therefore, the project will not conflict with existing zoning for, or cause rezoning for forest land, timberland, or timberland production. The project could not result in loss of forest land or conversion of forest land to a non-forest use and no other changes will occur to the existing environment which could result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

Findings of Fact: The project includes recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. Two (2) 48'x100' shade structures will be constructed; however, no buildings will be constructed, the parking area will not be paved and it will remain its existing native state,

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. Since a General Plan Amendment nor a Change of Zone application were required as a part of the plot plan application the project was determined to be consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

As noted in 6a, the project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The project is consistent with the General Plan and therefore implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during grading and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur

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

in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects similar to the proposed project typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. As previously mentioned, the project is consistent with the proposed General Plan which was analyzed under EIR No. 441. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As previously noted, the project site is being used as an equestrian facility. The project is proposing grass fields for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments which is similar to the existing land uses. Therefore, the project is not considered a substantial point source emitter or a sensitive receptor. There will be a less than significant impact.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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

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

Source: GIS database, WRC-MSHCP, County Biologist, HANS02039

Findings of Fact:

The subject site is currently being utilized as an equestrian facility and has previously been disturbed, however it is located in Western Riverside County Multi-Species Habitat Conservation Plan cell numbers 7134 and 7185, therefore, the site was reviewed by the County Biologist and required to go through a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The County Biologist determined, through this evaluation process, that no conservation is required at the site and that the burrowing owl survey conducted at the site was negative.

a-g) The project is not anticipated to conflict with the provisions of an adopted conservation plan or other approved state or local plan. The project is also not anticipated to have a substantial adverse effect or impact on an endangered or threatened species, or on a sensitive or special status species identified in local or regional plans or by the California Department of Fish and Game or U.S. Wildlife Service. The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor impede the use of native wildlife nursery sites, have an adverse effect on any riparian habitat or other sensitive natural community, have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or conflict with any local policies or

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

ordinances protecting biological resources. Condition of approval 10.EPD.1 "Lighting UWIG" requires lighting to be in compliance with Ord. No. 655 and Section 6.1.4 of the WRCMSHCP. According to Section 6.1.4, night lighting shall be directed away from the WRCMSHCP Conservation Area to protect species within the WRCMSHCP Conservation Area from direct night lighting. . These are not considered unique mitigation pursuant to CEQA. Since field lighting will be hooded, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site has been in use as an equestrian facility and historic sites and resources are not known to exist on the property. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, County Archaeologist, PD-A-4681

Findings of Fact:

a-c) The project is located in an area having a documented sensitive resource within the parcel boundaries. This documentation also shows that there is a high potential to locate additional subsurface cultural resources at the site. This was identified by the Eastern Information Center,

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

Pechanga Band of Luiseno Mission Indians and the County Archaeologist through a Phase I Cultural Resources survey conducted by BFSa on January 7, 2011.

A qualified Archaeologist and a tribal monitor from the Pechanga tribe shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains (COA 60.Planning.1 and 60.Planning.3) and further ground disturbance shall not resume until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. Prior to grading, PD-A-4681 shall be submitted to the County Archaeologist for confirmation and final filing (COA 60.Planning.4). A final Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.1. In the event that inadvertent archaeological resources and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.1, 10.Planning.2 and 10.Planning.5. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on cultural resources and human remains.

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and a qualified Archaeologist for monitoring services during grading (COA 60.Planning.1 and COA 60.Planning.3). Prior to the issuance of a grading permit, PD-A-4681 shall be submitted to the County Archaeologist for confirmation and final filing (COA 60.Planning.4). A Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department prior to final inspection (COA 90.Planning.1). If human remains or inadvertent archaeological resources are identified, appropriate parties shall be notified as identified in COA 10.Planning.1, 10.Planning.2 and 10.Planning.5.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

10. Paleontological Resources

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

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

Findings of Fact:

According to the County's General Plan, this site is mapped as having a "low potential" for paleontological resources. Previous field surveys and documentation demonstrate a low potential for this site containing significant paleontological resources that are subject to adverse impacts. A less than significant impact is anticipated. However, where fossil remains are encountered, earthmoving shall cease, the County Geologist shall be notified and the applicant shall retain a qualified paleontologist to determine significance of the fossil remains (COA 10.Planning.4). This is a standard condition and not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Riverside County Land Information System (RCLIS), GEO Report No. 1055

Findings of Fact: The applicant is required to submit a geologic/geotechnical investigation report or supplemental letter to the report from a geotechnical expert to address the stability of soils to support the two (2) 48'x100' shade structures proposed.

a-b) According to RCLIS, the site is located within a half mile of the Agua Tibia Mountain Fault and near the Elsinore-Temecula Fault. However, the previous geologic report was cleared to provide structures on the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Land Information System (RCLIS), GEO Report No. 1055

Findings of Fact: The applicant is required to submit a geologic/geotechnical investigation report or supplemental letter to the report from a geotechnical expert to address the stability of soils to support the two (2) 48'x100' shade structures proposed.

a) According to RCLIS, the liquefaction at the site is classified as very high, moderate and very low. However, the previous geologic report done at the site indicated that the liquefaction potential was very low due to the shallow ground water table. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to Geo Report No. 1055, the site is in a seismically active region but no active or potentially active fault is known to exist at the site and there are no known active sites in the immediate proximity of the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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:

The site is not anticipated to be located on unstable soil that would become unstable as a result of the project, including landslide, lateral spreading, collapse or rockfall hazards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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: Geologic Report No. 5755

Findings of Fact:

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

a) Although the site is located in an area susceptible to subsidence, the project is not anticipated to cause unstable soil that could potentially result in ground subsidence. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) According to Geo Report No. 1055, geologic hazards such as seiche, and tsunami are also considered to be very low due site elevation and distance from an open body of water. Mudflow and volcanic hazard are reasonably low due as there are no known instances whether this has occurred previously at the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) Since the project site has previously been disturbed, proposed grading for this project is not anticipated to result in a substantial change in the existing topography or ground surface relief features. The impact is considered less than significant.

b) The project does not propose to create cut or fill slopes greater than 2:1 or higher than 10 feet. There will be a less than impact.

c) The project is not anticipated to result in grading that affects or negates subsurface sewage disposal systems. The project is anticipated to have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project is not anticipated to result in substantial soil erosion or the loss of topsoil, or be located on expansive soil, or have soils incapable of supporting septic tanks or waste disposal systems. No paving or paved parking areas are proposed as part of the project. There is an existing septic system on-site. Condition 10.BS Grade.7 has been applied to the project to reduce the potential impact of soil erosion or loss of topsoil to a level of less than significance. This is a standard condition of approval and is not considered unique for the purposes of CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project is not anticipated to change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The impact is considered less than significant.

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

b) Condition 10.BS Grade.7 has been applied to the project to reduce any potential impact of soil erosion into water to a level of less than significance. This is a standard condition of approval and is not considered unique for the purposes of CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) The project will not be significantly impacted by or result in an increase in wind erosion and blowsand, either on or offsite. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Greenhouse Gas Analysis prepared by Urban Crossroads, dated January 10, 2011

Findings of Fact:

a) Analysis by Urban Crossroads (January 10, 2011) indicates the project's increase in annual GHG emissions will be 1,323.81 metric tons per year (MTY) of CO₂-equivalents (CO₂e). Although the project is for recreational uses, the project's emission total is below the most stringent threshold under consideration of 1,400 MTY CO₂e for similar types of projects suggested by the South Coast Air Quality Management District (SCAQMD). (The project emissions from the previous operation at John Blanche Field in Temecula are being replaced by the emissions anticipated at the sports fields operation proposed Galway Downs Equestrian Facility.) Since the proposed project is similar to the existing use, the project will not result in significant generation of GHG either directly or indirectly, and will not have a significant impact on the environment due to GHG emissions. The impact is considered less than significant.

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

b) The project will be consistent with the policies and plans of Riverside County and AB 32. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this project's affect on the attainment of these plans is less than significant. The proposed project will reduce GHG emissions with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards and efficient lighting. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a-b) The project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through a foreseeable upset involving the release of hazardous materials into the environment. The project will have a less than significant impact.

c-e) The project will not impair or interfere with an emergency plan, emit hazardous materials or substances within one-quarter mile of an existing or proposed school, or be located on a site included on a list of hazardous materials sites. There will be no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact: The project is not located in an airport influence area or airport compatibility zone.

a-d) The project will not result in an inconsistency with an Airport Master Plan, require review by the Airport Land Use Commission or result in a safety hazard due to the project's location within an airport land use plan or private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving wildland fires, however, COA 90.Fire.2 requires the installation of fire extinguishers. This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The plot plan is a proposal for to use grass fields for various sport activities such as soccer, youth football, lacrosse, ultimate Frisbee, cross country running and field hockey. These activities would be in addition to the primary use of this site as an equestrian facility and this proposal would utilize approximately 63-acres of the 241-acre site. Parking areas are also included in this proposal and two shade structures are to be constructed in a vendor area. All existing buildings, structures and facilities are to remain. Parking areas will remain in their native state and will not be paved. The site is located in the Temecula area on the southwest corner of Pauba Road and Los Caballos Road.

a-c) The project is not anticipated to alter the drainage pattern of the site, violate water quality standards or waste discharge requirements or substantially deplete ground water supplies. The impact is considered less than significant.

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

d) With mitigation, the project is not anticipated to 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. The impact is considered less than significant with mitigation.

e) The project does will not include housing. There will be no impact to housing.

f) As shown on the exhibit, the northerly portion of the site is located within a Zone A floodplain as delineated on Map No. 06065C3310G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The remainder of the site, including the area for the 2 shade structures, is designated as Zone X. Even with this significant flood hazard, the public's health and safety should not be compromised due to the type of activities proposed. The impact is considered less than significant.

g-h) This overall project will likely result in disturbing/improving a significant area of the site. The parking areas, the care and maintenance of the fields and the type of activities and use of the site will generate various pollutants of concern which will require mitigation. Before authorizing the operation of this proposal, a final project-specific Water Quality Management Plan (WQMP) shall be prepared consistent with the MS4 permit and this document must be reviewed and approved by the Flood Control District and the mitigation measures implemented. The impact is considered less than significant with mitigation.

Mitigation: Prior to the issuance of permits, the project specific Water Quality Management Plan (WQMP) shall be submitted to the Flood Control District for review and approval (COA 60.Flood RI.1, 80.Flood RI.1, 90.Flood RI.1).

Monitoring: Mitigation monitoring shall occur by the Flood Control District during the Building and Safety Plan Check process.

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"/>

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

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-b) The project is not anticipated to substantially alter the existing drainage pattern of the site or increase the rate or amount of surface runoff that would result in flooding on-or off-site. Prior to the issuance of grading permits, all drainage facilities shall be designed in accordance with the Flood Control District's requirements (COA 60.BS Grade.6). This is a standard condition and not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c) The project is located within an area of significant flood hazard, however, the Flood Control District determined that the public's health and safety should not be comprised due to the type of activities proposed with the project. The impact is considered less than significant.

d) The project is not anticipated to create changes in the amount of surface water in any water body. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a) The project site is located in the County of Riverside's Valle De Los Caballos Policy Area, which was established to ensure the continuation of equestrian uses along with parcels over 10 acres in southwestern Riverside County. The project is located within the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation, which includes uses such as animal keeping, agriculture activities and limited recreational uses. The project site is also zoned Residential Agricultural – 10 Acre Minimum (R-A-10), which allows public parks with a plot plan. The proposed sports fields are considered similar in character and intensity as a park. Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel. No buildings will be constructed with the proposed use only two (2) shade structures for the vendor area are proposed to be constructed. The parking area will be unpaved to reflect the rural character of the area. The impact is considered less than significant.

b) The project is not located within a city sphere of influence. There will be no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The project site is zoned Residential Agricultural – 10 Acre Minimum (R-A-10), which allows public parks with a plot plan. This project, proposed sports fields, is considered similar in character and intensity as a park. Surrounding zoning is Rural Residential (R-R) to the north, west and south and Residential Agricultural-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east. In addition to the R-A zone, the R-R and A-1 zones both allow parks and recreational uses. Therefore, the project is considered consistent and compatible with the existing and surrounding zoning. The impact is considered less than significant.

c) Surrounding land uses include scattered single family residences and vacant land to the north, south, east and west. The site exists as an equestrian facility that hosting events and the proposed use also proposes events compatible to the existing land use. The impact is considered less than significant.

d) The project site is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation in the Valle De Los Caballos Policy Area. Recreational uses are consistent with the Rural Residential land use designation. The impact is considered less than significant.

e) The site will not disrupt the physical arrangement of an established community. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

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:

The project is not located within an airport land use plan or public airport, nor is it located in the vicinity of a private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Findings of Fact:

Findings of Fact: The project site is not located adjacent to a highway. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a) The project proposes sports fields with two shade structures and 1,930 unpaved parking spaces. Typical noise sources during the operation of the project will come from guests. However, the project must comply with Riverside County Noise Ordinance No. 847. Through compliance with Ord. No. 847, the project will not create a substantial increase in ambient noise levels. The project will also not

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

use outdoor amplifying equipment. Also, the project is consistent with the General Plan which was analyzed under the General Plan EIR No. 441. The impact is considered less than significant.

b) During its construction, the proposed project may have temporary or periodic increases in ambient noise levels but due to limited construction proposed, it is anticipated to have a less than significant impact.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. The maximum sound level is 45 Db L_{max} in this area. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<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:

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

- a) A single family residence exists and will remain on the project site; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project could encourage additional developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.29). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.29). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified, RCLIS

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.29). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

The project is not anticipated to cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

a-b) The proposed project will include private recreational facilities as it proposes 24 grass fields to be utilized for recreational sports activities, however, the County of Riverside development review by departments has not resulted in an indication of an adverse physical effect on the environment from the project to public parks. Also, the project would not include the use of existing neighborhood or regional parks such that substantial physical deterioration of the facility would occur or be accelerated. The impact is considered less than significant.

c) The project is not located within a County Service Area and does not propose a subdivision, as such, is not subject to park and recreation fees (Quimby). There will be no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

Findings of Fact:

The project is required to offer a dedication for the 20 foot regional trail and a 14 foot community trail easement shown on the exhibit as required by the Riverside County Parks Department.

Mitigation: Prior to grading permit issuance, the applicant shall offer the dedication of proposed trails shown on the exhibit and the applicant shall have submitted and received approval of the project's trail plan per COA 60.Parks.1 and 60.Parks.2.

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Transportation Department Review, California Department of Transportation letter dated January 10, 2011, Riverside County Transportation Department draft letter

Findings of Fact:

a-b) The Transportation Department and California Department of Transportation required a traffic control plan and a left turn lane to be constructed on Los Caballos Road to address traffic generated by the project. With this mitigation, the project is not anticipated to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, nor is it anticipated to conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant with mitigation.

c-d) The project will not result in a change in air traffic patterns, nor impact waterborne or rail traffic. There will be no impact.

e-f) With traffic management and control mitigation imposed by the Riverside County Transportation Department and the California Department of Transportation, the project is not anticipated to substantially increase hazards due to dangerous intersections or incompatible uses. The mitigation will also mitigate any effect upon the maintenance of roads. The impact is anticipated to be less than significant with mitigation.

g) Minimal construction is proposed so the project is not anticipated to cause an effect upon circulation during construction.

h-i) The project is not anticipated to result in inadequate emergency access or access to nearby uses, or conflict with adopted policies, plans or programs regarding public transit. The impact is considered less than significant.

Mitigation: The intersection of Los Caballos Road (NS) at SR-79S (EW) shall be improved by the project proponent to provide an eastbound left-turn lane (COA 20.TRANS.1). Transportation Department traffic control plan requirements shall be addressed by the applicant prior to the use of the project. Ninety (90) days prior to having two (2) soccer fields in operation, the project proponent shall prepare and submit a Traffic Control Plan (TCP) to the Transportation Department and Caltrans for approval. The TCP shall satisfy any requirements set forth by the Transportation Department and Caltrans. The TCP shall be in effect until improvements at Los Caballos Road and SR-79S are constructed and open to traffic (COA 20.TRANS.5).

Monitoring: Mitigation monitoring will occur by the Transportation Department during the Building and Safety Plan Check Process.

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

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trail. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

b) Result in a determination by the wastewater treat-

<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
--------------------------------	--	------------------------------	-----------

ment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use the existing onsite septic system and will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities which would cause significant environmental effects. The project will not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

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

Findings of Fact:

The proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?

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

Source:

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

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

Mitigation:

Monitoring:

OTHER

50. Other:

Source: Staff review

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

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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

Source: Staff review, project application

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

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

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:

- Geology Report No. 1055
- Phase I Cultural Resources survey conducted by BFSa on January 7, 2011, PD-A-4681 HANS02039
- Greenhouse Gas Analysis prepared by Urban Crossroads, dated January 10, 2011

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VI. AUTHORITIES CITED

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

Revised: 6/2/2011 4:49 PM
 EA 2010.docx

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the operation of a sports/athletic facility. A total of 63 acres will be for grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. The project design allows for a total of 24 soccer fields, with lights proposed for fields located within the equestrian track. The grass fields are separated into 2 areas, approximately 36 and 27 acres, respectively. The 36 acre area is located within the existing equestrian oval track, near the center of the project. The 27 acre area is located in the northwesterly portion of the site. Three restroom facilities are proposed, one located near the vendor area, and one each within the two grass field areas. A vendor area, of 1.1 acres will contain two 48'x100' shade structures. The project area contains an existing paved driveway, which accesses Los Corralitos Road along the project's westerly boundary and leads to a parking area of approximately 35,000 square feet containing 60 parking spaces and 29 ADA parking spaces. The project proposes two additional parking areas. The primary parking area is adjacent to, and has two access driveways, onto Los Caballos Road, which is approximately 10 acres in size and will provide 916 parking spaces. Another parking area designated as "overflow parking" takes access from the existing paved driveway, is approximately 11 acres in size and will provide 925 parking spaces. A second driveway is proposed along the project's southeasterly boundary existing onto Los Corralitos Road. Both proposed parking areas are to be unpaved and remain with an existing native dirt surface. The project will provide a grand total of 1,930 parking spaces.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

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

RECOMMND

legislative body concerning the PLOT PLAN; and,

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

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24752 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24752, Exhibit A (Sheets 1-2), Amended No. 1, dated January 5, 2011.

APPROVED EXHIBIT L = Plot Plan No. 24752, Exhibit L.

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.

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE RECOMMND

Plot Plan#24752 is proposing Rancho California Water District's (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.E HEALTH. 2

OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

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

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 3

DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units, a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

10.E HEALTH. 4

OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

For any new proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU), the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS (cont.) RECOMMND

note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

10.E HEALTH. 5 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

A complete C42 Certification with a detailed contoured plot plan wet signed by the licensed C42 contractor showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

a) Any additional or new plumbing will be connected to an existing septic system(s).

b) The location of the existing septic system(s) is unknown.

c) The existing septic system(s) will be upsized or modified.

d) The existing septic system(s) appears not to be in good working repair.

10.E HEALTH. 6 SDRWQCB PROJECT ASSESSMENT RECOMMND

Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of wasteflow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards.

Please note that engineering calculations may be requested at time of building plan submittal from the applicant to determine the project's total aggregate daily wastewater flows.

10.E HEALTH. 7 PERMITTED FOOD CARTS/RESTROOMS RECOMMND

All food carts that meet permitting requirements of the Department of Environmental Health (DEH) must operate

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.E HEALTH. 7 PERMITTED FOOD CARTS/RESTROOMS (cont.) RECOMMND

within 200 feet of an approved restroom facility and hand wash facility. In most cases, permanent restroom facilities are required.

However, at the discretion of DEH under limited circumstances, "executive porta potties" may be utilized. These trailer type restroom facilities contain flushable toilets with adjacent warm water handwashing stations. Moreover, these facilities can be available with pumps, holding tanks and generators so that no permanent or semi-permanent utility hook-ups will be necessary.

The applicant is encouraged to contact the Building and Safety Department to obtain information regarding restroom handicap access and other Americans with Disabilities Act (ADA) restroom requirements.

For all other questions related to this issue of restroom requirements for permitted food carts, please contact DEH at (951) 461-0284.

10.E HEALTH. 8 FOOD CARTS - REQUIREMENTS RECOMMND

Per Ordinance 580, food carts permitted by the Department of Environmental Health (DEH) are restricted to sell only the following types of foods: Hot Dogs, Coffee, Shaved Ice, Churros, and prepackaged non-potentially hazardous food items.

All food carts must pass a thorough inspection by DEH to obtain approval prior to its use. A decal will be issued specifically for each approved food cart and must be displayed on the cart at all times. Moreover, DEH staff must be given reasonable access to inspect each approved food cart while in operation to ensure compliance with all applicable State and Local Regulations which includes verification of the food cart's current decal.

10.E HEALTH. 9 NO FOOD BOOTHS/NO FOOD TRUCKS RECOMMND

Plot Plan#24752 is proposing to operate various sporting events at the project's location on a year round basis. As a consequence, these sporting events do not meet the criteria of a community or temporary event. Therefore, no food booths or mobile food trucks will be allowed to operate at these events. For further information, please contact the Department of Environmental Health (DEH) at (951) 461-0284.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1 EPD- LIGHTING UWIG INEFFECT

ALL PROPOSED LIGHTING FEATURES MUST BE CONSISTANT WITH RIVERSIDE COUNTY ORDINANCE #655 REGULATING LIGHT POLLUTION. ALL LIGHTING FEATURES INSTALLED MUST ALSO BE CONSISTANT WITH SECTION 6.1.4 OF THE MSHCP

FIRE DEPARTMENT

10.FIRE. 1 OPEN FLAME INEFFECT

Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal or other cooking device or any other unapproved devices shall not be permitted inside or located within 20 feet of the tent, canopy or membrane structures while open to the public unless approved by the fire code official.

Portable K Class fire extinguishers for commercial Cooking equipment, Portable fire extinguishers shall be provided within a 30-foot travel distance of commercial-type cooking equipment. Extinguishers must have current CSFM service tags affixed, extinguishers shall have current certification affixed and be fully charged

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24752 is a proposal for to use grass fields for various sport activities such as soccer, youth football, lacrosse, ultimate Frisbee, cross country running and field hockey. These activities would be in addition to the primary use of this site as an equestrian facility and this proposal would utilize approximately 63-acres of the 241-acre site. Parking areas are also included in this proposal and two shade structures are to be constructed in a vendor area. All existing buildings, structures and facilities are to remain. The site is located in the Temecula area on the southwest corner of Pauba Road and Los Caballos Road.

As shown on the exhibit, the northerly portion of the site is located within a Zone A floodplain as delineated on Map No. 06065C3310G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

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

RECOMMND

administered by the Federal Emergency Management Agency (FEMA). The remainder of the site, including the area for the 2 shade structures, is designated as Zone X. Even with this significant flood hazard, the public's health and safety should not be compromised due to the type of activities proposed.

This overall project will likely result in disturbing/improving a significant area of the site. The parking areas, the care and maintenance of the fields and the type of activities and use of the site will generate various pollutants of concern which will require mitigation. It is not anticipated that grading or building permits will be issued but before authorizing the operation of this proposal, a final project-specific Water Quality Management Plan (WQMP) shall be prepared consistent with the MS4 permit and this document must be reviewed and approved by the District and the mitigation measures implemented.

10.FLOOD RI. 2 USE FINAL WQMP ONLY

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FINAL WQMP ONLY (cont.)

RECOMMND

template for this report is included as 'exhibit A' in the WQMP.

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

10.FLOOD RI. 4 USE FINAL WQMP ONLY MAINT.

RECOMMND

This project may propose BMP facilities that will require maintenance by a public agency or property owner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 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

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

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

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 - DUST CONTROL RECOMMND

To control dust, the applicant shall apply commonly used chemical additive (dust suppressants) to the surface of dirt parking areas to control and reduce dust generation and improve the road surface stability. Commonly used dust suppressants are chloride compounds $MgCl_2$ and $CaCl_2$. The applicant shall hire a qualified contractor to prepare the road surface and apply the dust suppressant compound according to the industry standard. Minimum of 2 applications per year are required or as determined by the Planning Director.

(CONDITION REVISED AT PC ON 6/15/11)

10.PLANNING. 4 USE - LOW PALEO RECOMMND

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

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

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - NOT A PART AREA RESTRICT RECOMMND

The area on the site plan for PP 24752 labeled as "not a part" shall not be utilized for any activity, such as over-flow parking, temporary horse keeping or exercise, or any grading or trenching as there is a documented sensitive resource in this location that shall not be distrubed. Any proposed use of this area will require further resource evaluation and documentation by a professional certified by the County, including consultation with the Pechanga Band of Luiseno Mission Indians.

10.PLANNING. 6 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. 7 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7 A.M. to 9 P.M. Monday through Friday and 7 A.M. to 10 P.M. Saturday and Sunday.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 12 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).

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 18 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 19 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No caretaker's residence is permitted as part of Plot Plan No. 24752. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approvals for food handling as provided by law. Should such licensing be denied, expire or lapse at any time in the future, all food handling and selling of food items shall cease.

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 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. 25 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Code Enforcement Department as part of a code enforcement action. Upon written notice from the Code Enforcement Department requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Code Enforcement Department, unless more time is allowed through written agreement by the Code Enforcement Department. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - NOISE MONITORING REPORTS (cont.) RECOMMND
report).

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 28 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. 33 USE - MT PALOMAR LIGHTING AREA RECOMMND

The project site is located within Zone A, as defined by
County Ord. No. 655 (Regulating Light Pollution). The
project is defined as a Outdoor Recreation Facility which
requires all outdoor lighting used for such a facility to
be Class I lighting. Lamp type and shielding for Class I
lighting within Zone A permit the use of Low Presure Sodium
lamps, which must be fully shielded, if feasible, or
partially shielded in all other cases and must be focused
to minimize spill light into the night sky and onto
adjacent properties. The installation of any outdoor
lighting shall be in compliance with the requirements and
standards set forth in Ord. No. 655.

10.PLANNING. 35 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval.
Prior to the installation of any on-site advertising or
directional signs, a signing plan shall be submitted to
and approved by the Planning Department pursuant to the
requirements of Section 18.30 (Planning Department review
only) of Ordinance No. 348.

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the use of the property for this project or prior to building permit final inspection, whichever comes first, 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 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. In accordance with Board Resolution 2008-160, the Project Area for Plot Plan No. 24752 has been calculated to consist of the proposed parking areas and the vendor area which total 22.1 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.

10.PLANNING. 40 USE - ORD 810 O S FEE

NOTAPPLY

Prior to the use of the property for this project or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - ORD 810 O S FEE (cont.)

NOTAPPLY

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 Plot Plan No. 24752 is calculated to be 22.1 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.

10.PLANNING. 41 USE - UPDATE TO GEO01055

RECOMMND

Update to County Geologic Report (GEO) No. 1055 submitted for this project (PP24752) was prepared by GeoSoils, Inc. and is entitled "Limited Geotechnical Review of Potential CEQA Liquefaction Impacts, Shade Structures, Galway Downs Equestrian Center, APN 927-160-002, Temecula Area, Riverside County, California", dated January 27, 2011.

This update concluded:

1.The rise of groundwater levels to an elevation that could create conditions conducive to liquefaction would be extremely unlikely under the current basing management practices.

2.Surface manifestations of liquefaction at the specific site during an earthquake would be considered extremely unlikely.

3.The Agua Caliente fault mapped (Envicom 1976) with the southern portion of the overall property is not related to active faulting.

This update recommended:

1.Properly designed foundations systems for the proposed shade structures.

This update to GEO01055 satisfies the requirement for Planning / CEQA purposes. This update to GEO01055 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 41 USE - UPDATE TO GEO01055 (cont.) RECOMMND

for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 42 USE - LC LANDSCAPE REQUIREMNTS RECOMMND

The developer/ permit holder shall:

- 1) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 2) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Post Installation Inspection.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 43 USE - NO MOTORIZED ACTIVITIES RECOMMND

At no time during the life of this permit, shall motorized sporting events be allowed within the boundaries of this project.

10.PLANNING. 44 USE - DUST CONTROL RECOMMND

During periods where the unpaved parking lots are in use, the applicant shall ensure that dust does not leave the project site, therefore, all driveways, parking spaces and drive aisleways shall be kept wetted while being used, and/or shall be treated with EPA-approved dust suppressants to prevent emission of dust.

10.PLANNING. 45 USE - HANDICAPPED IMPROVEMENTS RECOMMND

Prior to any competitive use of these permitted facilities, the handicapped parking spaces, and paths of travel, as

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 45 USE - HANDICAPPED IMPROVEMENTS (cont.) RECOMMND

shown on the APPROVED EXHIBIT, shall be constructed and/or verified to be in compliance with any applicable County regulations and State or Federal law.

10.PLANNING. 46 USE - FENCING RECOMMND

Fencing around the sporting event-turf areas shall be installed prior to any competitive use of these permitted facilities and maintained in good working order for the life of the permit. Fencing requirement shall be as approved or waived by the Planning Director.

THIS CONDITION WAS MODIFIED AT DIRECTOR'S HEARING ON 2/07/11.

10.PLANNING. 47 USE - NO USE OF AMPLIFYING EQP RECOMMND

No outdoor amplifying equipment shall be used for this project.

(CONDITION ADDED AT PC ON 6/15/11)

10.PLANNING. 48 USE - LIGHTING LOCATION RECOMMND

To further minimize visual and lighting impacts, the six (6) proposed field lights, as shown on EXHIBIT "A," shall instead be installed on those soccer fields located within the interior area of the equestrian track to minimize the impact of lighting on surrounding residences, and shall be fully shielded and directed so as to not shine upon any adjacent property.

(CONDITION ADDED AT PC ON 6/15/11)

10.PLANNING. 49 USE - PARKING LOCATION RECOMMND

The overflow parking area located adjacent to Los Corralitos Road, as identified on EXHIBIT "A," shall only be used if the primary parking area located adjacent to Los Caballos Road is full.

(CONDITION ADDED AT PC ON 6/15/11)

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.PLANNING. 50 USE - TRASH COLLECTION PROGRAM RECOMMND

Compliance with the Trash Collection Program described in Condition 20. PLANNING. 11, shall be implemented throughout the life of this permit, based on the established needs scenarios, as described within the Program, whenever any of the permitted uses occur within the project boundary.

10.PLANNING. 51 USE - ANNUAL REPORTING RECOMMND

The permit holder shall submit an annual report to the Planning Department demonstrating compliance with all of the conditions of approval for this project.

(CONDITION ADDED AT PC ON 6/15/11)

10.PLANNING. 52 USE - BERMUDA GRASS RECOMMND

Grass fields shall consist of "Bermuda Grass."

(CONDITION ADDED AT PC ON 6/15/11)

10.PLANNING. 53 USE - RALLY HORNS/NOISEMAKERS RECOMMND

Rally horns and other noise-making devices, for the purpose of cheering and/or making noise at sporting events, are not allowed.

(CONDITION ADDED AT PC ON 6/15/11)

TRANS DEPARTMENT

10.TRANS. 1 USE-STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

10.TRANS. 1 USE-STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

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

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN ONE HUNDRED AND TWENTY (120) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

CONDITION MODIFIED AT DIRECTOR'S HEARING ON 2/07/11, TO EXTEND THE TIMEFRAME FROM 60 TO 120 DAYS FOR THE APPLICANT TO APPLY FOR ALL NECESSARY PERMITS FOR EXISTING BUILDINGS AND STRUCTURES.

20.PLANNING. 7 USE - COC REQUIRED

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, an application for a Certificate of Land Division Compliance shall be submitted by the permit holder to the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - PARCEL MERGER REQD

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the applicant does not finalize a reciprocal access easement or lot line adjustment, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department prior to the issuance of a building permit. The Parcel Merger shall merge Assessor Parcel Nos. 927-160-001 and 927-160-002. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Residential Agricultural (R-A) zone.

20.PLANNING. 9 USE - LOT LINE ADJUSTMENT

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the permit holder does not wish to merge the parcels or record a reciprocal access agreement, the permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 927-160-001 and 927-160-002, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Residential Agriculture-10 Acre Minimum (R-A-10) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

20.PLANNING. 10 USE - CC&R RECIPROCAL EASEMENT

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that there are two parcels and the applicant does not complete a lot line adjustment or certificate of parcel merger, the permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 10

USE - CC&R RECIPROCAL EASEMENT (cont.)

RECOMMND

concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between property known as _____ and property known as _____, and (c) contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 10 USE - CC&R RECIPROCAL EASEMENT (cont.) (cont.RECOMMND

to this Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

20.PLANNING. 11 USE - TRASH COLLECTION PROGRAM

RECOMMND

Prior to the occurrence of any of the permitted uses allowed by this permit the applicant shall prepare and submit, for review and approval, to the Planning Department, with concurrent review by the County Waste Management Department, the following:

A Trash Collection Program that shall analyze and determine the appropriate and necessary number of trash receptacles/cans and their locations. The Program shall establish a sufficient number of scenarios to address the range of different uses and/or the intensity of the uses, and shall address the phasing of the development of the project. At a minimum the Program shall address a full buildout-major regional tournament-multiple day scenario, weekday afternoon/evening training/practices scenario, and at least one additional scenario addressing the operation of the facility being used for one of the other listed permitted uses.

The Program shall describe the method of collecting and emptying of the receptacles, as well as any other accumulated trash on site, on a daily basis when the facility is in use. The Program shall identify the location(s) where the collected trash will be temporarily stored, and also address the collection and storage of the receptacles when the facility is not in use. The Program shall also address the methodology and frequency of the removal of collected trash from the project site.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS (DESIGN) RECOMMND

The intersection of Los Caballos Road (NS) at SR-79S (EW) shall be improved by the project proponent to provide an eastbound left-turn lane. A signal warrant study will also be conducted by the project proponent and reviewed by the Transportation Department within ninety (90) days of the effective date of the project approval. If it is determined by Caltrans it is appropriate to install a traffic signal at the intersection of Los Caballos Road and SR-79S, it shall be included in the design and construction of the improvements. The project proponent shall be responsible for preparing improvement plans and applying for and obtaining an encroachment permit from Caltrans for the construction of the required improvements.

20.TRANS. 2 USE - IMPROVEMENTS (CONSTRUCT) RECOMMND

Prior to the project proponent holding more than four (4) fields in operation, the required improvements at Los Caballos Road and SR-79S shall be fully constructed and operational. All costs incurred for improvements shall be borne by the project proponent subject to fee credit.

20.TRANS. 3 USE - R-O-W DEDICATION/SUR RECOMMND

Within sixty (60) days of the effective date of this permit sufficient public street right-of-way along Los Caballos Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way and standard cutback per County Standard No. 94 and 805, Ordinance 461.

20.TRANS. 5 USE - TRAFFIC CONTROL PLAN RECOMMND

Ninety (90) days prior to having two (2) soccer fields in operation, the project proponent shall prepare and submit a Traffic Control Plan (TCP) to the Transportation Department and Caltrans for approval. The TCP shall satisfy any requirements set forth by the Transportation Department and Caltrans. The TCP shall be in effect until improvements at Los Caballos Road and SR-79S are constructed and open to traffic.

The Transportation Department reserves the right to review the TCP for effectiveness and make changes as necessary after it is implemented.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

20. PRIOR TO A CERTAIN DATE

20.TRANS. 6 USE - NO PARKING SIGNAGE RECOMMND

Within ninety (90) days of the effective date of this permit sufficient "No Parking" signs shall be placed along Los Caballos Road and Los Corralitos Road to prohibit visitors from parking on the street.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

A separate stockpile permit is required for the import

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENTS RECOMMND

Prior to the issuance of any grading permits, the applicant shall offer the dedication of the proposed trails shown on the project plan. The trail easements are to include a 20' Regional Trail to the south of Los Caballos Road, a 14' Community Trail easement to the west of Paiba Road, and a 14' Community trail to the north and to the east of Los Corralitos Road. All easements are to be entirely outside of Transportation right-of-way. Said easement dedications will be offered on behalf of the vested interest of

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP - TRAIL EASEMENTS (cont.) RECOMMND

Riverisde County.

60.PARKS. 2 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits the applicant shall have submitted and received approval of the project's trail plan. The trail plan is to show all trail with topography, grading, ADA compliance, fencing, cross-sections, signage, pavement markings, street-crossings, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information from the Eastern Information Center, dated December 3, 2010, site record information from the Pechanga Band of Luiseno Mission Indians submitted to the County on December 7, 2010, and results from a Phase I Cultural Resources survey (PD-A-4681) conducted by BFSa on January 7, 2011, it is known that there is a documented sensitive resource site within the parcel boundaries and that there is a high potential for additional subsurface cultural resources within the project boundary that may be associated with a known prehistoric village location. The recent survey did not locate any new cultural resoruces and was unable to relocate the previously recorded site due to disturbance in the vicinity. However, subsurface cultural deposits remain a possibility. Therefore, any clearing, grubbing, grading, trenching or similar earth-disturbing activities shall be subject to archaeological monitoring so that appropriate mitigation can be implemented on any exposed cultural despoits or human remains.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3 GEN - TRIBAL MONITORING

RECOMMND

As a result of communications from the Pechanga Band of Luiseno Mission Indians, it is known that there is a recorded resource site within the parcel boundaries that may be associated with a larger prehistoric Native American villae complex, and that the possibility exists for additional cultural deposits to be subsurface within the parcel.

Prior to the issuance of any clearing, grubbing, or grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN - TRIBAL MONITORING (cont.)

RECOMMND

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible to the Tribe for facilitating tribal consultation in the event that Native American cultural deposits are exposed during the earth-disturbing phases of construction.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer / permit holder has the burden of demonstrating good faith effort in seeking the agreement with the Tribe.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

is responsible for all costs.

60.PLANNING. 4 USE-PD-A-4681 SUBMITTAL REQUIR RECOMMND

Prior to issuance of any clear, grubbing, or grading permit, one paper copy and two copies on disc in PDF format of PD-A-4681 prepared by BFSA in January 2011 shall be submitted to the County Archaeologist for confirmation and final filing.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24752, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 15 USE - LC LNDSCP PLOT PLAN RECOMMND

Prior to issuance of a Grading Permit, the developer/permit holder shall file a Landscape Minor Plot Plan Application with the Riverside County Planning Department together with final landscape working drawings for review and approval. The landscaping plans shall be in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

Applicant shall comply with all final landscape modifications requested for landscape plans submitted on January 12, 2011 and identified below:

The following are comments concerning this case:

1. Name turf sod or seed, type and rate of application (if seed)
2. Irrigation initial establishment and established irrigation schedule to be on plans.
3. Show Landscape Architect stamp and signature on all drawings
4. Put in Notes or Specification: No changes or substitution to be made without revision to the plans and the approval by the County Landscape Planners
5. Install underground pipe for future recycle water (purple). Install as per water department recycle water

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 15 USE - LC LNDSCP PLOT PLAN (cont.)

RECOMMND

standards.

6. An Agronomic Soil report statement to be noted on the Landscape Specification.

7. Show drinking water, trash enclosures, as part of this conceptual drawing.

8. Show backflow detail.

9. Do not have full heads water the track. Use half heads watering away from the track. Show half heads around all lawn area.

10. What is the water window?

11. Some areas for the irrigation do not have 100% coverage.

12. Is all lateral pipe 2 1/2", 3". Show all pipe sizes.

13. What borders the turf on the West side of the track?

Is lawn on slope? If regarded, what is planted next to the lawn on the slope? Slope planting has to meet Building and Safety Erosion control.

14. After plans have been approved for Landscape Minor Plot Plan, a PDF (CD Disk) copy is to be made and sent to the Planning Department's Landscape Planner before final approval of the case can be made. Make sure the Landscape Architects signature is on the plan in the CD.

15. Please submit an installation cost estimate for the project to the landscape program for review on a separate sheet and not on the plans. You will need the approval of the cost estimate to set up your security deposit with building and safety. The security deposit must be opened and paid before landscape inspections can be scheduled. Open the security deposit after the completion of the Minor Plot Plan review.

16. Maintenance schedule to be on the landscape drawings shall include but not limited to, routine inspections, adjustments and repair of the irrigation system and its components, replenishing mulch, fertilizing, pruning, weeding in all landscape areas and removing any obstruction to irrigation devices. Repair all irrigation equipment with originally installed components.

17. Contractor or developer to submit a Soil Management Plan (Report) before the Pre-Landscape Installation Inspection. This report can be sent in electronically. This has to be on file before inspection. This information can be found in the County of Riverside Guide to California Friendly Landscaping page 16, #7. What is Required in a Soil Management Plan?

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - LC LNDSCP PLOT PLAN (cont.) (cont.) RECOMMND

18. At the time of the installation inspection request, (see form at http://www.rctlma.org/planning/content/devproc/landscape/installation_request_form.pdf and example at <http://www.rctlma.org/planning/content/devproc/landscape/installation%20sheet%20example.pdf>, applicant shall deposit \$4800.00 into the Landscape Minor Plot Plan opened for this project to cover the required site Pre-Landscape Installation Inspection, Landscape Completion Inspection, and the One Year Post-Establishment Inspection

60.PLANNING. 16 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition unless the condition is waived at a later date by the Planning Department or Building & Safety Department.

NOTE:

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

CONDITION MODIFIED AT DIRECTOR'S HEARING ON 2/07/11.

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to grading permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

70.PLANNING. 2 USE - LC LNDSCP INSPCT REQUIRE

RECOMMND

Prior to grading final inspection, the permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

70.PLANNING. 3 USE - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

Prior to grading final inspection, the developer/permit holder shall coordinate with their designated landscape

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - LC COMPLY W/LNDSCP/IRRIG (cont.) RECOMMND

representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 FOOD FACILITY PLAN CHECK RECOMMND

For any proposed new food establishment, a total of 3 complete set of plans must be submitted to the Department of Environmental Health (DEH) Food Plan Check Program for review and approval. Each set of plans must include a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations. For further information, please contact DEH Food Plan Check at (951) 461-0284.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP (cont.)

RECOMMND

Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - LOT LINE ADJUSTMENT

RECOMMND

If the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the permit holder does not wish to merge the parcels or record a reciprocal access agreement, the permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 927-160-001 and 927-160-002, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Residential Agricultural-10 Acre Minimum (R-A-10) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

80.PLANNING. 3 USE - SUBMIT ELEVATIONS

RECOMMND

Elevations of the two (2) shade structures shall be submitted to the Planning Department for review during the building plan check process. The Planning Department will determine if the design is acceptable.

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - COC REQUIRED (2)

RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 20.PLANNING.7 is satisfied, this condition shall be considered MET.

80.PLANNING. 12 USE - PARCEL MERGR REQD (2)

RECOMMND

If the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the applicant does not finalize a reciprocal access easement or lot line adjustment, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department prior to the issuance of a building permit. The Parcel Merger shall merge Assessor Parcel Nos. 927-160-001 and 927-160-002. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Residential Agriculture (R-A) zone.

This condition shall be considered MET if Condition of Approval No. 20.PLANNING.8 is satisfied.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with Riverside County Waste Management Department requirements, in their letter dated January 27, 2011, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

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

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24752, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - CC&R RECIPROCAL EASEMNT RECOMMND

The permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between property known as _____ and property known as _____, and (c) contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

1.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of the WQMP treatment controlled BMPs

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

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

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

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the final project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE SUBMIT FINAL WQMP (cont.) RECOMMND

submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 3 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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 that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 4 USE - PARKING TOTAL RECOMMND

A minimum of nineteen hundred thirty (1,930) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

90.PLANNING. 5 USE - ACCESSIBLE PARKING RECOMMND

A minimum of twenty-nine (29) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

PLOT PLAN: TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 12 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures which are adequate to enclose the number of bins required by the Riverside County Waste Management Agency, located as shown on APPROVED EXHIBITS, shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 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

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - CONDITION COMPLIANCE (cont.) RECOMMND

use allowed by this permit.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24752 is calculated to be 22.1 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 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. In accordance with Board Resolution 2008-160, the Project Area for Plot Plan No. 24752 has been calculated to consist of the proposed parking areas and the vendor area which total 22.1 net acres.

06/27/11
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

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

DATE: November 22, 2010

TO:

Riv. Co. Transportation Dept.	P.D.Geology Section-D. Jones	3rd District Planning Commissioner
Riv. Co. Environmental Health Dept.	Riv. Co. GIS – Phillip Kang	Rancho California Water Dist.
Riv. Co. Flood Control District	P.D. Landscaping Section-R. Dyo	Southern California Edison
Riv. Co. Fire Department	P.D. Archaeology Section-L. Mouriquand	Verizon
Riv. Co. Dept. of Bldg. & Safety – Grading	Riv. Co. Transit Agency	CALTRANS Dist. #8
Riv. Co. Dept. of Bldg. & Safety – Plan Check	Riv. Co. Sheriff's Department	Eastern Information Center (UCR)
Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.	
Riv. Co. Environmental Programs Dept.	Riv. Co. EDA- Redevelopment	

PLOT PLAN NO. 24752– EA42391 – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The proposed plot plan is for multiple use grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running and field hockey. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize 1.1 acres. All existing buildings and facilities will remain. The project proposes 1939 parking spaces. - APNs: 927-160-001 and 927-160-002 – Related Case: CUP0230

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on December 23, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly, Project Planner**, at (951) 955-1888 or email at **khesterl@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PP24752 – Galway Downs
Conditions of Approval



Prior to any soccer events to be held on-site, the project proponent shall prepare and submit a Traffic Control Plan (TCP) to Caltrans for approval. The TCP shall describe the detour routes related to the closure of Los Caballos Road and also provide the locations of advanced signage. Any aspect of the TCP which affects County roadways shall be reviewed and approved by the Transportation Department. The TCP shall be in effect until a left-turn pocket on eastbound SR-79S at Los Caballos Road is constructed and open to traffic.

During any soccer events with more than three fields in operation, except practices, held on-site, the project proponent shall provide the following in accordance with the approved TCP:

- Closure of the north leg of Los Caballos Road (NS) at SR-79S (EW). The closure shall be enforced through the use of a gate or temporary barricade. The gate or barricade shall span the entire width of Los Caballos Road.

- In conjunction with the closure of Los Caballos Road, access at Pauba Road from SR-79S shall be controlled manually by a qualified traffic control person(s). The traffic control person(s) used shall be approved by the Transportation Department and Caltrans and meet any requirement by the California Highway Patrol.

The Transportation Department reserves the right to review the TCP for effectiveness and make changes as necessary after it is implemented.

The intersection of Los Caballos Road (NS) at SR-79S (EW) shall be improved by the project proponent to provide an eastbound left-turn lane. The project proponent shall be responsible for preparing improvement plans and applying for and obtaining an encroachment permit from Caltrans for the construction of the required improvements. Within twelve (12) months of the effective date of project approval, the project proponent shall have received the encroachment permit from Caltrans. Within eighteen (18) months of the effective date of project approval, the project proponent shall have completed the construction of the left-turn lane on SR-79S. All costs incurred for improvements shall be borne by the project proponent.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 27, 2011

Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24752 — Addition of Multiple Use Grass Fields to an Existing Equestrian Facility (APN: 927-160-001)

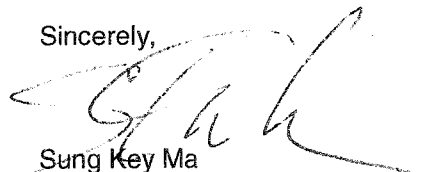
Dear Ms. Hesterly:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located northerly of Highway 79, southerly of Los Caballos, and westerly of Pauba Road in Rancho California. This facility will host many large public events, and thus it can generate substantial quantities of refuse and recyclables. It is recommended that the facility operator make every effort to recycle waste that is generated in large events. In addition, the RCWMD recommends the following conditions for approval of PP 24752:

1. **Prior to issuance of a grading permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final site inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Urban/Regional Planner IV

PD #98584



**Rancho
Water**

January 20, 2011

Board of Directors

Lawrence M. Libeu
President

John E. Hoagland
Sr. Vice President

Stephen J. Corona

Ben R. Drake

Lisa D. Herman

William E. Plummer

Roland C. Skumawitz

Officers

Matthew G. Stone
General Manager

Richard S. Williamson, P.E.
Assistant General Manager

Jeffrey D. Armstrong
Chief Financial Officer/Treasurer

N. Craig Elitharp, P.E.
Director of Operations &
Maintenance

Perry R. Louck
Director of Planning

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Kinika Hesterly, Project Planner
County of Riverside
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY
PLOT PLAN NO. 24752 (COUNTY PROJECT EA42391)
APNS 927-160-001 AND 927-160-002
[TRIP HORD ASSOCIATES]**

Dear Kinika:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 14-inch diameter water pipeline (1380 Pressure Zone) within Los Caballos Road, Los Corralitos Road, and Pauba Road.

Water service to the subject project/property exists under Account No. 10021672. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner. Where private (on-site) facilities are required for water service, fire protection, irrigation, or other purposes, RCWD requires recordation of a *Reciprocal Easement and Maintenance Agreement* for such on-site private facilities, where private on-site water facilities may cross (or may be shared amongst) multiple lots/project units, and/or where such 'common' facilities may be owned and maintained by a Property Owners' Association (proposed now or in the future).

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this available resource in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration and sewer pretreatment requirements. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Peter Muserelli
Engineering Project Coordinator

cc: Corey Wallace, Engineering Manager
Warren Back, Engineering Planning Manager
Ken Cope, Construction Contracts Manager
Laurie Williams, Engineering Services Manager



DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

January 10, 2011

Kinika Hesterly
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Traffic Assessment for the proposed Soccer Complex at Galway Downs. Riv-79-PM 3.325

Dear Ms. Hesterly,

We have completed our review for the above noted Traffic Assessment. The project is located north of State Route 79 (SR-79) east of Los Caballos Road and west of Pauba Road in the Unincorporated Riverside County. This project comprises of multiple use grass fields to be used for outdoor sport activities. The project will be in addition to the primary use of the property as an equestrian facility.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have the following comments:

Traffic Operation

1. The traffic assessment has identified that the following intersections along State Route 79 (SR-79) will be potentially impacted by the proposed project.
 - a. Butterfield Stage Road and Temecula Parkway (SR-79)
 - b. Anza Road and SR-79
 - c. Los Caballos Road and SR-79
 - d. Pauba Road and SR-79
2. Intersection Analysis for existing plus project conditions (Table 5) shows that the level of service (LOS) for the intersection of Los Caballos Road and SR-79 will be LOS F. Exhibit E, Existing Plus Project Saturday Peak Hour Intersection Volumes, shows 502 vehicles making a left turn from SR-79 to Los Caballos Road, 318 vehicles going east on

"Caltrans improves mobility across California"

SR-79 and 365 going west on SR-79. The project must improve this intersection by the addition of a left turn lane on eastbound SR-79 going north to Los Caballos Rd.

3. The Traffic Management Plan proposed restricting left turning movements at the south leg of Los Caballos Road and SR-79 intersection to right turns only. Please clarify. The south leg of the intersection has minimal traffic and would not mitigate the heavy left turning traffic from eastbound SR-79 to northbound Los Caballos Rd. SR-79 is only one lane in each direction, the left turning traffic will block the through eastbound traffic on SR-79.
4. Los Caballos Road is the most direct access to the project site. Detouring traffic by making a left turn at Anza Road and SR-79 to access the site via De Portola Road to Pauba Road to Los Caballos Road is a very long detour that passes through residential and winery areas. The implementation and success of this plan is uncertain. Motorists will take the most direct route. Also, the installation and removal of temporary traffic control devices is a concern.
5. The high traffic volumes generated by the proposed project would be difficult to handle by using manual traffic control. This will require law enforcement support every week at additional expense.
6. The additional traffic generated by the proposed project may increase the probability of accidents and state liability on SR-79 if no improvements are implemented as part of the project.
7. Please verify the following inconsistent numbers shown in the Exhibits and those used in the Traffix analysis:
 - a. At the intersection of Pauba Road/Temecula Pkwy (SR-79) for the existing condition - The Traffix analysis input volume for WBT (333 vhp) do not match with the volume shown in Exhibit C (362vph).
 - b. At the intersection of Butterfield Stage Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBL, EBT, WBT, WBR (56 vph, 526 vph, 517 vph, 44 vph, respectively) do not match with the volumes shown in Exhibit E (104 vph, 936 vph, 828 vph, 81 vph, respectively).
 - c. At the intersection of Anza Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBL, EBT, WBT, WBR (10 vph, 332 vph, 374 vph, 8 vph, respectively) do not match with the volumes shown in Exhibit E (34 vph, 790 vph, 722 vph, 26 vph, respectively).

Ms. Hesterly
January 10, 2011
Page 3

- d. At the intersection of Los Caballos Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBR, EBL (11 vph, 20 vph) do not match with the volumes shown in Exhibit E (377 vph, 502 vph).
8. Please include the heavy vehicle factor used in all the traffic analysis.
9. Please revise the intersection traffic and queue analysis with the corrected traffic volumes.

These comments are not to be considered complete, final or inclusive. Additional comments may be provided after we have reviewed the next submittal.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

December 7, 2010

Kinika Hesterly
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Review for Plot Plan No. 24752 CUP0230. Riv-79-PM 3.325

Dear Ms. Hersterly,

We have completed our review for the above noted Plot Plan. The project is located north of State Route 79 (SR-79) east of Los Caballos Road and west of Pauba Road in the Unincorporated Riverside County. This project comprises of multiple use grass fields to be used for outdoor sport activities. The project will be in addition to the primary use of the property as an equestrian facility.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We anticipate that the proposed development will increase traffic circulation to the SHS and we therefore have the following comments:

Traffic Operations

1. A Traffic Study (see below) is needed to identify any traffic concerns that will have the potential to create adverse significant impacts to the transportation and circulation system, especially at the intersection of Pauba Road and Los Caballos Road with SR-79.
2. In cooperation with County of Riverside, appropriate road improvements must be planned to mitigate increased in traffic as a result of proposed and other developments in the area.
3. Subsequent submittals of Site Plans should show any proposed improvements at the intersection of SR-79 with Pauba Road and Los Caballos Road to mitigate the increase in traffic generated by the proposed equestrian facility.

Traffic Study

- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf> Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

EASTERN INFORMATION CENTER
CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

December 3, 2010

TO: Kinika Hesterly
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review
Case: PP-24752/EA No. 42391

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI-5587) identified one cultural resource.
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (RI-) identified no cultural resources. Further study is not recommended.
- There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
 - Phase I** Records search and field survey
 - Phase II** Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
 - Phase III** Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
 - Phase IV** Monitor earthmoving activities

COMMENTS:

It is recommended that the site (33-013281) undergo an evaluation of its significance and identify appropriate mitigation measures.

If you have any questions, please contact us.

Eastern Information Center

Bowie, Desiree

From: Theresa Fogarty [terry501@earthlink.net]
Sent: Friday, June 03, 2011 9:44 AM
To: Hester, Kristi; Syms Luna, Carolyn; Neal, Greg; Stone, Jeff; Bowie, Desiree
Subject: Letter to Planning re: Galway

June 3, 2011

To: Kinika Hesterly-Project Planner, Carolyn Luna-Planning Director, Greg Neal-Deputy Director, Jeff Stone-3rd District Supervisor, Desiree Bowie-Planing Commission Secretary

Re: Plot Plan PP24752 - Galway Downs project
Hearing date June 15, 2011/Perris City Council Chambers

The above referenced project needs to require an Environmental Impact Report. Some of the main concerns are traffic, noise, lights, water quality/use, safety and nearby habitat. The proposed uses are incompatible with surrounding areas/communities and would have major negative impacts to the rural atmosphere and lifestyle. Serious and real mitigation will be necessary. It is important not to skip steps throughout the process when projects are being reviewed. These important steps were put in place for a reason. Environmental Impact Reports are needed and required for projects, especially those that have major impacts on others. Our citizens and communities deserve this. We are becoming over saturated with noise & traffic. We need to discourage too many urban uses and preserve more of our agricultural land. Every non-agricultural use diminishes the availability of land that could be used for grapes (for Wine in Wine Country)) and other Agricultural uses.

Sincerely,
Terry Fogarty

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Ron Goldman · Planning Director

Set ID# CC006071

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24752 DATE SUBMITTED: 10-25-10

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502 *Street*
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (951) 789-4951

Engineer/Representative's Name: Keller Consulting Inc E-Mail: jkeller@kellerci.com

Mailing Address: 6753 Brockton Ave
Riverside CA 92506 *Street*
City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

Property Owner's Name: SFT Realty Rockaway LLC E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Dr
Temecula CA 92592 *Street*
City State ZIP

Daytime Phone No: (951) 232-1880 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.

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.

EA 42391 / CFG 05755

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

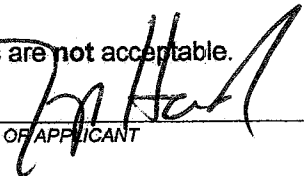
PAR01291

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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



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

TRIP HORD ASSOCIATES 
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.

SFT REALTY ROCKAWAY, LLC 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Kenneth Smith manager 
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): 927-160-001; 927160-002

Section: 7,18,12 & 13 Township: 8 South Range: 1 West & 2 West

Approximate Gross Acreage: 241.63 Gr.Aces ; Project Area is appx. 80 Acres

General location (nearby or cross streets): North of Highway 79 (South), South of Los Caballos Rd, East of _____, West of Pauba Rd.

Thomas Brothers map, edition year, page number, and coordinates: 980 D-1

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Multi-Use Grass Fields in conformance with ORD 348 Section 6.50 (b-3)

The subject property is used as a major equestrian facility (Galway Downs) as approved by C.U.P. No.2303-W.

The proposed multiple use fields project is intended to augment and support the ongoing equine activities.

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). CUP 2303-W; TR 30115 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: MSHCP and Traffic Mgmt.

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No Grading is proposed

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A 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

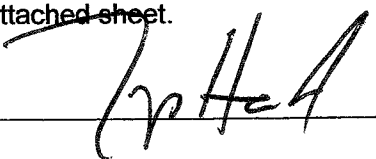
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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 9/29/10
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 Margarita River Region		
Project File No.		
Project Name:	Galway Downs Multi Use Grass fields	
Project Location:	38801 Los Corrolitos Rd, Temecula	
Project Description:	Grass fields at existing equestrian recreation facility	
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES	NO
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<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 checked="" type="checkbox"/>
Restaurants. (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.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html . The most recent CWA Section 303(d) list can be found at 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

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

PLOT PLAN NO. 24752 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: February 7, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file 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., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

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

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

APPEAL OF PLOT PLAN NO. 24752 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** An appeal of the Planning Director's decision to approve the plot plan was filed by Rural Communities United. The appeal contends that the Mitigated Negative Declaration (MND) is insufficient and that an Environmental Impact Report (EIR) should be required. The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002 – Related Case: CUP02303-W. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
 June 15, 2011
 Perris City Council Chambers
 101 North "D" Street
 Perris, CA 92570

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@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.

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 file 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: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, Laurel McKee, certify that on June 22, 2011,
Print name Date

the attached property owner's list was prepared by:

Johnson & Sedlack for the following project, PP 24752, EA 42391,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Laurel McKee 

Title/Registration: Administrative Assistant

Address: Johnson & Sedlack

Address: 26785 Camino Seco

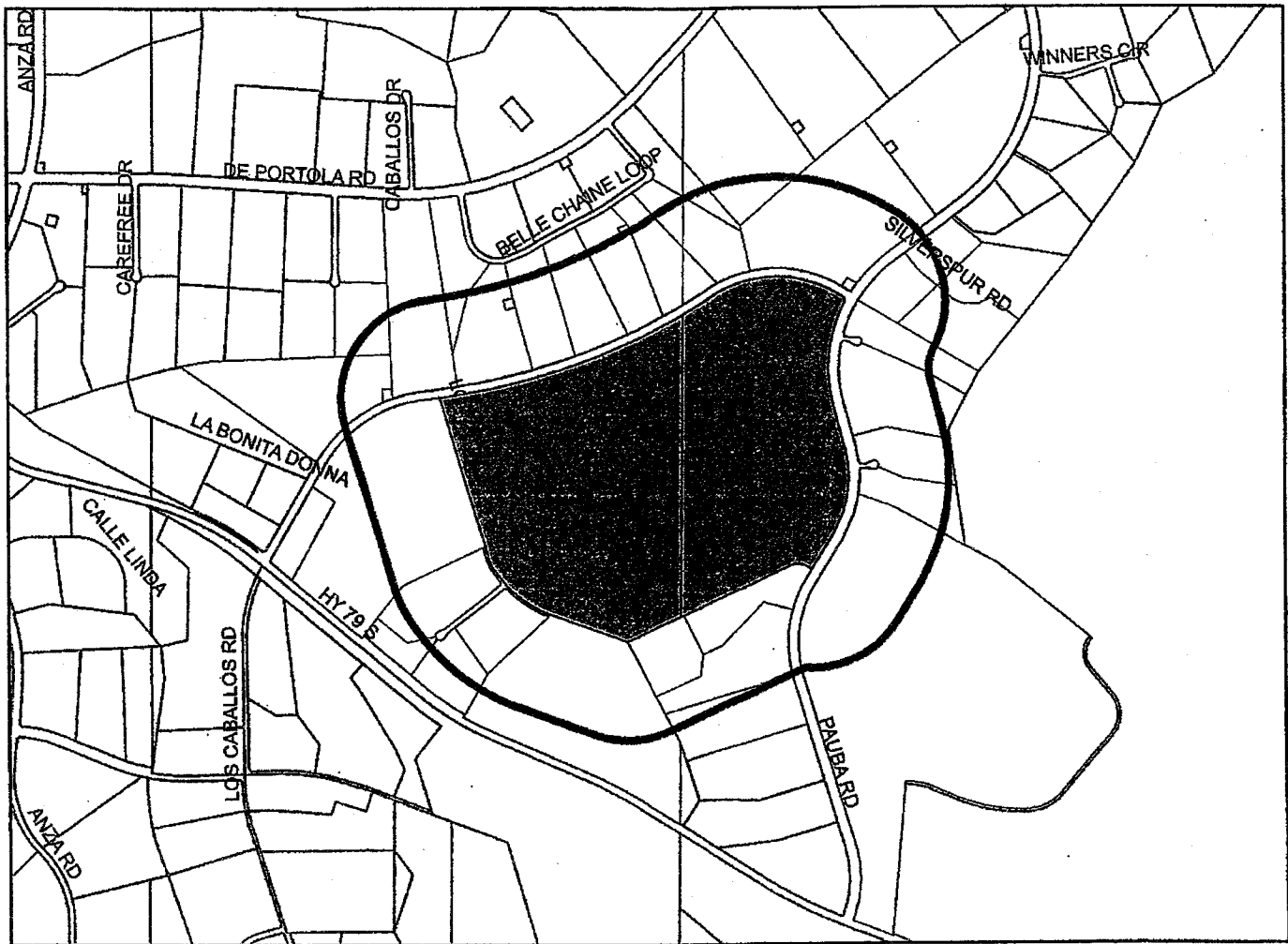
City: Temecula State: CA Zip: 92592

Telephone No.: (951) 506-9925 Fax No.: (951) 506-9725

E-Mail: esqaicp@wildblue.net

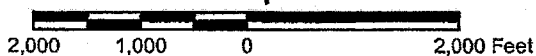
Case No.: Plot Plan 24752, Environmental Assessment 42391

1000 feet buffer



Selected Parcels

927-160-037	927-160-036	927-690-019	927-160-005	927-690-006	927-690-018	927-690-012	927-690-009	927-690-010	927-140-011
927-170-006	927-690-011	927-690-017	927-170-007	927-170-008	927-170-009	927-570-012	927-160-035	927-160-043	927-580-009
927-690-007	927-690-008	927-160-031	927-160-023	927-140-012	927-690-004	927-690-002	927-580-010	927-170-001	927-170-003
927-170-002	927-170-004	927-140-028	927-690-005	927-160-021	927-160-001	927-160-002	927-160-042	927-160-039	927-170-010



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

APN: 927160036, ASMT: 927160036
 BILL DICKINSON, ET AL
 43240 LOS CORRALITOS RD
 TEMECULA CA 92592

APN: 927140011, ASMT: 927140011
 DONNA K DENNIS, ET AL
 564 SAN LUCAS DR
 SOLANA BEACH CA 92075

APN: 927690019, ASMT: 927690019
 BRADEN J STUMP, ET AL
 35917 BELLE CHAINE LOOP
 TEMECULA CA 92592

APN: 927170006, ASMT: 927170006
 ERIC R CARSON
 39100 PAUBA RD
 TEMECULA CA. 92592

APN: 927160005, ASMT: 927160005
 CHENG HUEI LIN, ET AL
 18774 MT CIMARRON ST
 FOUNTAIN VALLEY CA 92708

APN: 927690017, ASMT: 927690017
 FIRST UNION HOLDINGS
 PO BOX 2454
 RANCHO SANTE FE CA 92067

APN: 927690006, ASMT: 927690006
 CHERYL TAYLOR BELL, ET AL
 35355 LINDA ROSEA RD
 TEMECULA CA 92592

APN: 927170009, ASMT: 927170009
 HORSE 50
 6085 TARRANT RANCH RD
 LAS VEGAS NV 89131

APN: 927690012, ASMT: 927690012
 CHEVAL CREEK INC
 6016 RUBY RIDGE CV
 SALT LAKE CITY UT 84121

APN: 927570012, ASMT: 927570012
 HOWARD WEDERTZ, ET AL
 43540 AVENIDA FELICITA
 TEMECULA CA. 92592

APN: 927690009, ASMT: 927690009
 DAVID WAYNE ROBERTS, ET AL
 6432 MONARCH HILLS DR
 FORT WORTH TX 76132

APN: 927160035, ASMT: 927160035
 JEROME T AMERMAN, ET AL
 38951 PAUBA RD
 TEMECULA CA 92592

APN: 927690010, ASMT: 927690010
 DON MOSCO, ET AL
 7211 VIA MARIPOSA NORTE
 BONSALL CA 92003

APN: 927160043, ASMT: 927160043
 JESSE LOPEZ, ET AL
 30000 YNEZ RD
 TEMECULA CA 92591

APN: 927580009, ASMT: 927580009
 JUDITH ANN GARFI PARTRIDGE
 22860 SAVI RANCH PKWY
 YORBA LINDA CA 92887

APN: 927690007, ASMT: 927690007
 LANCE STEINMANN, ET AL
 41305 CRESTA VERDE CT
 TEMECULA CA 92592

APN: 927170001, ASMT: 927170001
 RAY R RICH, ET AL
 36540 SILVER SPUR RD
 TEMECULA CA 92592

APN: 927690008, ASMT: 927690008
 MICHAEL D AINBINDER, ET AL
 6702 GATE HILL CIR
 HUNTINGTON BEACH CA 92648

APN: 927160031, ASMT: 927160031
 P A OMMERT, ET AL
 400 W RIVERSIDE DR UNT 19
 BURBANK CA 91506

APN: 927160023, ASMT: 927160023
 PAUL H STEINBROOK, ET AL
 44140 MAGGIE WEED LANE
 TEMECULA CA 92592

APN: 927140028, ASMT: 927140028
 RENE LAMBERT, ET AL
 PO BOX 6399
 BURBANK CA 91510

APN: 927690005, ASMT: 927690005
 RICKIE E TAYLOR, ET AL
 C/O WILLIAM J HERRICK
 35325 DE PORTOLA RD
 TEMECULA CA. 92592

APN: 927160021, ASMT: 927160021
 ROBERT C MCKAY, ET AL
 44130 MAGGIE WEED LN
 TEMECULA CA. 92592

APN: 927160002, ASMT: 927160002
 SFT REALTY ROCKAWAY
 44040 JERAMIE DR
 TEMECULA CA 92592

APN: 927160042, ASMT: 927160042
 TERREL E PAINE, ET AL
 43750 LOS CABALLOS
 TEMECULA CA. 92592

APN: 927160039, ASMT: 927160039
 VICTOR M HERNANDEZ, ET AL
 CIO VICTOR & DALIA HERNANDEZ
 FAMILY TRU
 2521 VIEW RIDGE DR
 CHINO HILLS CA 91709

APN: 927170010, ASMT: 927170010
 WAGONWHEEL RIDGE
 6085 TARRANT RANCH RD
 LAS VEGAS NV 89131

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

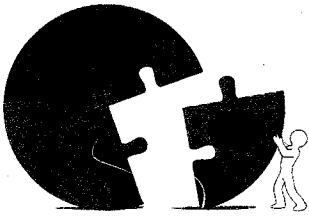
Applicant:
Trip Hord Associates
P.O. Box 1235
Riverside, CA 92502

Eng-Rep:
Keller Consulting Inc.
6753 Brockton Ave.
Riverside, CA 92502

Owner:
SFT Realty Rockaway, LLC
44040 Jeramie Dr.
Temecula, CA 92592

Appellant:
Rural Communities United
P.O. Box 760
Aguanga, CA 92536

Appellant's Rep:
Johnson & Sedlack
Attn: Raymond Johnson
26785 Camino Seco
Temecula, CA 92592



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP24752 / EA42391

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: May 26, 2011

Applicant/Project Sponsor: Trip Hord Associates Date Submitted: October 25, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

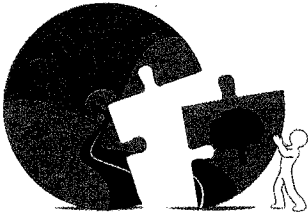
For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP24752\DH-PC-BOS Hearings\DH-PC\6.15.11 PC\Mitigated Negative Declaration.PP24752.docx

Please charge deposit fee case#: ZEA42391 ZCFG05755

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 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.

EA42391/PP24752
Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

Trip Hord Associates
Project Applicant

P.O. Box 1235, Riverside, CA 92502
Address

Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road
Project Location

The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. A vendor area, with two (2) 48'x100' shade structures, will utilize an additional 1.1 acre area. The project also proposes field lighting and 1,930 unpaved parking spaces.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on July 12, 2011, 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).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Y:\Planning Case Files-Riverside office\PP24752\DH-PC-BOS Hearings\BOS\WOD.PP24752 BOS.docx

Please charge deposit fee case#: ZEA42391 ZCFG05755

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1011623

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: TRIP HORD ASSOCIATES \$64.00
paid by: CK 9768 & 9769
paid towards: CFG05755 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42391
at parcel #:
appl type: CFG3

By _____ Oct 25, 2010 10:54
MGARDNER posting date Oct 25, 2010

Account Code	Description	Amount
--------------	-------------	--------

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1100190

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: TRIP HORD ASSOCIATES \$2,044.00
paid by: MC 27119P
paid towards: CFG05755 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42391
at parcel #:
appl type: CFG3

By _____ Jan 24, 2011 12:07
JCMITCHE posting date Jan 24, 2011

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

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

Additional info at www.rctlma.org

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 28, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF PLOT PLAN NO. 24752 – Intent to Adopt a Mitigated Negative Declaration – Appellant: Rural Communities United - Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road – 241.63 Gross Acres - Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) - REQUEST: The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces.

RECOMMENDED MOTION:

DENIAL of the APPEAL of PLOT PLAN NO. 24752, relating to the appellant's request that an EIR be required; and,

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL

EA 42391

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc/dm

Hi Cecilia

*Please use this to
create ad for 7/12*

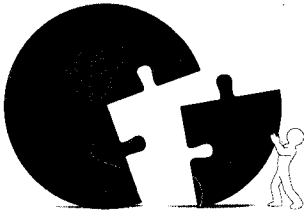
*Questions call me 59078
Vanessa*

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

Prev. Agn. Ref.

District: Third

Agenda Number:



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 28, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF PLOT PLAN NO. 24752 – Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar*
 - Place on Section Initiation Proceeding (GPIP)
 - Hearing Item
 - Publish in Newspaper:
 - (3rd Dist) Press Enterprise and The Californian
 - Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

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

Need Director's signature by June 28, 2011
Please schedule on the July 12, 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 (CFG5755)

BACKGROUND

The project was approved at Director's Hearing on 2/07/11 and appealed to the Planning Commission on 2/16/11. The Planning Commission denied the appeal and approved the project on 6/15/11. An appeal of the Commission's decision was filed with the Clerk of the Board on 6/23/11.

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"

The Honorable Board of Supervisors

Re: Appeal of the Planning Commission's Approval of Plot Plan No. 24752

June 27, 2011

Page 2 of 2

ASSESSMENT NO. 42391, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 24752**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND

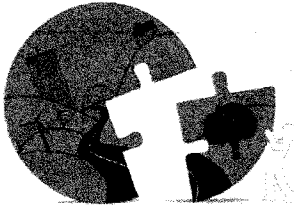
On February 7, 2011, a Mitigated Negative Declaration was adopted and the plot plan was approved at Director's Hearing.

On February 16, 2011, an appeal of the Planning Director's decision was filed, requesting that an EIR be prepared.

On June 15, 2011, the Planning Commission denied the appeal and approved the project.

On June 23, 2011, an appeal of the Planning Commission's decision was filed with the Clerk of Board requesting that an EIR be prepared.

07-12-2011



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

PAID
DATE: June 23, 2011
AMOUNT: 483.28
REC'D BY: [Signature]

APPLICATION FOR APPEAL

DATE SUBMITTED: 6/23/11

Appeal of application case No(s): PP24752, EA42391

Name of Advisory Agency: Planning Commission
List all concurrent applications

Date of the decision or action: June 15, 2011

Appellant's Name: Rural Communities United E-Mail: avocadoerin@gmail.com

Mailing Address: P.O. Box 760

Aguanga CA 92536
City State ZIP

Daytime Phone No: (951) 551-3388 Fax No: ()

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. 	<ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.

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 APPEAL

<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

4252

JOHNSON AND SEDLACK
26785 CAMINO SECO
TEMECULA, CA 92590-3518

DATE 6-23-11 90-7162-3222

PAY
TO THE
ORDER OF

Clerk of the Board

\$ 983²⁸/₁₀₀

Nine hundred eighty three & 28/100

DOLLARS  Security Features
Indicated
Details on Back

J.P.Morgan

JPMorgan Chase Bank, N.A.
San Francisco, California

Polly Spelman

FOR

appeal fees PP24752

MP

⑈004252⑈ ⑆322271627⑆

3151931710⑈

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 21, 2011

Riverside County Board of Supervisors
c/o Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside, CA 92501
(951) 955-1069

RE: REASONS FOR APPEAL, PLANNING COMMISSION DETERMINATIONS FOR GALWAY DOWNS, Plot Plan No. 24752, Environmental Assessment No. 42391

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit this Appeal of the decisions taken by the Planning Commission on June 15, 2011 adopting the Mitigated Negative Declaration (MND) and associated approvals of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. The bases for this appeal are that project approvals were inconsistent with the Riverside County General Plan and environmental review was wholly inadequate. A MND is insufficient as there is substantial evidence in the record of a fair argument of significant environmental impacts as a result of the project; significant impacts are not shown to be mitigated below a level of significance with the scant mitigation required; and the conclusions in the MND are not based on substantial evidence, among other reasons. RCU incorporates all comments previously submitted in support of this Appeal, particularly comments submitted in support of the appeal before the Planning Commission and dated June 14, 2011, attached hereto.

A MND is improper as there is substantial evidence of a fair argument of significant environmental impacts as a result of the project. (CEQA Guidelines §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) ***If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.*** The EIR requirement is important not only to protect the environment but to demonstrate to the public that the environment is being protected. (*County of Inyo v. Yorty* (1973) 32 Cal.App. 3d 795.) Here, an EIR is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is made. As discussed below, the record evidences that this Project is likely to have significant environmental effects for which preparation of an EIR is required, including impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. (Public Resources Code §21100 (a).)

The mitigation measures relied on in the MND are insufficient to reduce impacts below a level of significance and deferred/unenforceable.

The conclusions in the MND that this project will not have significant environmental impacts are not based on substantial evidence in the record. **There have been no studies conducted for this Project or quantification of the potential environmental effects of this project to support any of the conclusions in the MND.** Moreover, if any studies were undertaken with regards to this project, such studies were *not* incorporated into the MND. No references to any studies were made in the IS/MND. No studies were disseminated to decision makers or the public. For instance, any traffic study conducted for the project is not part of the record as no study was referenced in, or incorporated into, the MND. The conclusions in the MND and findings are therefore *not* supported by substantial evidence *in the record*.

Additionally, in spite of requiring approvals by one or more state agencies, the IS does not appear to have been circulated to the State Clearinghouse as required by law. (CEQA Guidelines § 15073(d).) There is also no mitigation monitoring and compliance program as required by law.

PROJECT DESCRIPTION:

The MND fails to provide a complete project description and is internally inconsistent with regards to the project description. The project description states that the project will operate on **140 acres of a 230 acre site**. The project involves converting 63 acres of existing equestrian facility into 24 grass fields for sports such as soccer, football, lacrosse, ultimate Frisbee, cross county running, and field hockey; 1,930 parking spaces over 21 acres; and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. This equals **85.1 acres of a 241 acre site**. The project description is unclear and inconsistent.

The project description is also inadequate as it fails to provide the details of site lighting or the type of sod to be used, two major concerns of the project. With regards to site lighting, the project description is unclear whether there will either be "lighting for six fields," or "six (6) proposed field lights," and there is Plot Plan documenting where these lights will be located. Additionally, the description makes no statement of any additional lighting, although COA 80 Planning 18 references parking lot lights and additional outdoor lighting which will no doubt be required as the project is conditioned to operate as late as 9 pm on weekdays and 10 pm on weekends. (COA 10 Planning 11.)

There is no mention of what type of sod or seed will be used, its application method, or irrigation needs. While the applicant stated at the last hearing that Bermuda grass would be used and not watered for parts of the year, this information is absent from the IS/MND, and the project is not conditioned to require either Bermuda or limits on watering.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project is wholly inconsistent with the General Plan and land use policies. The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. The project is located within the Valle de los Caballos policy area of the Southwest Area Plan

(SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (See *SWAP*, Glen Oaks Hills/Valle de los Caballos.) Galway Downs is a central feature of this policy area:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.” (SWAP)

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Equestrian District of the Temecula Valley Wine Country Policy Area. The proposed Equestrian District policies are as follows:

“SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country-Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as polo grounds, petting zoos, rodeo arena, animal hospitals, western stores, delicatessens and/or restaurants, special occasion facilities, hotels and hotels with day spas or professional culinary academies in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

SWAP 1.14 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per ten (10) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area permanently set-aside as vineyards or equestrian lands.”

The Draft Wine Country Zone- 6th Revision similarly states that in the Equestrian Zone, while ***incidental commercial uses may be permitted, they shall be permitted only when they are secondary and directly related to the commercial equestrian establishment.*** While activities such as polo matches and rodeos are consistent as “incidental” commercial equestrian uses, activities such as soccer, football, lacrosse, etc. are not.

The project is also inconsistent with the site’s existing zoning of Residential Agriculture (R-A). Per the RCIP General Plan Land Use Designation-Zoning Consistency Guidelines, recreational uses are specifically *inconsistent* with an R-A zoning designation.

The project is inconsistent with surrounding land uses and zoning designations. Land uses surrounding the project include rural residential, agricultural, and equestrian uses, in addition to vacant land. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Most project noise will come from guests and their vehicles. (MND/IS page 27-28.) However, vehicular noise was not discussed in the MND. Additionally, construction noise impacts are likely to be significant, as discussed in evidence submitted by Appellant, yet were found to be less than significant.

There is no evidence in the MND to support a conclusion that the project will not result in a substantial increase in noise levels *over existing levels* in this rural residential project area. With around 3,500 car loads of people accessing the site daily to engage in sporting activities, this impact is likely to be significant.

With regards to exceeding noise standards, the IS/MND improperly relies on the County Noise Ordinance to determine that noise standards will not be exceeded, rather than properly applying the noise standards in the General Plan. The County Noise Ordinance is not a standard of significance under CEQA, is measured in a different manner than County noise standards, and permits exemptions such that no noise reduction need occur in order to comply with the Ordinance. To the contrary, the Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards. (MSHCP Section 6.1.4.) Appellant submitted evidence demonstrating that such levels are commonly exceeded by similar park projects and by projects with similar traffic counts. An EIR must be prepared to evaluate these potentially significant impacts.

Moreover, none of the conditions required of this project are shown to reduce this project's noise impacts below a level of significance, as none of the conditions would reduce noise from the primary noise sources of this project: guests, vehicles, and construction equipment.

TRANSPORTATION/ TRAFFIC

No traffic study has been *included in the MND* or record of this project to evaluate its traffic impacts. Moreover, the documents included in the record, including the California Department of Transportation letter dated January 10, 2011, cited at the IS/MND at page 33, *indicate that the project will have significant traffic impacts*, and that accurate information regarding traffic counts was never provided. Per CEQA, evidence in the record demonstrates that the project will

have potentially significant traffic impacts, and fails to demonstrate that the scant mitigation provided, a left turn lane at SR-79 and Los Caballos Road, will mitigate such impacts below a level of significance.

With further regards to an utter lack of substantial evidence on which the conclusions of the MND are based, *the MND does not discuss impacts to any roads except intersections with SR-79 yet concludes that traffic, hazards, and maintenance impacts to all roads will be less than significant or mitigated to levels below significance.* The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contento found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to result in around 3,500 daily vehicles according the County Department of Transportation representative at the last hearing. Although this is likely underestimates this project's traffic impacts, it nonetheless represents a huge increase in vehicular traffic on these local roads. Moreover, peak traffic volumes may be in excess of 502 vehicles per hour to these roads. (Discussing Los Caballos Road and SR-79, CALTRANS Letter dated January 10, 2011, ¶ 7(d).) The record therefore shows potentially significant and unmitigated traffic impacts from this project. An EIR is needed.

Moreover, just west of Anza Road on eastbound SR-79, SR-79 bottlenecks to one eastbound lane. There has been no evaluation or analysis of traffic impacts from these additional vehicles at this bottleneck. Traffic will also occur primarily at certain intervals throughout the day as a result of the use of the project (Sports games beginning and ending at certain times.) There is no discussion of this possible congestion.

The MND fails further to analyze impacts to the freeway on- and off-ramps at SR-79S, Rancho California Rd., and Winchester Road. According to an excerpt of the Liberty Quarry Traffic Impact Analysis (DEIR Appendix K), pg. 3-14 through 3-15 attached hereto, these ramps operate at an unacceptable LOS under current (2006) conditions. The project would be used for regional tournaments and would thus result in additional traffic to these already unacceptable on- and off-ramps. Cumulative impacts to the ramps would likely be significant as well.

The traffic generated by this project on these roads would reduce the availability of these roads for other potential uses, including access to wineries as envisioned in the Wine County Community Plan. This impact was not considered in the MND.

The MND also concludes that road maintenance from this project will not be impacted, despite this hugely increased volume of vehicles and despite the fact that one of the roads accessing the site is privately owned and maintained by monetary contributions from the site and project neighbors. This conclusion is based on no substantial evidence in the record.

The MND concludes that hazards will not be increased as well. Per the evidence in the record, including the CALTRANS January 10, 2011 letter, the project may increase traffic hazards. There is no evidence in the record showing otherwise. Again, an EIR must be prepared.

In fact, on June 19, 2011 there was a significant accident as SR-79 and Pauba Rd, just a short distance from the project.

Lastly, the MND improperly defers the development of the traffic mitigation "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Additionally, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no analysis of this project's water supply needs was ever conducted for the project, and *recycled and reclaimed water is not available to the site*. In particular, this project's water needs to irrigate 63 acres of grass fields and to control dust may further reduce water primarily to agricultural uses, which has already suffered 30 % cuts as a result of drought conditions. In an area reliant on wineries, avocado, citrus, and associated agricultural uses, further cuts to agricultural water supply would be devastating. Based on the above, the project is likely to have a significant impact on water supply, and an EIR must be prepared.

AESTHETICS/ LIGHTING:

As discussed above, the MND does not describe the number or placement of lights across the site, or even consistently describe the field lighting intended (six field lights? Or lighting for six fields?). There is no discussion or evaluation of impacts from parking area and other site lighting. The MND therefore fails as an informational document and the conclusions that impacts from lighting will be less than significant are unsupported by substantial evidence. An EIR is essential to evaluate these impacts.

COAs requiring compliance with Ordinance No. 655, use of low pressure sodium vapor lights, and hooding to direct lights onto the fields will not necessarily reduce this project's lighting impacts below a level of significance. Sky glow and associated impacts from site lighting and field lighting will nonetheless likely result in significant impacts to the Observatory, where the project is located within Zone "A", and the MSHCP, where the project site is located within two criteria cells and near to conservation habitat. Appellant submitted evidence that these impacts would likely be significant despite compliance with Ordinance No. 655. Again, preparation of an EIR is essential to adequately evaluate this project's lighting impacts.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses." Currently, the Valle de los Caballos area consists of equestrian/agricultural uses and large residential estates. The traffic, noise, and other impacts anticipated with this project and attendant noise will alter the character of the area and result in incompatible and hazardous convergences with current agricultural/equestrian uses. Furthermore, this project will substantially alter the focal point of the Valle de los Caballos policy area, Galway Downs, a change which in its own right may result in the conversion of neighboring farmland to non-agricultural uses. This potential impact to the surrounding area is not evaluated in the MND and is likely to be a significant impact of the project.

AIR QUALITY AND GHG EMISSIONS:

There was no air quality study or report undertaken to quantify the probable air quality emissions of this project. The findings of the MND are based on no evidence but instead only unsubstantiated opinion. The MND therefore fails as an informational document by failing to evaluate project impacts.

The findings in the IS are contradictory and unsupported. *For instance, the narrative findings of fact state that the project would impact air quality, independently and cumulatively, both from construction and traffic emissions.* Yet the IS concludes that such impacts will be less than significant based on no facts, evidence, or evaluation predicated on facts.

As discussed above, the project is inconsistent with the County General Plan as the site is zoned R-A and the project will use the site for recreational/commercial purposes which were not considered for a R-A zoning designation. The project was therefore not considered when predicting growth in the County's General Plan, General Plan EIR, or SCAQMD's AQMP. Consequently, the project is inconsistent with the AQMP and will result in additional regional emissions not considered or relied on in calculating and predicting growth for purposes of National or California ambient air quality standards and other air quality emissions. An EIR and Air Quality study must be prepared for this project in order to address these potentially significant impacts.

The MND states that short term grading activities would result in CO, VOC, NOX, SOX, and PM 10 and PM2.5 emissions. The MND also states that in the long term operational emissions of VOC, NOX, CO, PM10, and PM2.5 could exceed SCAQMD thresholds. The MND then states, without reasoning, that these impacts will be less than significant. These findings are not supported. In fact, all the narrative discussion in the MND points to potentially significant and unmitigated air quality impacts. In particular, this project is likely to have substantial air quality emissions of PM from parking lot dust, and Appellant submitted evidence to that effect. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. As this project is considered recreational, this significance standard should not apply and this impact should be considered potentially significant.

BIOLOGICAL RESOURCES

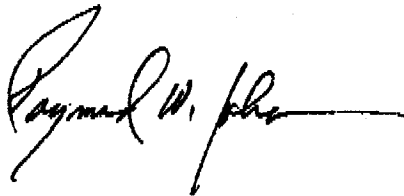
The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from traffic, noise, and lighting, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Board of Supervisors overturn the decision of the Planning Commission adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson", with a horizontal line extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

Attachment:

- 1) Johnson & Sedlack letter in support of appeal of Planning Director determination, Dated June 14, 2011.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 14, 2011

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Fax (951) 955-3157

RE: Comments in Support of Appeal for Galway Downs, Plot Plan No. 24752, Environmental Assessment No. 42391, June 15, 2011 Planning Commission Agenda Item Number 3.2

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit these additional comments in support of the appeal of the adoption of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. We hereby incorporate all comments previously made.

Since RCU's February appeal of this project, the Planning Department has made alterations to the project's Initial Study (IS) and Conditions of Approval (COAs). Unfortunately these changes are insufficient to cure the deficiencies of the Mitigated Negative Declaration (MND) as an informational document or to mitigate for this project's potentially significant impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. An Environmental Impact Report (EIR) is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is given such that *informed* decisionmaking is possible.

CEQA requires that an Initial Study contain "[a]n identification of environmental effects" of a project with brief explanations indicating "that there is some evidence to support the entries...either through a narrative or a reference to another information source..." (CEQA Guidelines § 15063(d)(3).) Determining the significance of the environmental effects caused by a project "calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." (CEQA Guidelines § 15064 (b).) If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.

The decision of whether a project may have one or more significant effects must be based on substantial evidence in the record of the agency. "Argument, speculation and unsubstantiated

opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (CEQA Guidelines § 15064 (f)(5).)

Here, conclusions of less than significant made in the Initial Study (IS) and Mitigated Negative Declaration (MND) are purely conclusory and not supported by any evidence, scientific or factual data. **There have been no studies conducted for this Project to support any conclusions made in the MND. Similarly, there had been no attempt to quantify any of the potential environmental effects of this Project. This lack of basis on any substantial evidence is completely unacceptable and causes the MND to fail as an informational document.**

A MND is improper as there is substantial evidence of a fair argument of significant environmental impacts as a result of the project, and the mitigation measures provided are insufficient, deferred, or unenforceable. (CEQA Guidelines §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) As discussed below, this Project is likely to have significant environmental effects for which preparation of an EIR is required. (Public Resources Code §21100 (a).) Furthermore, significant impacts are not shown to be mitigated below a level of significance, and are deferred and uncertain.

PROJECT DESCRIPTION:

The MND still fails to provide a complete project description and is internally inconsistent with regards to the project description. The project involves converting 63 acres of existing equestrian facility into 24 grass fields for sports such as soccer, football, lacrosse, ultimate Frisbee, cross county running, and field hockey; 1,930 parking spaces over 21 acres; and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. This equals 85.1 acres. The IS similarly states that the project will consist of 63 recreational acres and "22.1 commercial acres," while 156.53 acres are existing uses, and that the project will develop 63 acres of a 241 acre site (IS p. 1 and 21.) This totals 85.1 acres of project uses and 241.63 acres. However, the updated project description states that the project will operate on **140 acres of a 230 acre site**. This new project description is therefore unclear and inconsistent with statements made elsewhere in the project description and IS.

The project description is also inadequate as it fails to provide the details of site lighting or the type of sod to be used, two major concerns of the project. With regards to site lighting, the project description states that there will be "lighting for six fields," while new COA 10 Planning 28 states that there will be "six (6) proposed field lights." The location of these lights is not disclosed in the Plot Plan or elsewhere. Additionally, the description makes no statement of any additional lighting, although COA 80 Planning 18 references parking lot lights and additional outdoor lighting. This information is essential to any determination regarding aesthetic impacts, and particularly impacts to the Palomar Observatory. There is also no mention anywhere of what type of sod or seed will be used, its application method, or irrigation needs. This information is essential to determine the project's water supply impacts and is conspicuously absent from the IS

and deferred by COA 60 Planning 15 until after project approval. The disclosure of these project features is essential to an accurate evaluation of project impacts.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. First, this is inconsistent with current land uses, land use plans, and future land use plans and policies which seek to maintain very low intensity rural equestrian uses. The current land use of the project site is equestrian uses. This is consistent with the land use plan, as the project is located within the Valle de los Caballos policy area of the Southwest Area Plan (SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (*See SWAP, Glen Oaks Hills/Valle de los Caballos.*) Galway Downs is, in fact, a central feature of this policy area, and is specifically mentioned in the SWAP:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.”

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site. This is a potentially significant and unmitigated impact and an EIR must be prepared.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” This conclusion is not based on evidence or reason. Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. Equestrian and recreation uses have substantially different characteristics and environmental impacts. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below. The conclusion that this is a less than significant land use impact is unfounded.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Temecula Valley Wine Country Policy Area. This proposed policy area foresees the creation of an Equestrian District “to ensure and encourage equestrian uses in the Temecula Valley Wine Country Policy Area to make this a Wine Country unique in the nation.” The proposed Equestrian District policies are as follows:

“SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country-Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as polo grounds, petting zoos, rodeo arena, animal hospitals, western stores, delicatessens and/or restaurants, special occasion facilities, hotels and hotels with day spas or professional culinary academies in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

SWAP 1.14 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per ten (10) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area permanently set-aside as vineyards or equestrian lands.”

The Draft Wine Country Zone- 6th Revision similarly states that in the Equestrian Zone, while *incidental commercial uses may be permitted, they shall be permitted only when they are secondary and directly related to the commercial equestrian establishment.* While activities such as polo matches and rodeos are consistent as “incidental” commercial equestrian uses, activities such as soccer, football, lacrosse, etc. would not be considered incidental with this proposed plan. The project would thus substantially alter the planned equestrian land use of the Wine Country Equestrian Zone.

Second, the project is inconsistent with the site’s existing zoning. The project site is zoned Residential Agriculture (R-A) whereas the proposed land use is recreation/commercial. Per the RCIP General Plan Land Use Designation-Zoning Consistency Guidelines, recreational uses are specifically *inconsistent* with an R-A zoning designation. This represents a potentially significant impact for which an EIR is required.

Under Ordinance 348 Section 6.50 (b)(3), “Public parks and public playgrounds, golf courses with standard length fairways, and county clubs” may be permitted in an R-A zone with approval of a plot plan. The project does not fall under this description as it consists of private recreational sports fields. The project was instead approved pursuant to the recently approved, and currently contested, Ordinance 348.4713, which enacted Section 6.50 (f) which provides that an use which is not listed may be considered a “permitted or conditionally permitted use” provided that the Planning Director finds that the “use is substantially the same character and intensity” as a listed use. This finding does not make commercial/recreational sports fields *consistent* with a zoning designation of R-A, but rather permits the consideration of the project with a plot plan. The project is in fact inconsistent with the zoning designation of the site.

Third, the project is inconsistent with surrounding land uses and zoning designations. Land uses surrounding the project include rural residential, agricultural, and equestrian uses, in addition to

some vacant land. The project which proposes recreational sports fields for tournaments is inconsistent with these land uses. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. While public parks and public playgrounds, etc., may be permitted or approved with a plot plan in these zoning designations, this project does not fall within that category. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Since RCU's appeal of this project, COA 10 Planning 47 which provides that, "No outdoor amplifying equipment shall be used for this project." This was a much needed condition to reduce the project's noise impacts. However, as most project noise will come from guests and their vehicles, noise impacts remain potentially significant, as discussed herein, and an EIR is needed to fully evaluate these impacts. Additionally, construction noise impacts are likely to be significant.

To determine whether the project will result in the generation of noise levels in excess of noise standards, it is essential to discuss the noise standards as found in the General Plan. The Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards as well. (MSHCP Section 6.1.4.) Noise levels at the property line in excess of these levels would be considered a significant noise impact.

The IS improperly concludes that the project's noise impact will be less than significant based upon compliance with the County Noise Ordinance, rather than properly applying the noise standards in the General Plan. *However, the County Noise Ordinance expressly provides that it shall not be considered a Standard of Significance under CEQA, but rather exists to regulate nuisances.* Moreover, the standards of the Ordinance differ significantly from the noise standards in the General Plan. For instance, measurements of acoustical levels under the Ordinance occur at any other occupied property, whereas measurements per the General Plan noise standards (the CEQA standard of significance) are made at the project's property line. Noise levels under the Ordinance may therefore be much higher than County standards, particularly in the rural project areas where "occupied properties" are distant. Moreover, the Ordinance also allows for exceptions for construction and continuous events, such that the

project may be excepted from the Ordinance all together. There is therefore no basis for the statements that, through compliance with the Ordinance, the project will not create a substantial increase in ambient noise levels or expose persons to noise levels in excess of applicable standards as found in the General Plan.

In fact, the project is likely to result in exceedances of noise standards and substantial increases in ambient noise which are unmitigated and for which preparation of an EIR is needed. Attached to this letter is a copy of the noise study performed for the Recirculated Draft EIR for the Tequesquite Park project, a 43.64 acre park with 350 parking spaces being planned for the Grand/Wood Streets neighborhood in the City of Riverside. For Tequesquite Park, a project half the size of this project and developing less than 1/5 of the parking spaces, the Draft EIR evaluated potential noise levels from traffic, park noise, and construction noise to be potentially significant. For instance, the traffic noise analysis found that a roadway with 8,300 ADT had the following noise impacts:

Noise Level (dBA CNEL)	70	65	61	60
Distance to Noise Level (feet)	28	61	88	131

Here, *noise impacts from increased traffic noise were not considered in the MND, and are likely significant on- and off- site.* An EIR must be prepared.

The Tequesquite Park Recirculated DEIR also presents noise levels measured at the Rancho California Sports Park, aka Ronald Reagan Sports Park, in Temecula. The Ronald Reagan Sports Park consists of 128 acres of park with 5 unlit baseball fields, 5 lit baseball fields, 2 lit soccer fields, and recreational area. No amplified sound devices are in use at the Reagan Park, similar to this project's *new* COA 10 Planning 47. Nonetheless, noise levels measured on December 1, 2000 at 7:00 pm (the 5 unlit fields were likely not in use) demonstrate significant noise levels:

Facility	Maximum Noise Level (dBA) 25 feet from source
Baseball Fields	75
Basketball Court	73
Parking Lot	70

Noise associated with this project's sports uses should therefore be expected to be *at least 70-75 dBA*, well above County noise standards.

Lastly, the Tequesquite Park DEIR provides a summary of anticipated construction related noise levels for the smaller 43.64 acre park and associated 350 parking spaces. (*See also, Construction Noise Handbook Chapter 9, Table 9.1.*)

Construction Phase	Noise Level at 66 Feet (dBA Leq)	Noise Level at 100 Feet (dBA Leq)	Noise Level at 500 Feet (dBA Leq)
Mass Site Grading	87.0	83.4	69.4
Park Area Landscape/Construction	85.1	81.5	67.5
Parking Lot/ Frontage Grading	79.9	76.3	62.4

Again, given the scale of this project, it is likely that noise impacts will far exceed those predicted for Tequesquite Park. It can thus be expected that noise impacts from project construction will exceed County noise standards and result in a substantial temporary increase in ambient noise. An EIR must be prepared to analyze these likely significant noise impacts.

At the least, noise barriers must be installed at the project site to mitigate for noise impacts from guests during operation and equipment during construction.

TRANSPORTATION/ TRAFFIC

No traffic study has been included in the MND to evaluate the traffic impacts of this project. Moreover, the MND does not discuss impacts to any roads except SR-79 and intersections with SR-79, as was required by the Department of Transportation, yet concludes that impacts to all roads will be less than significant or mitigated to levels below significance. This conclusion is based on zero evidence and zero analysis in the MND. The MND fails entirely as an informational document and does not in any way evaluate this project's likely significant traffic impacts.

The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contento found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to

result in a huge influx of vehicles to these small rural-residential roads which was not considered in the MND.

The MND fails to analyze impacts to the freeway on- and off-ramps at Rancho California Rd., SR-79S, and Winchester Road. These ramps are substantially congested and will be further impacted by this project. According to an excerpt of the Liberty Quarry Traffic Impact Analysis (DEIR Appendix K), pg. 3-14 through 3-15 attached hereto, these ramps operate at an unacceptable LOS under current (2006) conditions. The project would result in additional traffic to these already impacted roads which were nowhere discussed in the MND or expert evaluations.

Regarding impacts to SR-79, it appears that the DOT analyzed impacts from this project to SR-79 based on a Traffix analysis and exhibits provided, but which are not included in the MND. The DOT found the Exhibits and Traffix analysis to be inconsistent and requested corrected documents upon which to make its evaluation. (See DOT Letter dated January 10, 2011, ¶ 7-9.) For instance, in evaluating existing plus project traffic levels at Los Caballos Road and SR-79, the Traffix input volumes were **11 vph and 20 vph for SBR and EBL respectively, whereas Exhibit E showed 377 vph and 502 vph for the same intersection.** (See DOT Letter dated January 10, 2011, ¶ 7(d).) There is no evidence in the MND that corrected traffic volumes were ever provided to the DOT or that traffic impacts were ever clearly evaluated. (See DOT Letter dated January 10, 2011, ¶ 8, 9.) Nevertheless, the MND appears to rely entirely on this non-final and inconclusive evaluation, and suggested mitigation thereon, in finding that project impacts will be mitigated to less than significant levels. This determination is not based on substantial evidence. (Guidelines § 15384[Erroneous evidence and unsubstantiated opinion are not substantial evidence.])

The tentative evaluation by DOT nonetheless found that project traffic impacts would be significant as **the intersection of Los Caballos Road at SR-79 would operate at LOS F with the project, and three other intersections along SR-79 including Butterfield Stage, Anza, and Pauba Roads would be impacted.** (DOT Letter dated January 10, 2011, ¶ 2.) The traffic generated by this project on these roads would reduce the availability of these roads for other potential uses, including access to wineries as envisioned in the Wine County Community Plan.

The letter also recommended the development of a left turn lane and questioned the proposed draft COA's which would have detoured traffic from SR-79 to avoid the left turn onto Los Caballos Road. (See, "PP24752-Galway Downs Conditions of Approval," dated January 26, 2011, included in the staff report.) Based on this provisional evaluation, project mitigation now consists of the construction of a left turn lane at eastbound SR-79 at Los Caballos Rd. and adoption of a Traffic Control Plan until such a lane is constructed. (COAs 20 Trans. 1 and 20 Trans 5.) However, as traffic impacts were not accurately evaluated, there is no basis for the conclusion that this mitigation will reduce *all significant project traffic impacts* below a level of

significance. Hence, the project's traffic impacts must be considered potentially significant and unmitigated, and EIR must be prepared

Furthermore, the mitigation adopted for traffic impacts improperly defers the development of mitigation until after project approval. CEQA requires that adopted mitigation measures be certain, enforceable, and not deferred. (Public Resources Code § 21081.6 (b); State CEQA Guidelines § 15126.4 (a)(2). In *Sacramento Old City Assn. v. City Council* (1991) 229 Cal.App.3d 1011, the court determined that the creation of a mitigation measure may only be deferred where practical considerations prohibit devising such measures early in the planning process and the agency commits to satisfying specific performance criteria. (*See also, Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777.) Here, the project defers the development of a "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Traffic impacts must be considered potentially significant and unmitigated. An EIR must be prepared.

Also, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND. The potentially significant impacts of this mitigation measure must be considered.

The MND also concludes that the mitigation of constructing a left turn lane and creating a TCP will mitigate any effect on road maintenance and hazards without any evidence or explanation. In fact, the high traffic volumes to small local roadways will likely result in a need for additional road maintenance which will not be mitigated by constructing one left turn lane, and will result in an interface between incompatible agricultural and recreational uses. The conclusion that these impacts are mitigated below a level of significance is not based on any evidence in the record or reasoned narrative in the IS.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no water supply analysis was ever conducted for the project, and the *recycled and reclaimed water is not available to the site*. RCWD has stated, with regards to the project, that water availability is contingent on water supply shortage contingency measures. (RCWD Letter Dated January 20, 2011.) It is unclear that RCWD has sufficient existing water supplies available, as no water supply evaluation has been conducted and the amount of water needed to irrigate the project site has not been disclosed.

The water supply shortage has led in the past to RCWD considering a moratorium on serving new developments because "the local supply is tapped out." ("Temecula: water moratorium meeting tonight", November 9, 2009, *see also*, "Region: New-water-service moratorium on tap," October 31, 2009.) Similarly, the County of Riverside has recently held that conservation

measures were inadequate and additional conservation is necessary to sustain future water supplies. (See Attached Article: Water Leaders Say Conservation is Not Enough.) The predictions for water supply availability in California are dire: the State Water Project has already substantially cut supplies to the State and is at risk of levee failure in the San Joaquin Delta; the Colorado River is perpetually over-drafted, over-allocated, and expected to be further reduced with global warming; and the snowpack is expected to lessen substantially as well. Furthermore, groundwater supplies are in danger from salt water intrusion, both from sea level rise and over-extraction of groundwater supplies.

Here, the project will add significant additional demand to this already short supply of water for the purpose of irrigating 63 acres of grass fields. Reduced water supply as a result of providing to this project could further reduce water to agricultural uses, which has already suffered substantial cuts as a result of drought conditions. In an area reliant on wineries and associated agricultural uses, further cuts to water supply would be devastating. The lack of available water could also result in fire hazards due to low fire flow. Based on the above, the project is likely to have a significant impact on water supply, and an EIR must be prepared.

AESTHETICS/ LIGHTING:

The MND does not describe the number or placement of lights across the site. There is no discussion or evaluation of impacts from parking area lights and other lighting across the project site. The MND improperly limits its evaluation of significant impacts to the field lights, and even then fails to describe the proposed lighting in sufficient detail. The MND therefore fails as an informational document. Further, as it is unknown how much lighting will actually occur across the site, the conclusions that impacts from lighting will be less than significant are unsupported by substantial evidence. An EIR is essential to evaluate these impacts.

Contrary to statement of the narrative, the project is not conditioned "not to interfere with the nighttime use of the Mt. Palomar Observatory." Instead, the COAs merely require compliance with Ordinance No. 655, use of low pressure sodium vapor lights, and hooding to direct lights onto the fields. Sky glow and associated impacts from extensive site lighting and field lighting will nonetheless likely result in significant impacts to the Observatory. (See, Let There be Night, Douglas Quan, Press Enterprise, Nov. 11, 2006.

<http://www.pe.com/localnews/inland/stories/PE_News_Local_D_palomar12.8c2596.html.>
An EIR is required.

Lighting impacts to the MSHCP, where the project site is located within two criteria cells and located near to conservation habitat, are also likely to be significant. Effects of artificial light on animals includes disorientation from and attraction to artificial light which affects foraging, reproduction, communication, and other critical behaviors; may cause structural-related mortality due to disorientation; and effects on the light-sensitive cycles of many species. (*Ecological Light Pollution*, Travis Longcore and Catherine Rich, Front. Ecol. Environ. 2004: 2(4): 191-198,

available at <<http://www.urbanwildlands.org/Resources/LongcoreRich2004.pdf>>.) Lighting impacts of this project to biology are therefore likely to be significant.

At the least, to minimize this project's impacts, the project should be conditioned to operate only during daytime hours.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. The criteria in the IS does not require that Farmland be converted *from* agricultural uses, only that Farmland be converted *to* a non-agricultural use. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Nevertheless, the project site is currently being put to agricultural uses, namely animal husbandry and farm animal/livestock (horse) keeping and raising. An R-A zoning designation permits only the *non-commercial keeping of horses*. (See, *Zoning Ordinance, R-A Article VIb*) Galway Downs is therefore subject to CUP 2303-W which permits commercial keeping of horses and associated recreational uses. The site is therefore being put, at least in part, to agricultural uses, and will be converted to non-agricultural uses such as soccer, lacrosse, and football.¹ This should be considered a significant agricultural impact on the conversion of farmland and a conflict with existing agricultural zoning and an existing agricultural use.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

(See, attached Agricultural Mitigation Policies, pg. 2-5, *see also*, California Farmland Conservation Program website for Agricultural Conservation Easements for potential conservation options. <<http://www.conservation.ca.gov/dlrp/cfcf/overview/Pages/index.aspx>>)

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses."

Currently, the Valle de los Caballos area consists of equestrian/ agricultural uses and large

¹ Notably, horse raising/keeping and horses are commonly regarded as agriculture and livestock. Agriculture: "The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock; farming; 2. the production of crops, livestock, or poultry." Livestock: "The horses, cattle, sheep, and other useful animals kept or raised on a farm or ranch." Random House Dictionary, © Random House, Inc. 2011.

residential estates. The extensive traffic, noise, and other impacts anticipated with this project and attendant noise will alter the character of the area and result in incompatible and hazardous convergences with current agricultural/equestrian uses. Furthermore, this project will substantially alter the focal point of the Valle de los Caballos policy area, Galway Downs, a change which in its own right may result in the conversion of neighboring farmland to non-agricultural uses. This potential impact to the surrounding area is not evaluated in the MND and is likely to be a significant impact of the project.

AIR QUALITY AND GHG EMISSIONS:

There was no air quality study or report undertaken to quantify the probable air quality emissions of this project. The findings of the MND are based on no evidence but instead only unsubstantiated opinion. The MND therefore fails as an informational document by failing to evaluate project impacts.

The findings in the IS are contradictory and unsupported. For instance, the narrative findings of fact state that the project *would* impact air quality, independently and cumulatively, both from construction and traffic emissions. Yet the IS concludes that such impacts will be less than significant based on no facts, evidence, or evaluation predicated on facts.

As discussed above, the project is inconsistent with the County General Plan as the site is zoned R-A and the project will use the site for recreational/commercial purposes which were not considered for a R-A zoning designation. The project was therefore not considered when predicting growth in the County's General Plan, General Plan EIR, or SCAQMD's AQMP. Consequently, the project is inconsistent with the AQMP and will result in additional regional emissions not considered or relied on in calculating and predicting growth for purposes of National or California ambient air quality standards and other air quality emissions. An EIR and Air Quality study must be prepared for this project in order to address these potentially significant impacts.

The MND states that "similar projects to the proposed project typically do not generate enough traffic and associated air pollutants to violate clean air standards..." However, the MND fails to cite to a project which is considered similar to this project for air quality purposes. For instance, the decision to permit the project compares the project to a public park, whereas the Greenhouse Gas section compares the project to a commercial project.

The MND states that short term grading activities would result in CO, VOC, NOX, SOX, and PM 10 and PM2.5 emissions. There is no discussion or finding that impacts to CO, VOC, NOX, or SOX would be reduced below a level of significance. The MND also states that in the long term operational emissions of VOC, NOX, CO, PM10, and PM2.5 could exceed SCAQMD thresholds, yet finds without reason, conditions of approval, or mitigation measures that this

impact is less than significant. This finding is not supported. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. However, elsewhere in the IS the project is considered "recreational" and "similar in character and intensity as a park," not similar to a commercial project. Presumably a park would generate fewer GHG emissions when compared to a commercial project, yet *this project* will generate substantial traffic related GHG emissions and have GHG emissions comparable to a commercial project. This impact is potentially significant, and preparation of an EIR is required

BIOLOGICAL RESOURCES

The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. The HANS exists as an essential part of the CEQA review process and must be evaluated with the MND.

Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from at least traffic and noise, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Planning Commission overturn the decision of the Planning Director adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Raymond W. Johnson
JOHNSON & SEDLACK

ELECTRONIC ATTACHMENTS:

1. Letter Re: Application for Plot Plan No. 24752, dated February 3, 2011.
2. Draft Wine Country Zone-6th Revision
3. Tequesquite Park Recirculated DEIR, Noise Section.
4. Construction Noise Handbook Chapter 9, Table 9.1.
5. The Noise Guidebook
6. Effect of Noise on Wildlife
7. Noise and Its Effects
8. SCAQMD Cumulative Impact Analysis
9. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning (SCAQMD.)
10. Liberty Quarry Traffic Impact Analysis (DEIR Appendix K)
11. County of Riverside Transportation Department Traffic Counts 2010.
12. TUMF Annual Report 2009.
13. "Temecula: water moratorium meeting tonight", November 9, 2009
14. "Region: New-water-service moratorium on tap," October 31, 2009.
15. Southern California's Reserves Still Low- Water Leaders Say Conservation is Not Enough
16. Let There be Night, Douglas Quan, Press Enterprise, Nov. 11, 2006.
17. Agricultural Mitigation Policies for LAFCO, dated April 4, 2007.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 21, 2011

Riverside County Board of Supervisors
c/o Clerk of the Board
4080 Lemon Street, 1st Floor
Riverside, CA 92501
(951) 955-1069

RE: REASONS FOR APPEAL, PLANNING COMMISSION DETERMINATIONS FOR GALWAY DOWNS, Plot Plan No. 24752, Environmental Assessment No. 42391

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit this Appeal of the decisions taken by the Planning Commission on June 15, 2011 adopting the Mitigated Negative Declaration (MND) and associated approvals of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. The bases for this appeal are that project approvals were inconsistent with the Riverside County General Plan and environmental review was wholly inadequate. A MND is insufficient as there is substantial evidence in the record of a fair argument of significant environmental impacts as a result of the project; significant impacts are not shown to be mitigated below a level of significance with the scant mitigation required; and the conclusions in the MND are not based on substantial evidence, among other reasons. RCU incorporates all comments previously submitted in support of this Appeal, particularly comments submitted in support of the appeal before the Planning Commission and dated June 14, 2011, attached hereto.

A MND is improper as there is substantial evidence of a fair argument of significant environmental impacts as a result of the project. (CEQA Guidelines §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) ***If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.*** The EIR requirement is important not only to protect the environment but to demonstrate to the public that the environment is being protected. (*County of Inyo v. Yorty* (1973) 32 Cal.App. 3d 795.) Here, an EIR is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is made. As discussed below, the record evidences that this Project is likely to have significant environmental effects for which preparation of an EIR is required, including impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. (Public Resources Code §21100 (a).)

The mitigation measures relied on in the MND are insufficient to reduce impacts below a level of significance and deferred/unenforceable.

The conclusions in the MND that this project will not have significant environmental impacts are not based on substantial evidence in the record. **There have been no studies conducted for this Project or quantification of the potential environmental effects of this project to support any of the conclusions in the MND.** Moreover, if any studies were undertaken with regards to this project, such studies were *not* incorporated into the MND. No references to any studies were made in the IS/MND. No studies were disseminated to decision makers or the public. For instance, any traffic study conducted for the project is not part of the record as no study was referenced in, or incorporated into, the MND. The conclusions in the MND and findings are therefore *not* supported by substantial evidence *in the record*.

Additionally, in spite of requiring approvals by one or more state agencies, the IS does not appear to have been circulated to the State Clearinghouse as required by law. (CEQA Guidelines § 15073(d).) There is also no mitigation monitoring and compliance program as required by law.

PROJECT DESCRIPTION:

The MND fails to provide a complete project description and is internally inconsistent with regards to the project description. The project description states that the project will operate on **140 acres of a 230 acre site**. The project involves converting 63 acres of existing equestrian facility into 24 grass fields for sports such as soccer, football, lacrosse, ultimate Frisbee, cross county running, and field hockey; 1,930 parking spaces over 21 acres; and a 1.1 acre vendor area with two 4,800 sq. ft. shade structures. This equals **85.1 acres of a 241 acre site**. The project description is unclear and inconsistent.

The project description is also inadequate as it fails to provide the details of site lighting or the type of sod to be used, two major concerns of the project. With regards to site lighting, the project description is unclear whether there will either be "lighting for six fields," or "six (6) proposed field lights," and there is Plot Plan documenting where these lights will be located. Additionally, the description makes no statement of any additional lighting, although COA 80 Planning 18 references parking lot lights and additional outdoor lighting which will no doubt be required as the project is conditioned to operate as late as 9 pm on weekdays and 10 pm on weekends. (COA 10 Planning 11.)

There is no mention of what type of sod or seed will be used, its application method, or irrigation needs. While the applicant stated at the last hearing that Bermuda grass would be used and not watered for parts of the year, this information is absent from the IS/MND, and the project is not conditioned to require either Bermuda or limits on watering.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project is wholly inconsistent with the General Plan and land use policies. The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. The project is located within the Valle de los Caballos policy area of the Southwest Area Plan

(SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (See *SWAP*, Glen Oaks Hills/Valle de los Caballos.) Galway Downs is a central feature of this policy area:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.” (SWAP)

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Equestrian District of the Temecula Valley Wine Country Policy Area. The proposed Equestrian District policies are as follows:

“SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country-Equestrian (WC-E) Zone.

SWAP 1.13 Permit incidental commercial uses such as polo grounds, petting zoos, rodeo arena, animal hospitals, western stores, delicatessens and/or restaurants, special occasion facilities, hotels and hotels with day spas or professional culinary academies in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

SWAP 1.14 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per ten (10) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area permanently set-aside as vineyards or equestrian lands.”

The Draft Wine Country Zone- 6th Revision similarly states that in the Equestrian Zone, while ***incidental commercial uses may be permitted, they shall be permitted only when they are secondary and directly related to the commercial equestrian establishment.*** While activities such as polo matches and rodeos are consistent as “incidental” commercial equestrian uses, activities such as soccer, football, lacrosse, etc. are not.

The project is also inconsistent with the site’s existing zoning of Residential Agriculture (R-A). Per the RCIP General Plan Land Use Designation-Zoning Consistency Guidelines, recreational uses are specifically *inconsistent* with an R-A zoning designation.

The project is inconsistent with surrounding land uses and zoning designations. Land uses surrounding the project include rural residential, agricultural, and equestrian uses, in addition to vacant land. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Most project noise will come from guests and their vehicles. (MND/IS page 27-28.) However, vehicular noise was not discussed in the MND. Additionally, construction noise impacts are likely to be significant, as discussed in evidence submitted by Appellant, yet were found to be less than significant.

There is no evidence in the MND to support a conclusion that the project will not result in a substantial increase in noise levels *over existing levels* in this rural residential project area. With around 3,500 car loads of people accessing the site daily to engage in sporting activities, this impact is likely to be significant.

With regards to exceeding noise standards, the IS/MND improperly relies on the County Noise Ordinance to determine that noise standards will not be exceeded, rather than properly applying the noise standards in the General Plan. The County Noise Ordinance is not a standard of significance under CEQA, is measured in a different manner than County noise standards, and permits exemptions such that no noise reduction need occur in order to comply with the Ordinance. To the contrary, the Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards. (MSHCP Section 6.1.4.) Appellant submitted evidence demonstrating that such levels are commonly exceeded by similar park projects and by projects with similar traffic counts. An EIR must be prepared to evaluate these potentially significant impacts.

Moreover, none of the conditions required of this project are shown to reduce this project's noise impacts below a level of significance, as none of the conditions would reduce noise from the primary noise sources of this project: guests, vehicles, and construction equipment.

TRANSPORTATION/ TRAFFIC

No traffic study has been *included in the MND* or record of this project to evaluate its traffic impacts. Moreover, the documents included in the record, including the California Department of Transportation letter dated January 10, 2011, cited at the IS/MND at page 33, *indicate that the project will have significant traffic impacts*, and that accurate information regarding traffic counts was never provided. Per CEQA, evidence in the record demonstrates that the project will

have potentially significant traffic impacts, and fails to demonstrate that the scant mitigation provided, a left turn lane at SR-79 and Los Caballos Road, will mitigate such impacts below a level of significance.

With further regards to an utter lack of substantial evidence on which the conclusions of the MND are based, *the MND does not discuss impacts to any roads except intersections with SR-79 yet concludes that traffic, hazards, and maintenance impacts to all roads will be less than significant or mitigated to levels below significance.* The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contento found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to result in around 3,500 daily vehicles according the County Department of Transportation representative at the last hearing. Although this is likely underestimates this project's traffic impacts, it nonetheless represents a huge increase in vehicular traffic on these local roads. Moreover, peak traffic volumes may be in excess of 502 vehicles per hour to these roads. (Discussing Los Caballos Road and SR-79, CALTRANS Letter dated January 10, 2011, ¶ 7(d).) The record therefore shows potentially significant and unmitigated traffic impacts from this project. An EIR is needed.

Moreover, just west of Anza Road on eastbound SR-79, SR-79 bottlenecks to one eastbound lane. There has been no evaluation or analysis of traffic impacts from these additional vehicles at this bottleneck. Traffic will also occur primarily at certain intervals throughout the day as a result of the use of the project (Sports games beginning and ending at certain times.) There is no discussion of this possible congestion.

The MND fails further to analyze impacts to the freeway on- and off-ramps at SR-79S, Rancho California Rd., and Winchester Road. According to an excerpt of the Liberty Quarry Traffic Impact Analysis (DEIR Appendix K), pg. 3-14 through 3-15 attached hereto, these ramps operate at an unacceptable LOS under current (2006) conditions. The project would be used for regional tournaments and would thus result in additional traffic to these already unacceptable on- and off-ramps. Cumulative impacts to the ramps would likely be significant as well.

The traffic generated by this project on these roads would reduce the availability of these roads for other potential uses, including access to wineries as envisioned in the Wine County Community Plan. This impact was not considered in the MND.

The MND also concludes that road maintenance from this project will not be impacted, despite this hugely increased volume of vehicles and despite the fact that one of the roads accessing the site is privately owned and maintained by monetary contributions from the site and project neighbors. This conclusion is based on no substantial evidence in the record.

The MND concludes that hazards will not be increased as well. Per the evidence in the record, including the CALTRANS January 10, 2011 letter, the project may increase traffic hazards. There is no evidence in the record showing otherwise. Again, an EIR must be prepared.

In fact, on June 19, 2011 there was a significant accident at SR-79 and Pauba Rd, just a short distance from the project.

Lastly, the MND improperly defers the development of the traffic mitigation "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Additionally, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no analysis of this project's water supply needs was ever conducted for the project, and *recycled and reclaimed water is not available to the site*. In particular, this project's water needs to irrigate 63 acres of grass fields and to control dust may further reduce water primarily to agricultural uses, which has already suffered 30 % cuts as a result of drought conditions. In an area reliant on wineries, avocado, citrus, and associated agricultural uses, further cuts to agricultural water supply would be devastating. Based on the above, the project is likely to have a significant impact on water supply, and an EIR must be prepared.

AESTHETICS/ LIGHTING:

As discussed above, the MND does not describe the number or placement of lights across the site, or even consistently describe the field lighting intended (six field lights? Or lighting for six fields?). There is no discussion or evaluation of impacts from parking area and other site lighting. The MND therefore fails as an informational document and the conclusions that impacts from lighting will be less than significant are unsupported by substantial evidence. An EIR is essential to evaluate these impacts.

COAs requiring compliance with Ordinance No. 655, use of low pressure sodium vapor lights, and hooding to direct lights onto the fields will not necessarily reduce this project's lighting impacts below a level of significance. Sky glow and associated impacts from site lighting and field lighting will nonetheless likely result in significant impacts to the Observatory, where the project is located within Zone "A", and the MSHCP, where the project site is located within two criteria cells and near to conservation habitat. Appellant submitted evidence that these impacts would likely be significant despite compliance with Ordinance No. 655. Again, preparation of an EIR is essential to adequately evaluate this project's lighting impacts.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses."

Currently, the Valle de los Caballos area consists of equestrian/agricultural uses and large residential estates. The traffic, noise, and other impacts anticipated with this project and attendant noise will alter the character of the area and result in incompatible and hazardous convergences with current agricultural/equestrian uses. Furthermore, this project will substantially alter the focal point of the Valle de los Caballos policy area, Galway Downs, a change which in its own right may result in the conversion of neighboring farmland to non-agricultural uses. This potential impact to the surrounding area is not evaluated in the MND and is likely to be a significant impact of the project.

AIR QUALITY AND GHG EMISSIONS:

There was no air quality study or report undertaken to quantify the probable air quality emissions of this project. The findings of the MND are based on no evidence but instead only unsubstantiated opinion. The MND therefore fails as an informational document by failing to evaluate project impacts.

The findings in the IS are contradictory and unsupported. *For instance, the narrative findings of fact state that the project would impact air quality, independently and cumulatively, both from construction and traffic emissions.* Yet the IS concludes that such impacts will be less than significant based on no facts, evidence, or evaluation predicated on facts.

As discussed above, the project is inconsistent with the County General Plan as the site is zoned R-A and the project will use the site for recreational/commercial purposes which were not considered for a R-A zoning designation. The project was therefore not considered when predicting growth in the County's General Plan, General Plan EIR, or SCAQMD's AQMP. Consequently, the project is inconsistent with the AQMP and will result in additional regional emissions not considered or relied on in calculating and predicting growth for purposes of National or California ambient air quality standards and other air quality emissions. An EIR and Air Quality study must be prepared for this project in order to address these potentially significant impacts.

The MND states that short term grading activities would result in CO, VOC, NOX, SOX, and PM 10 and PM2.5 emissions. The MND also states that in the long term operational emissions of VOC, NOX, CO, PM10, and PM2.5 could exceed SCAQMD thresholds. The MND then states, without reasoning, that these impacts will be less than significant. These findings are not supported. In fact, all the narrative discussion in the MND points to potentially significant and unmitigated air quality impacts. In particular, this project is likely to have substantial air quality emissions of PM from parking lot dust, and Appellant submitted evidence to that effect. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. As this project is considered recreational, this significance standard should not apply and this impact should be considered potentially significant.

BIOLOGICAL RESOURCES

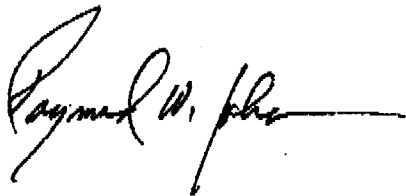
The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from traffic, noise, and lighting, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Board of Supervisors overturn the decision of the Planning Commission adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson", with a horizontal line extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

Attachment:

- 1) Johnson & Sedlack letter in support of appeal of Planning Director determination, Dated June 14, 2011.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 28, 2011

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: APPEAL OF PLOT PLAN NO. 24752

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Saturday, July 2, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals <legals@pe.com>
Sent: Tuesday, June 28, 2011 2:51 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: APPEAL OF PP 24752

Received for publication on July 2

Please Note: The Press-Enterprise offices will be closed on Monday, July 4th in observance of Independence day. Below are our Independence Day Holiday Deadlines.

Deadlines:

- Wed., June 29th at 10:30 am for all ads publishing on Fri. July 1st or Sat. July 2nd
- Thurs. June 30th at 10:30 am for all ads publishing on Sun. July 3, Mon. July 4, Tues. July 5
- Fri. July 1st at 10:30 am for all ads publishing on Wed. July 6

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 28, 2011 2:51 PM
To: PE Legals
Subject: FOR PUBLICATION: APPEAL OF PP 24752

Here's an Notice of Appeal for publication on Saturday, July 2, 2011. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 28, 2011

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: legals@californian.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: APPEAL OF PLOT PLAN NO. 24752

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Saturday, July 2, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson <TSwenson@californian.com>
Sent: Tuesday, June 28, 2011 3:01 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: APPEAL OF PP 24752

Received... will send proof copy shortly...

PLEASE NOTE: Pub dates in **green** are deadlining **TODAY**

**LEGAL ADVERTISING HOLIDAY DEADLINES
INDEPENDENCE DAY 2011**

<u>PUB DATE</u>	<u>DEADLINE</u>
Friday 7/01	Tuesday 6/28 10am
Saturday 7/02	Tuesday 6/28 2pm
Sunday 7/03	Wednesday 6/29 10am
Monday 7/04	Wednesday 6/29 2pm
Tuesday 7/05	Wednesday 6/29 5pm
Wednesday 7/06	Thursday 6/30 2pm
Thursday 7/07	Friday 7/01 10am

Tammi Swenson | Legal Advertising Executive | The Californian & North County Times | 951-676-4315 ext 2604



From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Posted At: Tuesday, June 28, 2011 2:50 PM
Posted To: Legals - Californian
Conversation: FOR PUBLICATION: APPEAL OF PP 24752
Subject: FOR PUBLICATION: APPEAL OF PP 24752

Here's the Appeal, for publication on Saturday, July 2, 2011. Please confirm. **THANK YOU!**

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A PLOT PLAN IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 12, 2011, at 1:30 P.M.** to consider the appeal filed by Rural Communities United of the Planning Commission Approval of **Plot Plan No. 24752** filed by Applicant Trip Hord Associates – Keller Consulting, Inc., which proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments and proposes field lighting and 1,930 parking spaces. The project is located northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42391**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY PROJECT PLANNER, AT (951) 955-1888 or e-mail at khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. 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:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: June 28, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 28, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for:

Appeal on Plot Plan 24752

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 12, 2011 @ 1:30 PM

SIGNATURE: _____ *Mcgil* _____ DATE: June 28, 2011
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, June 29, 2011 2:01 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: APPEAL OF PP 24752

received and posted

From: Gil, Cecilia
Sent: Tuesday, June 28, 2011 2:51 PM
To: Meyer, Mary Ann
Subject: FOR POSTING: APPEAL OF PP 24752

Hello Mary Ann,

Can you please post and confirm? THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am
(NAME and TITLE)
not a party to the within action or proceeding; that on June 28, 2011, I mailed a copy of the
following document:

Notice of Public Hearing for:

Appeal on Plot Plan 24752

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 12, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 28, 2011
Cecilia Gil

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, Laurel McKee, certify that on June 22, 2011,
Print name Date

the attached property owner's list was prepared by:

Johnson & Sedlack for the following project, PP 24752, EA 42391,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Laurel McKee 

Title/Registration: Administrative Assistant

Address: Johnson & Sedlack

Address: 26785 Camino Seco

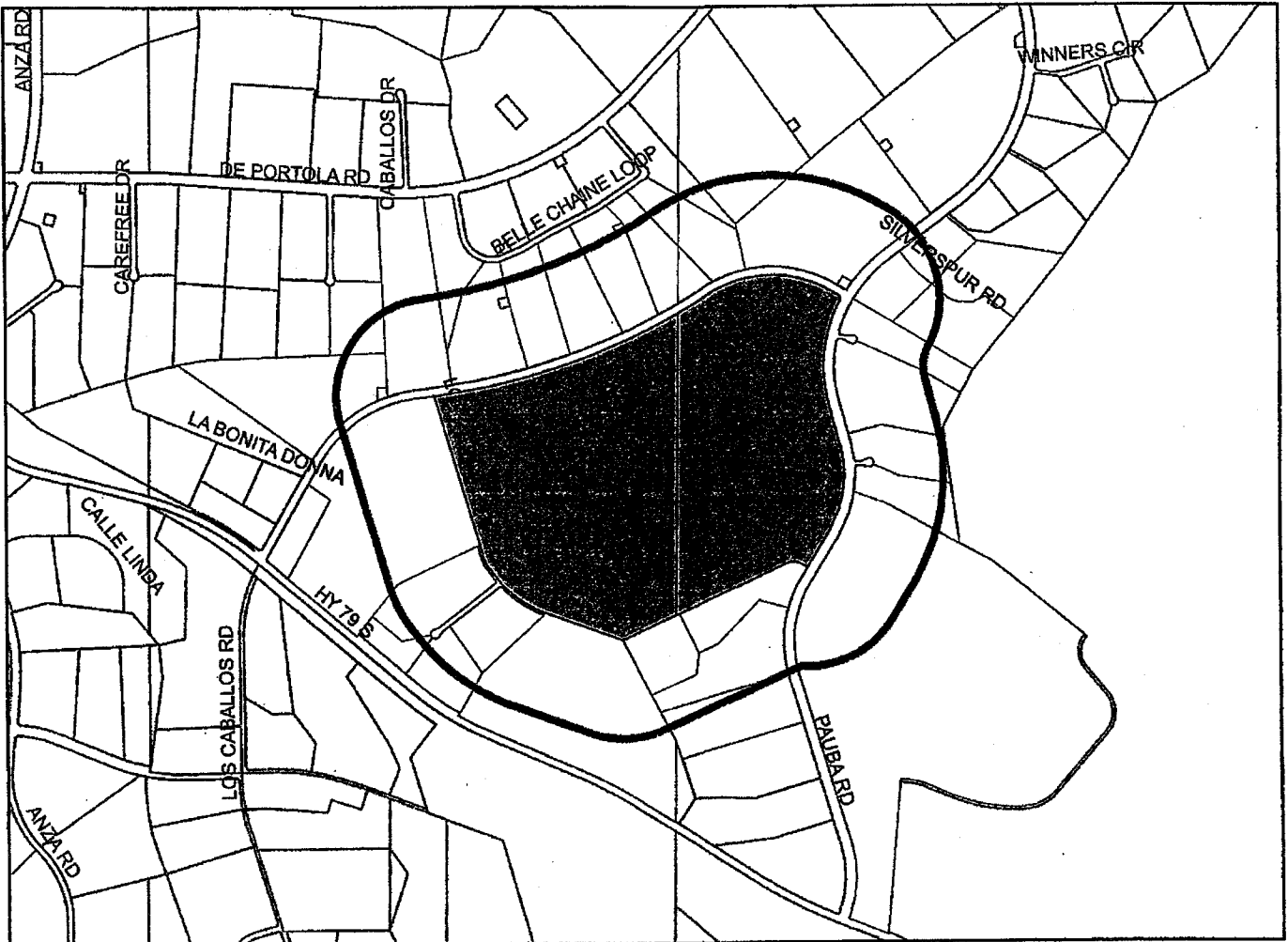
City: Temecula State: CA Zip: 92592

Telephone No.: (951) 506-9925 Fax No.: (951) 506-9725

E-Mail: esqaicp@wildblue.net

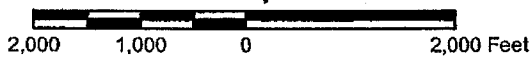
Case No.: Plot Plan 24752, Environmental Assessment 42391

1000 feet buffer



Selected Parcels

927-160-037	927-160-036	927-690-019	927-160-005	927-690-006	927-690-018	927-690-012	927-690-009	927-690-010	927-140-011
927-170-006	927-690-011	927-690-017	927-170-007	927-170-008	927-170-009	927-570-012	927-160-035	927-160-043	927-580-009
927-690-007	927-690-008	927-160-031	927-160-023	927-140-012	927-690-004	927-690-002	927-580-010	927-170-001	927-170-003
927-170-002	927-170-004	927-140-028	927-690-005	927-160-021	927-160-001	927-160-002	927-160-042	927-160-039	927-170-010



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

PLOT PLAN NO. 24752

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
OCTOBER 2010

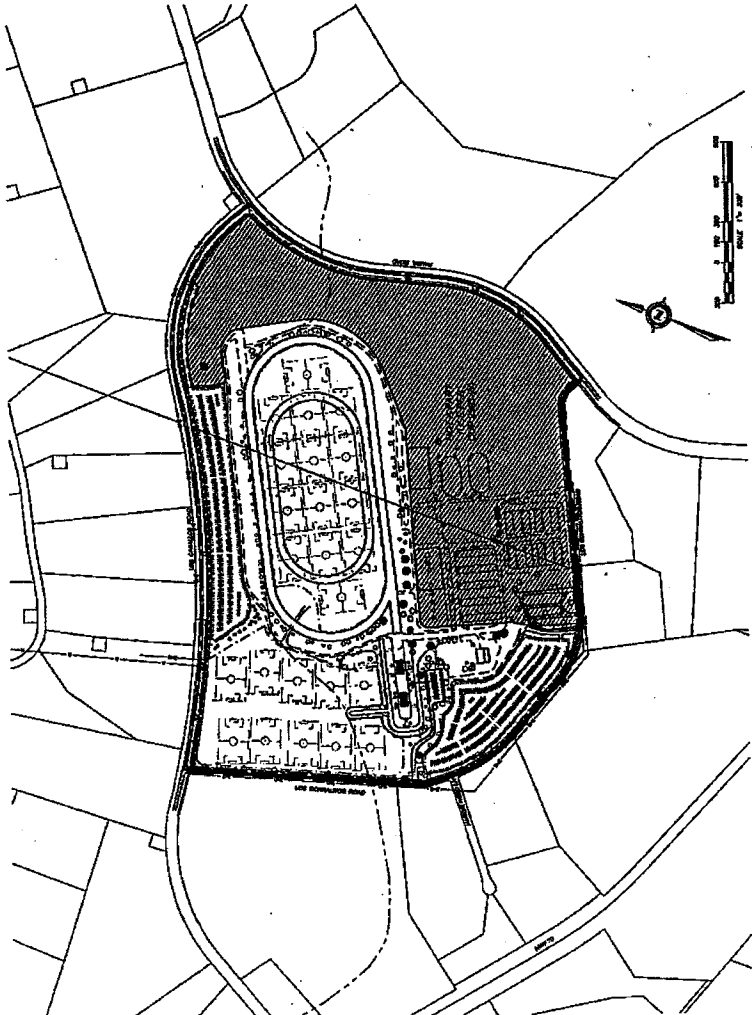
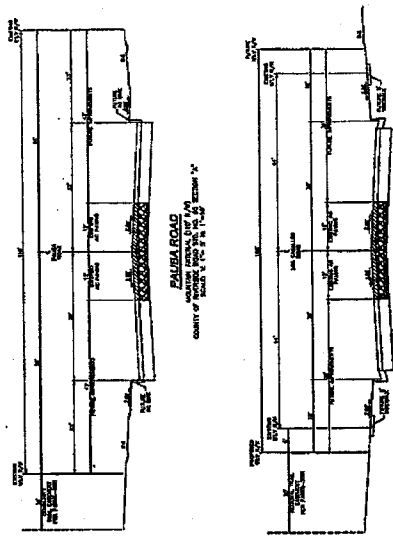
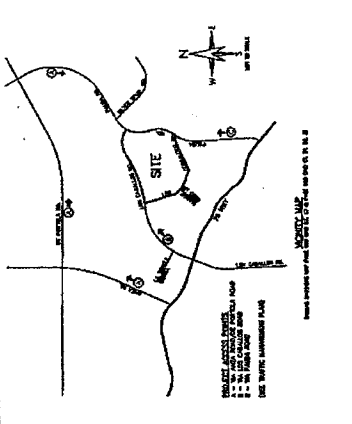


EXHIBIT LETTER
THIS EXHIBIT IS FILED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE COUNTY CLERK'S OFFICE FOR THE RECORDS AND TO BE A PART OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

PREPARED FOR:
THE DEVELOPER'S NAME
ADDRESS
CITY, STATE AND ZIP CODE

PREPARED BY:
NAME
ADDRESS
CITY, STATE AND ZIP CODE

DATE	FILE NO.
ISSUED	
REVISION	
DATE	FILE NO.
ISSUED	
REVISION	
DATE	FILE NO.
ISSUED	
REVISION	
GALWAY DOWNS PLOT PLAN NO. 24752 COUNTY OF RIVERSIDE AMENDMENT #1	
PREPARED BY: THE DEVELOPER'S NAME ADDRESS CITY, STATE AND ZIP CODE	
PREPARED BY: NAME ADDRESS CITY, STATE AND ZIP CODE	

DETAILED PROJECT DESCRIPTION
THE PROPOSED PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

GENERAL NOTES:
1. THE PROPOSED PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
2. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
3. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

GENERAL NOTES:
4. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
5. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
6. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

GENERAL NOTES:
7. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
8. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
9. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

LEGAL DESCRIPTION:
THE PROPOSED PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE PROJECT IS A DEVELOPMENT OF A 100-ACRE TRACT OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

APN: 927160036, ASMT: 927160036
BILL DICKINSON, ET AL
43240 LOS CORRALITOS RD
TEMECULA CA 92592

APN: 927140011, ASMT: 927140011
DONNA K DENNIS, ET AL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

APN: 927690019, ASMT: 927690019
BRADEN J STUMP, ET AL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

APN: 927170006, ASMT: 927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA. 92592

APN: 927160005, ASMT: 927160005
CHENG HUEI LIN, ET AL
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

APN: 927690017, ASMT: 927690017
FIRST UNION HOLDINGS
PO BOX 2454
RANCHO SANTE FE CA 92067

APN: 927690006, ASMT: 927690006
CHERYL TAYLOR BELL, ET AL
35355 LINDA ROSEA RD
TEMECULA CA 92592

APN: 927170009, ASMT: 927170009
HORSE 50
6085 TARRANT RANCH RD
LAS VEGAS NV 89131

APN: 927690012, ASMT: 927690012
CHEVAL CREEK INC
6016 RUBY RIDGE CV
SALT LAKE CITY UT 84121

APN: 927570012, ASMT: 927570012
HOWARD WEDERTZ, ET AL
43540 AVENIDA FELICITA
TEMECULA CA. 92592

APN: 927690009, ASMT: 927690009
DAVID WAYNE ROBERTS, ET AL
6432 MONARCH HILLS DR
FORT WORTH TX 76132

APN: 927160035, ASMT: 927160035
JEROME T AMERMAN, ET AL
38951 PAUBA RD
TEMECULA CA 92592

APN: 927690010, ASMT: 927690010
DON MOSCO, ET AL
7211 VIA MARIPOSA NORTE
BONSALL CA 92003

APN: 927160043, ASMT: 927160043
JESSE LOPEZ, ET AL
30000 YNEZ RD
TEMECULA CA 92591

APN: 927580009, ASMT: 927580009
JUDITH ANN GARFI PARTRIDGE
22860 SAVI RANCH PKWY
YORBA LINDA CA 92887

APN: 927690007, ASMT: 927690007
LANCE STEINMANN, ET AL
41305 CRESTA VERDE CT
TEMECULA CA 92592

APN: 927170001, ASMT: 927170001
RAY R RICH, ET AL
36540 SILVER SPUR RD
TEMECULA CA 92592

APN: 927690008, ASMT: 927690008
MICHAEL D AINBINDER, ET AL
6702 GATE HILL CIR
HUNTINGTON BEACH CA 92648

APN: 927160031, ASMT: 927160031
P A OMMERT, ET AL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

APN: 927160023, ASMT: 927160023
PAUL H STEINBROOK, ET AL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

APN: 927140028, ASMT: 927140028
RENE LAMBERT, ET AL
PO BOX 6399
BURBANK CA 91510

APN: 927690005, ASMT: 927690005
RICKIE E TAYLOR, ET AL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA CA. 92592

APN: 927160021, ASMT: 927160021
ROBERT C MCKAY, ET AL
44130 MAGGIE WEED LN
TEMECULA CA. 92592

APN: 927160002, ASMT: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

APN: 927160042, ASMT: 927160042
TERREL E PAINE, ET AL
43750 LOS CABALLOS
TEMECULA CA. 92592

APN: 927160039, ASMT: 927160039
VICTOR M HERNANDEZ, ET AL
CIO VICTOR & DALIA HERNANDEZ
FAMILY TRU
2521 VIEW RIDGE DR
CHINO HILLS CA 91709

APN: 927170010, ASMT: 927170010
WAGONWHEEL RIDGE
6085 TARRANT RANCH RD
LAS VEGAS NV 89131

extra copy
Appeal PP 24752 (38)

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Applicant:
Trip Hord Associates
P.O. Box 1235
Riverside, CA 92502

Eng-Rep:
Keller Consulting Inc.
6753 Brockton Ave.
Riverside, CA 92502

Owner:
SFT Realty Rockaway, LLC
44040 Jeramie Dr.
Temecula, CA 92592

Appellant:
Rural Communities United
P.O. Box 760
Aguanga, CA 92536

Appellant's Rep:
Johnson & Sedlack
Attn: Raymond Johnson
26785 Camino Seco
Temecula, CA 92592

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of



An Edition of the North County Times

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

July 2 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

5th day of July, 2011

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A PLOT PLAN IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 12, 2011, at 1:30 P.M. to consider the appeal filed by Rural Communities United of the Planning Commission Approval of Plot Plan No. 24752 filed by Applicant Trip Hord Associates - Keller Consulting, Inc., which proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 60 acres. A vendor area, with two 4,000 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments and proposes field lighting and 1,930 parking spaces. The project is located northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 43391.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTER/PROJECT PLANNER, AT (951) 955-1888 or e-mail at khester@rctima.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements for 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:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: June 28, 2011
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: 7/02/2011

enterprise media

Legal Advertising Invoice

THE PRESS-ENTERPRISE **PE.com**

THE BUSINESS PRESS **SoCal**
Commercial Printing

LA PRENSA WEEKLY

8-MEDIA waves

LANDSOCAL

LA PRESS

HS

① BILLING PERIOD 07/02/11 - 07/02/11 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ③ BILLING DATE 07/02/11 | FOR BILLING INFORMATION CALL (951) 368-9713 ④ PAGE NO 1
 ⑤ TOTAL AMOUNT DUE 241.80 ⑥ UNAPPLIED AMOUNT | ⑦ TERMS OF PAYMENT Due Upon Receipt

⑧ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

⑨ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑩ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56603073 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑳ NET AMOUNT
07/02	4311664 C0	PH APPEAL PP 24752 Class : 10 Ctext Ad# 10715076 Placed By : Cecilia Gil	186 L	1.30		241.80

*Planning
16.5 of 07/12/11
1 hr
PP24752*

2011 JUL 12 PM 11:50
 CHECK/ENDORSEMENT REQUIRED
 BOARD OF SUPERVISORS

② CURRENT NET AMOUNT DUE	③ 30 DAYS	④ 60 DAYS	⑤ OVER 90 DAYS	* UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
					241.80

enterprise media
 THE PRESS-ENTERPRISE **PE.com**
 P.O. BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

ADVERTISING STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

S&I™

⑦ STATEMENT NUMBER	⑧ BILLING PERIOD	⑨ BILLED ACCOUNT NUMBER	⑩ ADVERTISER/CLIENT NUMBER	⑪ ADVERTISER/CLIENT NAME
56603073	07/02/11 - 07/02/11	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

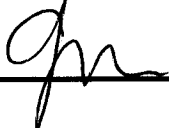
Ad Desc.: PH Appeal PP 24752

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-02-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jul. 2, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10715076

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A PLOT PLAN IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 12, 2011, at 1:30 P.M.** to consider the appeal filed by Rural Communities United of the Planning Commission Approval of **Plot Plan No. 24752** filed by Applicant Trip Hord Associates - Keller Consulting, Inc., which proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments and proposes field lighting and 1,930 parking spaces. The project is located northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42391**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY PROJECT PLANNER, AT (951) 955-1888 or e-mail at khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any

oral testimony, before making a decision on the proposed project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. 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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147
Riverside, CA 92502-1147

Dated: June 28, 2011

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board
Assistant 7/2

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

1:30 p.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on Appeal of Planning Commission's Approval of PLOT PLAN NO. 24752 – Trip Hord Associates – Keller Consulting, Inc. – Rancho California Zoning Area – Southwest Area Plan – 3rd District. Plot Plan No. 24752 proposes grass fields to be used for soccer, youth football, lacrosse, ultimate Frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments and proposes field lighting and 1,930 parking spaces, the Chairman called the matter for hearing.

Dave Mares, Principal Planner, Planning Department requested the matter be continued.

The following people spoke on the matter:

Ray Johnson
Jerry Gilbert
Chuck Dacus
Erin Kinney
Dale Chavez
Susan Baclawski
Bill Dickinson
Susan Bindl
Olivia Papa

Terilee Hammett
Amy Dickinson
Laura Robertson
Eric R. Carson
Glenn N. Leisore
Judy Roberts
Tony Papa

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 24, 2012 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 4, 2011 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 4, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB



MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna

County Executive Officer

Jay E. Orr

Assistant County Executive Officer

TO: Kecia Harper-Ihem, COB
FROM: Jay E. Orr, Assistant CEO
DATE: September 29, 2011
RE: CONTINUANCE

The department is requesting the item below be continued to December 20, 2011:

16.1 – TLMA/PLANNING: Public Hearing on Appeal of Planning Commission's Approval of PLOT PLAN NO. 24752 – Trip Hord Associates – Keller Consulting, Inc. – Rancho California Zoning Area – Southwest Area Plan – 3rd District. Plot Plan No. 24752 proposes grass fields to be used for soccer, youth football, lacrosse, ultimate Frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments and proposes field lighting and 1,930 parking spaces. (16.5 of 07/12/2011)

H:\dGRANT\form 115\continuance.doc

10.4.2011
16.1

Harper-Ihem, Kecia

From: Hernandez, Karlene <KHERNAND@rctlma.org>
Sent: Thursday, September 29, 2011 12:00 PM
To: Grande, Tina
Cc: Harper-Ihem, Kecia
Subject: FW: PP24752 reschedule hearing & payment

Good afternoon, ladies:

There has been a change in the request for continuance on the above matte (Item 16.1 on the October 5th BOS agenda). The applicant is requesting that the item be continued to the December 20, 2011, BOS meeting. Please see messages below.

Thank you,

Karlene Hernandez
Executive Assistant
Planning Dept./RCHCA
Phone: (951) 955-6097
Fax: (951) 955-1811
Website: <http://www.rctlma.org/planning>

From: Neal, Greg
Sent: Thursday, September 29, 2011 11:35 AM
To: Hernandez, Karlene
Subject: Fw: PP24752 reschedule hearing & payment

Sent via DroidX2 on Verizon Wireless™

-----Original message-----

From: "Ken C. Smith" <kens@southwesttraders.com>
To: "Hesterly, Kinika" <KHESTERL@rctlma.org>, 'Larry Markham' <lrm@markhamdmg.com>
Cc: "Neal, Greg" <GNEAL@rctlma.org>
Sent: Thu, Sep 29, 2011 00:21:03 GMT+00:00
Subject: RE: PP24752 reschedule hearing & payment

Kinika
Please reschedule our hearing until 12 20 11 meeting.

Also I am delivering a check to Larry Markham Thursday AM and his staff will drop off this week

If you have questions or concerns please advise

Thank you,

Ken Smith

Southwest Traders, Inc.

Your Distribution Solution

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us by reply e-mail at kens@southwesttraders.com or by telephone at (951)587-3669, and destroy the original transmission and its attachments without reading them or saving them to disk.

From: Hesterly, Kinika [<mailto:KHESTERL@rctlma.org>]
Sent: Wednesday, August 24, 2011 7:47 AM
To: Ken Smith; 'Larry Markham'
Cc: Neal, Greg; Mares, David
Subject: PP24752 payment

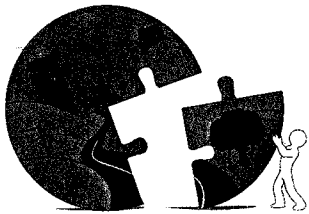
Good morning,

Please provide a status of the \$19,000 payment requested on June 23rd (see e-mails attached). Also, please let me know the status of the studies you were planning to provide. Please note that I will not be able to continue work until fees are paid.

Thank you,

Kinika Hesterly - Urban Regional Planner IV
Riverside County Planning - 4080 Lemon Street, 12th Floor
Riverside, CA 92502 - Khesterl@rctlma.org
(951) 955-1888 phone - (951) 955-1811 fax

Please Note: Our office is closed every Friday.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Memorandum

DATE: October 4, 2011
TO: Board of Supervisors
FROM: Kinika Hesterly, Urban Regional Planner
RE: **Item 16.1 - Appeal of Plot Plan No. 24752**

Please note the following e-mails received:

- a) E-mail in opposition to the appeal and in support of the proposed project from Patricia Ommert, dated July 11, 2011.
- b) Emails in support of the appeal and in opposition to the proposed project from:
 - 1. Cheryl Bell, dated July 12, 2011;
 - 2. Jan Tucker, dated September 17, 2011;
 - 3. Cherina Jaeger, dated September 21, 2011;
 - 4. Bill and Amy Dickinson, dated September 30, 2011;
 - 5. Erin Kinney, dated October 3, 2011;
 - 6. Theresa Fogarty, dated October 3, 2011;
 - 7. Susan Clay, dated October 3, 2011; and,
 - 8. Elisa Niederecker, dated October 4, 2011.

16-1

**a) E-mail in opposition to the appeal
and in support of the proposed
project**

Hesterly, Kinika

From: Pat Ommert [patommert@gmail.com]
Sent: Monday, July 11, 2011 12:11 PM
To: Hesterly, Kinika
Subject: plot plan No. 24752 Tuesday, July 12, 2011, at 1:30 P.M.

Clerk of the Board of Supervisors of Riverside County

I am not able to attend the meeting tomorrow. As long as Galway Downs remains primarily an equestrian facility, I am in approval of the addition of soccer and other grass sports on the approximate 65 acres mentioned in plot plan No. 24752.

I own parcel # 927160031 - 7 which is leased at this time.

Sincerely,

Patricia Ommert
400 W. Riverside Dr. Unit 19
Burbank, CA 91506

818 567 0561

**b) Emails in support of the appeal
and in opposition to the proposed
project**

Hesterly, Kinika

From: starpackaging@verizon.net
Sent: Tuesday, July 12, 2011 10:20 AM
To: Hesterly, Kinika
Subject: Re: RE: RE: Appeal of PP24752 statement

Hello to Riverside County Board,

I am writing because I am the property owner of 10 acres located between Belle Chaine Loop and Los Caballos Rd. We are concerned about the proposed development of Galway Downs into a sports complex. Galway Downs has been an equestrian center for many, many years. We purchased the property we own to construct a horse training facility, however we have been told by Riverside county that we will not be able to put up barns and erect a training facility without a house on the property. So our use for the property now is to build a home on and live on it. The proposed sports complex has operating hours from 7am until 10pm 7 days per week. Portable bathrooms are also approved. This is an area of high end homes. Also, 2000 parking spaces with a family per car could mean approximately 8,000 people using the facility. Think about 8,000 people using porta potties with the wind blowing in the direction of the expensive homes in the area. Also, concessions will lead to wind blowing garbage onto our properties, not to mention the dust from all those cars parking on dirt. The stadium lighting until 10 pm everyday and noise from both people at sporting events and PA systems will change the rural equestrian lifestyle and effect the property values. How can we have out windows open when there will be dust, odor, noise and stadium lights until 10pm everyday? We know the garbage will end up blowing onto our properties just like it does everytime there is new construction, except this will never end, unlike new construction. The traffic is another issue. If events end at 10 the lights and traffic won't subside until much later. This is not something we want to build a million dollar home next to. All the lots along Belle Chaine Loop and Los Caballos have very stringent building standards and cc& rs. They have a minimum of a 4,000sq ft house, gated entry and high end features. Also, why can we not build an equestrian training facility with stabling for 25 horses that will not effect this equestrrian community and they can bring in 2,000 cars with all the problems and probably some we have not yet even thought of?

The area is called Valle de los cabllos for a reason. It means valley of the horses. Los caballos rd means horse rd. Will I get to put up a barn if they can put in a sports complex? Also, if there is a shortage of water in the area how will this effect it? Think about what those who have been denied permits for barns in this area will think when the developer can put in a sporting complex and they can't have a simple barn to train their horses.

Cheryl Bell

On 07/11/11, Hesterly, Kinika<KHESTERL@rctlma.org> wrote:

It varies. Sometimes the Board accepts staff recommendations and sometimes they don't.

From: starpackaging@verizon.net [<mailto:starpackaging@verizon.net>]
Sent: Monday, July 11, 2011 1:48 PM
To: Hesterly, Kinika
Subject: Re: RE: RE: Appeal of PP24752 statement

Do they usually accept recommendations? A couple of us will have to take the afternoon off work and drive to Riverside from Temecula. Just wondering if you have any inking based on the past situations.

Cheryl

On 07/11/11, Hesterly, Kinika<KHESTERL@rctlma.org> wrote:

Unfortunately I will not know whether the Board accepts my recommendation until the meeting. Also, statements should be in as soon as possible before Board tomorrow.

Hesterly, Kinika

From: Jan Tucker [jtuck2@hotmail.com]
Sent: Saturday, September 17, 2011 1:18 PM
To: Stone, Jeff; Hesterly, Kinika; Johnson, George; district1@rcbos.org; district2@rcbos.org; district4@rcbos.org; district5@rcbos.org
Subject: PP24752 Galway Downs Sports Complex

Dear County Supervisors:

As residents of wine country, my husband and I are vehemently against the approval of this complex, which is totally and obviously inappropriate for this rural area, as you have accurately described it many times.

This is yet another slap in the face to many residents who moved here for the rural atmosphere, peace and tranquility it offers us. Many have escaped Orange County and San Diego County to avoid the traffic jams and noise that have gridlocked that area, frustrating residents to the point where they left. We don't want the same to happen here. Your wine country expansion plan is already too much. Please do not add to it with Galway Downs.

Please get on board with us now and allow us to retain the atmosphere we paid dearly to acquire. This is our home. Do not destroy it. The same could happen to you one day and then you will understand.

Sincerely
Jan Tucker

Many Wine & Horse Country residents are concerned about this project and it's lack of review by the County. An Environmental Impact Report was not done, only an assessment by the County Planning Department. It is being touted as only converting 60 acres of Galway Downs when in actuality it is over 140 acres (over 60% of the property). This Sports Complex has the potential to completely reverse the intent of the Valle De Los Caballos as an equestrian community. It will set a precedence and open the flood gates for the County to allow anything to the area deemed "recreational" by the Planning Director. Other concerns are traffic, noise and lighting. This new traffic will not benefit the Wineries, as the people leaving the sports complex with their families will be headed for the conveniences along Hwy 79 South, not wine tasting in Wine Country. It's a good project, but in a bad location and if allowed to take hold here, the residents of this valley and beyond to Wine Country will be forever left with the intrusion of traffic, noise, lights and a permanent change of lifestyle.

Important Upcoming Meeting Information

The Galway Downs Sports Complex appeal hearing

is set to go before the Board of Supervisors on October 4th.
4080 Lemon St Downtown Riverside. Time is TBD.

Hesterly, Kinika

From: Cherina Jaeger [cherinajaeger@gmail.com]
Sent: Wednesday, September 21, 2011 12:06 PM
Subject: PP24752 Galway Downs Sports Complex

I am against the above-referenced project for the following reasons:

- There was no Environmental Impact Report done. Just an assessment by the County Planning Department.
- Seems like the acreage being converted is over 60% of the property which I find unacceptable.
- I do not feel a sports complex is suited to the area....supposed to be an equestrian community.
- Traffic, noise and lighting would be an issue. The charm of the area is it's quaintness, quietness with NO commercial-sty observatory, we are required to use low sodium lighting.
- I do not see any additional income to the wine country as all traffic would head to the freeway via Hwy 79.

A project like this, while it's a good one, is not right for Galway Downs. It would change the lifestyle of the residents...forever.

Thank you for reading this.

Cherina

REMEMBER: If you forward this, please remove all email addresses before you send it on, and use the BCC area when forwarding to several people at once.
Be kind to our email friends.

Hesterly, Kinika

From: Bill n Amy Dickinson [abdickinson5@gmail.com]
Sent: Friday, September 30, 2011 12:35 PM
To: Stone, Jeff; Hesterly, Kinika; Johnson, George; district1@rcbos.org; district2@rcbos.org; district4@rcbos.org; district5@rcbos.org
Subject: Galway Downs

We are the owners of the property directly across the street from Galway Downs. We are opposed to this project for the following reasons:

- 1- Traffic-1,930 parking spaces with cars coming and going every 3 hours!
- 2- Noise- whistles, air horns , etc.
- 3- Incompatibility with the current Valle De Los Caballos and future Wine Country zoning allowable uses
- 4- Bright white stadium lighting that belongs in an urban setting.
- 5- Loss of **Equestrian** Property values and **Equestrian** lifestyle.
- 6- Setting a precedence for more of the same type of project in the future.
- 7- Los Corralitos Road is a private Road owned by the developer. We feel it would not be reasonable or safe to allow this increase of traffic on a narrow substandard road which is currently in desperate need of repair.

Please send this project back to planning and require the developer to design a project that will not destroy our rural way of life in the Valle De Los Caballos.

Thank you,

Bill and Amelia Dickinson
43240 Los Corralitos Rd.
Temecula

Hesterly, Kinika

From: Erin Kinney [avocadoerin@gmail.com]
Sent: Monday, October 03, 2011 6:03 AM
To: Stone, Jeff; Hesterly, Kinika; Johnson, George; district1@rcbos.org; District2@rcbos.org; district4@rcbos.org; district5@rcbos.org
Subject: Agenda Item 16.2 - PP24752 Galway Downs Sports Complex Oct 4th BOS Hearing

Dear Supervisors,

Please take a long in-depth look at the facts for this project. Then send this back to the drawing board for an EIR.

1. It is an urban sports park positioning itself within a long held rural equestrian location.
2. It is not consistent with the proposed Valle de Los Caballos Policy area or the Wine Country Plan slated for approval early next year.
3. It will add a lot of new traffic to the area yet won't contribute to the benefit of Wine Country.
4. You can't light a sports field in Zone A of ord 655. White field lighting is not allowed. Period. Why is the owner still pursuing field lighting?
5. The project will forever change the Valle de Los Caballos and will set a precedence for more non-equestrian, non-winery related uses.
6. It will degrade the property values of the owners surrounding the area with the noise, traffic and illegal sports field lighting they are apparently going to install anyway.
7. There is nothing in place to address the access issues and Los Corrilitos Rd. Which is a private road that several properties use for ingress and egress yet no plan in place for road improvements and no easement. Los Corrilitos Rd is in extremely poor shape.
8. Pauba Rd and Highway 79 South intersection is a death trap. 1900 cars leaving or arriving to this place will be looking for any way out or in.
9. Loss Corrilitos, Pauba and Los Caballos roads are all used by horse riders on a regular basis. This will not be possible with the huge amount of vehicles this complex will be attracting.
- 10 This sports complex is not just for soccer playing. Please read the description thoroughly. Football, ultimate Frisbee, lacrosse, cross country running and field hockey and anything similar is allowed. **NO ONE IS ADDRESSING THE IMPACTS THAT THESE OTHERS ACTIVITIES WILL BRING.**

Sincerely,

Herbert and Erin Kinney
Glen Oak Hills
Temecula, CA

Hesterly, Kinika

From: Theresa Fogarty [terry501@earthlink.net]
Sent: Monday, October 03, 2011 11:50 AM
To: Stone, Jeff; Hesterly, Kinika; Supervisor Benoit; Marion Ashley; Bob Buster; Johnson, George; John Tavaglione
Subject: GALWAY DOWNS SPORTS COMPLEX

RE: GALWAY DOWNS SPORTS COMPLEX
PP24752
AGENDA ITEM 16.2 10/4/11

To the Board of Supervisors, Kinika Hesterly, and George Johnson,

I am writing in support of the Appeal of the Planning Commission's Approval of the above referenced project.

Some of the issues with this project are **Incompatibility** with the area and it does not promote the goals of the future Wine Country Plans and does not promote Valle de Los Caballos as an Equestrian area.

This is a massive project that will generate way too much **noise** and **traffic**. The negative impacts are too great. The parking lot alone will have over 1,800 parking spaces which is an indication of the volume it expects. The **lights** will also be intrusive.

This sports park project would **destroy** the **rural atmosphere** and **lifestyle** along with that of equestrians. This could also impact property values. Setting a precedence for more of the same type of project would destroy the area. There are also **water availability issues**.

This project is better suited to a more urban area where the impacts wouldn't be so huge.

Thank you,
Theresa Fogarty
Temecula, CA

Hesterly, Kinika

From: Susan Clay [sclay@verizon.net]
Sent: Monday, October 03, 2011 2:21 PM
To: Stone, Jeff; Hesterly, Kinika; Johnson, George; district1@rcbos.org; district2@rcbos.org; district4@rcbos.org; district5@rcbos.org
Subject: Agenda item 16.2 -PP24752 Galway Downs Sports Complex

To All,

The above referenced project should **not** go forward as proposed for the following reasons:

The traffic generated by this venue will certainly overwhelm the existing infrastructure, whether it is from Hwy 79S or from De Portola.

The noise will reverberate throughout the area and cause much grief to the surrounding residents and equestrian inhabitants. If the County really wants to preserve the rural atmosphere in this area, it will not introduce a clearly urban use.

The bright white lighting required for these sports purposes will not contribute to a rural setting, it will in fact destroy it.

Once the door is opened to this type of venue, more will follow.

The local sports community does not see the need for more sports facilities. The conclusion is that this venue is not for local use, but for imported users, commuting many miles to use it. How is this good for the environment, or for air quality. These types of facilities belong nearer to the user community.

Susan Clay
Temecula

Hesterly, Kinika

From: Elisa Niederecker [winecountryplanrep@yahoo.com]
Sent: Tuesday, October 04, 2011 7:54 AM
To: Stone, Jeff; Hesterly, Kinika; Johnson, George; district1@rcbos.org; district2@rcbos.org; district4@rcbos.org; district5@rcbos.org
Subject: PP24752-Galway Downs

To Sirs/Madams.

We would like to state our opposition to PP24752, Galway Downs. We feel this plot plan is incompatible with the peaceful surrounding of existing homes and horse ranches. A sports complex of this magnitude would not only create an over abundance of noise and light pollution but would have a very negative impact on the already overburdened rural roads and streets within the area. The County by it's own admission does not have plans in the near future to re-engineer and repair the arteries into and out of this venue. The County needs to fully consider the significant increase of traffic due to the future commercial activities at the wineries. Drinking drivers and parents with kids rushing to attend a practice or tournament is a recipe for a disaster.

Respectfully,
Elisa and Jim Niederecker
Temecula Residents

STOP!

10-4-2011

GALWAY DOWNS
16260 ACRE
SPORTS COMPLEX
1930 PARKING SPACES
24 SPORTS FIELDS

item

llc. 1
charles' locus

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ¹⁶⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

Name	Address
Joanna Crombie	PO Box 391608 Anza, CA 92539 61790 Sunset Sage Trail
Andrea Hedford	48431 Indian Trails Road Aguanga, CA 92530
Kim Striff	45956 Hwy 371 Aguanga, CA 92536
Debra Montijo	39366 Shree Temecula 92592
KELLY THEEL	31440 VIA EDUARDO, TEMECULA 92592
DANIO BAREN	22414 San Jacinto Ave San Jacinto, CA. 92583
Jennifer Lehr	40960 Calif. Oak Ranch / 39575 Shrup RD ^{Temecula} 92592
Paul Turner	P.O. 656. Wildomar CA 92595
Alyssa Chung	Weyer Rod. ANZA CA 5
John McJA	P.O Box 391655 ANZA CA 92539
Deane Sall	DE PORTOLA RD Temecula 92592
Eas MORAISON	40399 Denise rd. Hemet CA. 92544
Maria Harris	43810 Villa Del Sur Temecula, CA 92592

STOP!

GALWAY DOWNS

160 60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

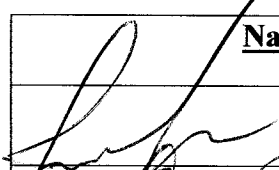

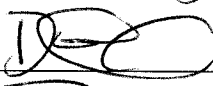


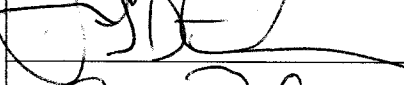
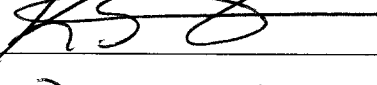
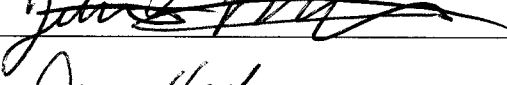
PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~68~~¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Eric Carson ERIC CARSON	39100 PAUBA ROAD TEMECULA
FRABT JOBRE	45032 OAKFORD CT TEMECULA
Jenna Arzinger	31891 Via Seron, Temecula
NICOLE KING #4112	44102 Longfellow Ave. Temecula
Sue Dilluigi Sue Dilluigi	43980 Mahlon Vail Rd. Temecula
Corinne Wetzel Corynne Wetzel	625 LaMarr Ln. Placentia CA 92870
Sarah Gibbs	34131 De Portola Rd Temecula
Lucie Green	40320 Calle Torcida Temecula
Wendy June	12651 Rancho Heights Rd Pala 92059
JANE COOK	33320 Temecula Parkway Tem.
Eric M Wiley	1368 El Nido Dr Fallbrook, 92028
MIKE BARNES	41065 1ST STREET Temecula 92052
La...	4482 79 Hwy 50.
Dee...	2405 Via La Omnia Fallbrook CA 92028

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~68~~ ¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. **Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.**

<u>Name</u>	<u>Address</u>
	41710 Belle Chaux Loop Temecula CA 92592
	PO Box 1060 V. C. Ca. 92082
Frank Gonzalez	9221 Willow View Dr. Middleton FD
	41825 N. W. C. Temecula
	7380 CATARACT AVE SAN P. CA
	4114 VIA MARIA OCEANSIDE CA 92057
	59400 DEVILS LANE MTN CENTER CA 92561
Don Bulach	836 MILLMARK GR. ST. SAN PEDROCA 90731
	4905 LACK RD BRAWLEY 92227
Dan Edler	9082 Deep Creek Rd Apple Valley 92308
Neal Arrows	40210 Cactus Valley Rd Hemet 92543
Mike Huber	34458 Sunnyside Rd Winchester 92596
Bully Cadden	223 Vista Bonita N.P. Calif
	30049 Stephanie Ln Hemet CA
Gary Hook	32825 Keller Rd. Winchester Ca.

STOP!

160

**GALWAY DOWNS
~~X~~ ACRE
 SPORTS COMPLEX
 1930 PARKING SPACES
 24 SPORTS FIELDS**

**LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
 CURRENT ZONING DOES NOT ALLOW!**

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

Name	Address
Roberta Scane	34520 DePortola Rd Tem. 92592
Cory L. Lewis	34520 DePortola Rd Tem. 92592
R. Hugo	40391 CARMELITA CIRCLE, Tem. 92591
Tommy	24321 Thunder Trail DB Ca 91765
Diana Deane	44339 Thunder Trl, DB, Ca 91765
_____	11201 Fremont St 23295 Beech St Menard 92545
West	PO Box 89000 Temecula CA 92589
Frances Howe	11201 FREMONT ST YUCAIPA CA 92399
Dale Fry	11201 FREMONT - YUCAIPA CA 92399
R. B. P. M.	1319.0 Box Anson Cr 92065
James Walker	32825 Keller Wendover Ca 92594
D. K. M.	41046 Avenida de la Reina Temecula 92592
D. M.	32575 Ascutt Way Menifee CA 92584
Andro Salas	44817 Longwood Ave Temecula CA 92592

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ¹⁰⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. **Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.**

Name	Address
Lisa M. Smith Lisa M. Smith	2078 St. Emilion Ln San Jacinto CA 92585
Travis Holtan	5252 Beach St Riverside CA 92504
Chobie Bailey	9586 Suenep Rd Reddy CA 92509
Shannon Upstone	33422 Hillcrest Ct Wildomar, CA 92592
Austin Barnett	33422 Hillcrest Ct Wildomar, CA 92592
CJ Bullard	44047 Bonanza G, Temecula CA 92592
Jan Sutton	4461 Acorn Court Y. L. Ca
Janie Sutton	4461 Acorn Court Y. L. Ca
EDEN BEUTLER	46020 Via La Morana, TEMECULA CA 92592
Maak Sutton	46030 Via La Colocata, TEMECULA, CA 92592
MICHAEL J. NAYVIN	POB 29087 PHILADEL. CA 92329
Brendy LaFette	12547 Palos Temecula Valley Central, CA
Dan	42975 Stanley Rd Hemet, CA 92544
Amy Paul	42975 Stanley Rd Sage, CA 92544
Cayzer Derrick	42975 Stanley Rd Sage, CA 92544

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ^{63,640} acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. **Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.**

<u>Name</u>	<u>Address</u>	<u>Signature</u>
1) SUSAN CLAY	34076 CHAMARRA DR	Susan Clay
2) Elisa Niederecker	39595 De Marquet Ct	Elisa Niederecker
3) Dan Matrisciano	39533 Calle Anita	Dan Matrisciano
4) Ellen Christensen	39533 Calle Anita	Ellen Christensen
5) ANTHONY J. PAPA	36628 MONTE DE ORO Temecula	Anthony J. Papa
6) Theresa Fogarty	39331 Chaparral Dr	Theresa Fogarty
7) Claudia Papa	36628 Monte de Oro Rd.	Claudia Papa
8) Evangelina Cadrecha	40410 ARANDA ST.	EVANGELINA CADRECHA
9) ERIN KINNEY	41925 Avenida Ortega	Erin Kinney
10) Herbert Kinney	41925 Avenida Ortega	Herbert Kinney
11)		
12)		
13)		
14)		

STOP!

160

**GALWAY DOWNS
X ACRE
SPORTS COMPLEX
1930 PARKING SPACES
24 SPORTS FIELDS**

**LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
CURRENT ZONING DOES NOT ALLOW!**

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
MARK GAISER	20052 ELEN/HEAVEN DR
ERIN LAUCK GUNDY	2580 Lookout Pt., Norco, Ca. 92860
Andrea Taylor	116145 Valley Spring Rd, Chino Hills, Ca 91709
Lanena Gonzales	6327 MEAD RIV CA 92504
JERRY FRANCISCO	31905 TEMECULA PKY TEMECULA 92592
Darren Lauck D	2580 Lookout Point
Elizabeth Young	29976 Sun Country Ln Sun City, CA 92586
Jayne Bass	33355 Cacerment Wldm 92595
Bernie McCarty	31985 Green Meadow Rd CA 92592
Lisa Carson	33352 Madera de Playa Temecula, Ca 92592
Matt Carson	33352 Madera de Playa Temecula, Ca 92592
Jim Carson	4615 Hampden Rd. Corona del Mar CA 92625

STOP!

160

**GALWAY DOWNS
~~X~~ ACRE
 SPORTS COMPLEX
 1930 PARKING SPACES
 24 SPORTS FIELDS**

**LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
 CURRENT ZONING DOES NOT ALLOW!**

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~68~~¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Dana G. Jubber	22819 Via Santana, Novato, CA
Heary Newberry	22819 Via Santana, Novato CA 92567
Harold Nelson	1704 Marin Dr, Bendale CA 92342
Michael A. Smith	28511 Ortega Highway, San Juan Capistrano CA 92675
Betty GREHL	P.O. Box 996 Valley Center, Ca. 92082
Kristen Fucera	31690 Scott Rd, Winchester, Ca 92596
Gay Smith	28511 Ortega Hwy, San Juan Capistrano CA 92675
Sterling Wolfe	4705 Ranch Creek Rd, Valley Center, Ca 92082
Shaun O Baker	6772 Rainbow Fallbrook 92028
Tom O Baker	--
Mark Behm	4036 E. Sundance Ct Orange Ca 92869
Pat Tompkins	11062 Meads Orange Ca 92869
RMeyer	P.O. Box 892216 Temecula

STOP!

GALWAY DOWNS

10.80 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ⁶⁸ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Tenisha Vargas	10627 Tamatea Ln. Anza Ca. 92539
Kevin Mochyk	45830 Paseo Gallante, Temca 92592
Sherry Mochyiki	45830 Paseo Gallante, Temca 92592
Patricia Ryan	26825 Ryan Ranch Rd Menlo 92584
Barbara A Ryan	26825 Ryan Ranch Rd " "
Barbara A Ryan	40399 Denise rd Temecula Temecula CA 92592
Sandra Pearson	38210 E. BENTON RD. HEMET, CA. 92544
Juan Sanchez	38210 E. BENTON RD HEMET, CA. 92544
Juan Sanchez	44270 ARYA Ct ANZA 92539
Jana Nett	44270 ARYA Ct ANZA 92539
David Hae-	32166 PERIGORD Rd WINCHESTER 92596
Timothy Harris	44705 HWY 371 Aguanga CA 92536
Suzanne Wenzel	33634 Howard Road 92584

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~65~~ ¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Granda Korte	2894 Walking Horse Norco 92860
Janet Kluner	5186 California Ave Norco 92860
Jan Kitch	2894 Walking Horse Ranch, Norco CA 92860
[Signature]	31499 Highland Ave. Redlands CA 92374
Tom Ray	2807 E. Vanderhoof Dr., West Covina 91791
Mai King	3315 N. Mt. View Ave ^{SP CA} 92705
Cyndee O'Brien	33025 Newby Rd Tem 92592
Carly Wilford	12483 Downmore Rd SD 92128
Wayne Caldwell	31619 WolfSkill ^{Ave} Nuevo 92567
SANDY BOYD	31619 WolfSkill ^{Ave} Nuevo 92567
VICTORIA HARDESTY	1948 SMOKETREE Rd, PINON HILLS, CA ⁹²³⁷²
MARY HERRING	1286 DISCOVERY #104 SAN MARCOS
Adriane Krempa	2958 Hampton Ave Hemet CA 92545
Tom Smith	2078 St. Emilion Ln. San Jacinto, Ca. 92583 Tksmithfam@roadrunner.com

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. **Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.**

<u>Name</u>	<u>Address</u>
Mark Lay	35701 Avenida La Costa ^{Mount} 92582
Sue Sullivan	44817 Longfellow Ave
J. A. Jones	33180 Camino Piedra Laja, 92592
Cary Jones	2516 E. Valley Pkwy E. Larchmont Ca
Mildred	11358 Moreno Lakeside Ca
Guth Harvey	390611 Anca CA 92539
D. B. D.	80 CORONA, CA 92060
S. Marcotte	- De Pulala 92592
C. J. J.	31430 RODRIGUEZ RD ESCONDIIDO CA 92026
C. J. J.	31430 Rodriguez Rd Escondido CA 92026
J. J. J.	30405 CURULLA RD MENDOCINO CA 92584
Kathy Fogha	P.O. Box 422, BIG BEAR CITY, 92314
J. J. J.	669 Alder Ln. Diamond Bar 91789
Maureen Webb	21345 Cottonwood Ln. Walnut 91789

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~65~~¹¹⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. **Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.**

<u>Name</u>	<u>Address</u>
Karen Buttafava	9673 Grandview Ave Y.L. CA 92886
J.A. Buttafava	5673 Grandview Ave Y.L. 92886
Chris Smith	18431 Buena Vista Y.L. 92886
Chris Smith	18431 Buena Vista Y.L. 92886
Linda Watson	P.O. Box 90605 City of Industry CA 91715
Eric K. Hoyt	16320 Arena Dr Ramona CA 92065
Roberta	16320 Arena Dr Ramona CA 92065
Jacque Powell	23807 Oak Meadow Dr. Ramona CA 92065
Sherry McLendon	23610 Scarborough Wy Ramona Ca 92065
Don Paul	13220 W. Alhambra Rd. Ladera Ca
Bill Williams	7840 Luane Trail Colton, Ca. 92324 92024
[Signature]	3551 Calle del Cauce, Oakridge, CA 92007
Debi Cellier	7840 Luane Trail, Colton CA
Annika Flayh	7110 Tawney Owl Ct. Corona CA 92880

STOP!

GALWAY DOWNS

160 60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~65~~ ¹⁶⁰ acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Jim Clawson	45975 Sandia Creek Dr Tem
LOUIE GANER	1816 CHELSEA DR. ANAHEIM CA 92707
Bob [unclear]	36400 De Portola Rd Temecula CA
[unclear]	32483 Temecula Pkwy E112 Temecula
Debra [unclear]	32483 Temecula Pkwy E112 Temecula 92592
[unclear]	38980 BRUCE VISTA RD. I " 92592
Kristin Jones	18975 Humber - Maricopa
Kurt Miller	37883 Chagresal, Tem 92592
[unclear]	33872 Temecula Creek Rd. 92592
Pat Clawson	47990 Rawhide Dr. 92536

STOP!

GALWAY DOWNS

160 60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS





The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~63~~ ^{68.168} acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Mickey DeForest	PO Box 890512 Temecula CA 92589
WALTER SOLIS	30833 CHIHUAHUA Valley Rd. Warner Springs 92086
Paul Schiwe	39840 Aladdin Cir. Temecula CA 92584
Silvia Solis	30833 Chihuahua Valley Rd. Warner Springs, CA 92086
Rhonda K. Olear	40105 Bernan Ct Agoura 92536
LEE TICHENOR	42400 Cosmic Pl Temecula 92592
Jim Olyne	2586 Jimmy Taylor Dr Perris 92570
Risa Yarlem	33384 Alagon St Temecula 92592
Mary Sahag	33855 Sidney, Winchester 92596
Juliana Mantovani	41220 Berkswell Lane, Temecula CA 92592
Juan Luis	63688 Glendora Ct Agoura CA 92536
Patrick Cox	P.O. Box 390603 Anza CA 92539
Mrs Saunders	39825 Berenda Rd. Tem 92591
Came Krogl	35888 HWY 79, Warner Springs, CA 92086

Petition to The Riverside County Board of Supervisors

DENY THE PROJECT BRINGING TRAFFIC, LIGHTS, AND NOISE TO HIGHWAY 79S AND THE SURROUNDING EQUESTRIAN AREA. Show concern for your constituents and require applicants to do an Environmental Impact Report before developing in our community.

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the application of Trip Hord and SFT Realty Rockaway LLC for ~~90~~ ¹⁶⁰ acres of proposed sports fields, lights, and 1940 parking spaces, with operating hours of 7 days per week from 7am to 10pm, at Galway Downs (PP 24752). The project will substantially degrade the quality of life in the project area. The project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts, which can not be determined without an Environmental Impact Review. The project will greatly increase traffic to SR-79S and on- and off-ramps at I-15, which currently operate at unacceptable levels of service, and effect Pauba, De Portola, and Anza Roads. The project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of Supervisor Stone's proposed Wine Country Community Plan. The project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains on agriculture including the equestrian, viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of it's residents. Deny this project.

Printed Name	Signature	Address	Comment	Date
MARIE WOLFE		41803 CALLE CERRO TEM. CA 92592		9/29/11
Robert Wolff		41803 CALLE CERRO TEM. CA 92592	no sports complex	9/29/11
JAMES ORTON		42785 IVONA BL TOWN		✓
Tom Milburn		39630 KAMALANWAY TEM		9/29/11

Petition to The Riverside County Board of Supervisors

DENY THE PROJECT BRINGING TRAFFIC, LIGHTS, AND NOISE TO HIGHWAY 79S AND THE SURROUNDING EQUESTRIAN AREA. Show concern for your constituents and require applicants to do an Environmental Impact Report before developing in our community.

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the application of Trip Hord and SFT Realty Rockaway LLC for 160 ~~ac~~ acres of proposed sports fields, lights, and 1940 parking spaces, with operating hours of 7 days per week from 7am to 10pm, at Galway Downs (PP 24752). The project will substantially degrade the quality of life in the project area. The project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts, which can not be determined without an Environmental Impact Review. The project will greatly increase traffic to SR-79S and on- and off-ramps at I-15, which currently operate at unacceptable levels of service, and effect Pauba, De Portola, and Anza Roads. The project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of Supervisor Stone's proposed Wine Country Community Plan. The project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains on agriculture including the equestrian, viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of it's residents. Deny this project.

Printed Name	Signature	Address	Comment	Date
Joan Chalkley	<i>Joan Chalkley</i>	P.O. Box 188 Ap Ca 1	You Go Eir 1s	9/24/11
Pat Griffin	<i>Pat Griffin</i>	15455 Olden Hwy So		9/24/11
Janice Caldwell	<i>Janice Caldwell</i>	Lakeside Court Lakeside Ca		9-24-
Bill Caldwell	<i>Bill Caldwell</i>	" "		" "
R. Pastor	<i>R. Pastor</i>	12756 Center Dr.		9/24/11
Rubyn Weiss	<i>Rubyn Weiss</i>	38022 Pastor Rd		9-27-11
Lindsay Shulte	<i>Lindsay Shulte</i>	8344 Greenpoint		9-28-11
Joslin Shulte	<i>Joslin Shulte</i>	33941 Larkwood Ln		9-28-11

Petition to The Riverside County Board of Supervisors

DENY THE PROJECT BRINGING TRAFFIC, LIGHTS, AND NOISE TO HIGHWAY 79S AND THE SURROUNDING EQUESTRIAN AREA. Show concern for your constituents and require applicants to do an Environmental Impact Report before developing in our community.

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the application of Trip Hord and SFT Realty Rockaway LLC for acres of proposed sports fields, lights, and 1940 parking spaces, with operating hours of 7 days per week from 7am to 10pm, at Galway Downs (PP 24752). The project will substantially degrade the quality of life in the project area. The project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts, which can not be determined without an Environmental Impact Review. The project will greatly increase traffic to SR-79S and on- and off-ramps at I-15, which currently operate at unacceptable levels of service, and effect Pauba, De Portola, and Anza Roads. The project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of Supervisor Stone's proposed Wine Country Community Plan. The project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains on agriculture including the equestrian, viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of it's residents. Deny this project.

Printed Name	Signature	Address	Comment	Date
SUSAN DORR	<i>[Signature]</i>	35210 Lake Napa, Temecula 92592		9-26/11
Joy Venke	<i>[Signature]</i>	37400 Meade Rd Temecula		9/24/11
Andrea Norwitz	<i>[Signature]</i>	3448 Sunset Dr. At Ft. Salvo		9/24/11
Sharon (Suzanne) Spivey	<i>[Signature]</i>	18012 Winterwood Dr #71		
Sharon (Suzanne) Spivey	<i>[Signature]</i>	355310 Pauba Rd, Temecula	No FIELDS	9-23-11
Don Bissel	<i>[Signature]</i>	" " " "	" "	" "
Vicki Wilkins	<i>[Signature]</i>	17624 Copper Overlook	" "	9/29
Kris Steadman	<i>[Signature]</i>	36875 Meade Rd	No Fields	9/29
Kelli Schme	<i>[Signature]</i>	33343 AVE L	No Soccer	9/29

STOP!

GALWAY DOWNS

60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES



24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for 63 acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

Name	Address
Kim Lawesman	WINCHESTER 35273 Via Laguna 92516
JUNE MASENTE	Hemet 41120 Sycamore Springs CA 92577
Tim Leahy	40915 E. Benton Rd Hemet
Stephanie Johnson	44285 Sinda Creek Temec 92590
Alyce Johnston	32052 Via Bonilla Tem. 92502
Cindy Hubbs	34458 Simpson Rd, Winchester 92596
Becca Schaffer	35788 Breda Ave Murietta ^{CA} 92553
Patricia Bottom	39578 Violette Rd Hemet 92543
Sarrey J Owens	42215 Wildwood Ln, AGUANGA 92536
Nancy Terr-Owens	43215 Wildwood Ln, Aguanga 92536
Jill Morgan	21035 Grand Ave Wildomar 92595
Catherine W	
Jayne W. Olds	Pauba Rd Tem 92592
	

STOP!

GALWAY DOWNS

60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for 63 acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
At Terese Leahy	40915 E Benton Rd Hemet CA 92544
Barry Robertson	33140 CAREYTON WILSON RD 92555
Cheryl Peets	45558 Hwy 371 Aguanga 92536
Scott Williams	49971 Cree @ Court Aguanga 92536
Donald Anderson	41101 Lamar Circle Temecula 92592
Kristen LaCambre	41101 Lamar Circle
Carly Seamus	41101 Lamar Circle Temecula 92592
Tyler Herran	25792 Sierra Madre, Temecula 92592 CA
Patty Brown	P.O. Box 891 836, 92591 CA Temecula
Grand Brown	P.O. Box 891 836, 92591 Temecula
Madison Brown	P.O. Box 891 836 Temecula CA 92591
Jordann Unchuck	33150 Paula Rd Temecula, 92592
S Coatts	41350 Exa Ely Rd Hemet 92544
Charlene Kaplan	41905 Arrian Ct Aguanga 92536

STOP!

GALWAY DOWNS

60 ACRE

SPORTS COMPLEX

1930 PARKING SPACES

24 SPORTS FIELDS

LIGHTS ON UNTIL 10pm 7 DAYS A WEEK

CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for 63 acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Beth Barker	43095 E Benton, Hemet, CA 97544
V.D. Roberts	P.O. Box 892523, Temecula, CA 92589
Cheryl Schubert	PO Box 390197, ANZA, CA 92539
Holly Stormont	3938 Olive Hill Rd Fallbrook, CA 92028
Terilee Hammett	40540 Chaparral Dr. Temecula, CA 92592

Glenn N. Leisure
Marjorie Leisure
Deborah McComas
36885 Avenida Madera
Temecula, CA 92592
(951) 303-1831

September 8, 2011

Jeff Stone
Riverside County Supervisor, Third District
Riverside Office
4080 Lemon Street
P.O. Box 1486
Riverside, CA 92502

RE: Galway Downs Soccer Fields

Dear Supervisor Stone,

We recently purchased in late 2009 a ten acre parcel in the Equestrian zone east of Anza in the Temecula Valley with a very nice custom home and barns. So far the experience has been fantastic with peace, tranquility and a view of beautiful rolling hills sparsely developed with a variety of homes on parcels similar to ours and small wineries adjacent to the Equestrian zone.

I was shocked after being informed by a homeowner within 1,000 feet of Galway Downs that he had received a notice from the County of Riverside that a Conditional Use Permit was being considered for the construction of 24 soccer fields on the Galway Downs site. It's unbelievable that a landowner or the County of Riverside would even consider undermining our equestrian area with this plan. We are not going to argue in this letter neither the harmful details of transportation, water use, noise, lighting, etc. nor the possibilities of mitigating a solution.

This is really about defining the Equestrian Zone as primarily an equestrian use area where landowners will be inspired to develop their properties with nicer homes, barns and outbuilding and contribute to the effort of providing horse trails for public use.

Even as it is we are under stress as an equestrian area. De Portola is a high speed corridor that sends many unfamiliar horses into a frenzy walking adjacent to the roadway or crossing at designated horse crossings or intersections. This necessitates the movement of horse trails away from De Portola for the safety of riders, their horses and public traffic. For now, traffic on Pauba Road, Los Caballos Road and Los Corralitos Road is fairly limited and is still a quiet zone for equestrian riding. The firm footings immediately off of these roadways are excellent and are a reprieve from the soft sand in the riverbed and gopher and squirrel holes found off-trail. We certainly don't want a swath of

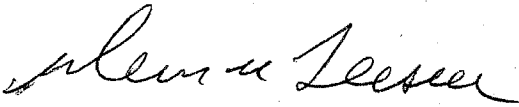
Equestrian territory around Galway Downs removed from use due to increased traffic. Reducing our riding use to one horse trail is certainly not the idea.

In addition, though we are a mile from Galway Downs, noise from loudspeakers at existing events and lighting carry to our property. This confuses and agitates the horses as they stare from their turnouts. Fortunately this is generally limited to weekend events and being equestrian use, all is forgiven. We can't imagine adding to the burden with daily soccer field use.

In closing we implore you to reject this non-equestrian soccer field use and allow us to improve our Temecula Valley Equestrian Zone in a manner implied by its current use. This Equestrian zone is one of the few left in Southern California with such great potential and should be a jewel for Riverside County.

We have spoken to quite a few owners in the Equestrian zone who would agree with my opinion and intend to attend the Riverside County Supervisor meeting on October 4, 2011 and voice objection to the soccer field use in any form.

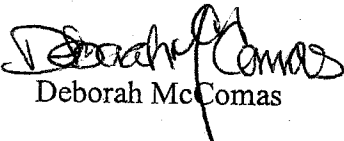
Sincerely,



Glenn N. Leisure



Marjorie Leisure



Deborah McComas

Raymond W. Johnson, Esq. AICP
Carl T. Sedlack, Esq. Retired
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

May 4, 2011

Carolyn Syms Luna
Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
Fax: (951) 955-3157

Re: Plot Plan No. 24752- Galway Downs Project

Dear Ms. Luna:

After requesting such information from County Counsel, we are in receipt of your letter to our client on April 18, 2011 denying the application for appeal filed February 16, 2011. After reviewing the letter, we find the basis of your reasoning to be preposterous and contrary to all law and policy. We respectfully ask that you reconsider your decision and process the appeal as filed.

First, even if the Riverside County Planning Department determines that Ms. Kinney did not have authority to act on behalf of Rural Communities United, Inc., it may not reject an the appeal as it was nonetheless properly filed by an interested party. Pursuant to Riverside Zoning Ordinance 348, Section 18.30 Plot Plans, "An applicant or *any other interested party* may appeal from the decision of the Planning Director" if, within ten (10) calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing is made on the form provided by the Planning Department and accompanied by a filing fee as set forth in County Ordinance No. 671. [emphasis added]

If the County decides to take the stand that Ms. Kinney did not have the authority to appeal on behalf of Rural Communities United, it *cannot honestly state that no interested person filed an appeal*. Erin Kinney filed an appeal on February 15, 2011. The application for appeal, filing fee, label requirements, and reasons for appeal were properly and timely submitted. Therefore, if the County unreasonably determines to reject an appeal as not brought by Rural Communities United, it still has basis for rejecting the appeal filed by an individual person, Ms. Kinney. Approval of the project where a valid appeal application has been filed is completely improper and contrary to Ordinance 348.

Second, there is, no evidence that the Planning Department can point to that the Rural Communities United cited as appellant on the Appeal form is, in fact "Rural Communities United, Inc." Rural Communities United may be an unincorporated association of persons. The

Moreover, contrary to the assertion by the Planning Department, *corporations are not required to have two signatures on documents*; rather, when there are two signatures by designated officers on a document, third parties are *specially protected* by California Law from subsequent attempts by a corporation to disavow an agreement as entered into without proper authority. (See, *Snukal v. Flightways Manufacturing, Inc.*, 23 Cal. 4th 754, 784.) In *Snukal v. Flightways Manufacturing, Inc.*, the California Supreme Court stated that Corporations Code section 313 (similar to Section 5214 for non-profits) was designed to establish a level of formality that, if attained because the two specified types of officers have executed the subject instrument, would afford a third party specific additional protection from subsequent efforts by the corporation to disavow its agents' authority in order to avoid its obligations pursuant to the agreement. (*Id.*) Hence a party entering into an agreement/contract with a corporation will often require two signatures to avail itself of this law's added protections against attempts to elude a contract. However, nothing in the Court's opinion is intended to affect in any way other validating concepts or means of proving the actual, apparent or ostensible authority of a corporate signatory. (*Id.* at 783, *citing*, Legis. Com. com., 23E West's Ann. Corp. Code, *supra*, foll. § 313, pp. 192-193)

Snukal v. Flightways Manufacturing, Inc., further provides a brief overview of some common law bases for authority to bind a corporation to contract:

“At common law, a corporate officer may have express authority to enter into an agreement on behalf of the corporation, granted by the board of directors or the corporate bylaws. (*Black v. Harrison Home Co.* (1909) 155 Cal. 121, 126-127 [99 P. 494]; see *McCormick v. Stockton etc. R.R. Co.* (1900) 130 Cal. 100, 104 [62 P. 267]; 9 Witkin, Summary of Cal. Law (9th ed. 1989) Corporations, § 114, p. 613.) In the alternative, a corporate officer may have ostensible authority to enter into an agreement on behalf of the corporation if he or she ‘assumed and exercised the power in the past’ with the apparent consent and acquiescence of the corporation. (*Black v. Harrison Home Co.*, *supra*, 155 Cal. 121, 127; see *Fowler Gas Co. v. First Nat. Bank* (1919) 180 Cal. 471, 477 [181 P. 663]; *Newton v. Johnston Organ etc. Mfg. Co.* (1919) 180 Cal. 185, 189-190 [180 P. 7]; *Wells, Fargo & Co. v. Enright* (1900) 127 Cal. 669, 672 [60 P. 439].)”

In this case, it is plain from the minutes of RCU's February 8, 2011 meeting that the corporation authorized the submission of an appeal application for the Galway Downs project approved at the 2/7/11 Director's Hearing. In fact, all officers/members present voted in favor of submitting the appeal. Ms. Kinney therefore has express authority to enter into an agreement on behalf of the corporation. Additionally, Ms. Kinney has, in the past, exercised authority with the consent and acquiescence of the corporation, a fact of which the Planning Department would be aware if it was a member of RCU with the standing to challenge Ms. Kinney's authority. Ms. Kinney thereby has ostensible authority to act on behalf of RCU pursuant to case law.

Additionally, the fact that Ms. Kinney did not indicate her title is immaterial. In *Greve v. Taft Realty Co.* (1929) 101 Cal. App. 343, the court held that, “[W]hen the name of a corporation is attached to an agreement by its proper officers, it is unnecessary to attach to the names of the persons executing the agreement for the corporation the official designation of the one who signs

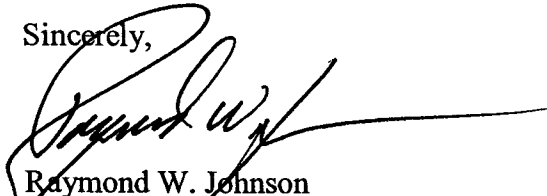
May 4, 2011

Page 5

Johnson & Sedlack's 14 years representing petitioners in CEQA litigation, this is the first time we have *ever* had anyone question the authority of a person signing a document.

Based on the above reasons, we respectfully request that you reconsider your decision to deny and not process Ms. Kinney's appeal on behalf of RCU. If you refuse to process the appeal, we will consider our administrative remedies exhausted pursuant to Public Resources Code § 21177 and will prepare to pursue litigation in this case. We ask that, if you decide to hold to your decision to not process the application, the fee paid for the appeal be promptly refunded.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson", with a long horizontal flourish extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 14, 2011

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Fax (951) 955-3157

RE: Comments in Support of Appeal for Galway Downs, Plot Plan No. 24752, Environmental Assessment No. 42391, June 15, 2011 Planning Commission Agenda Item Number 3.2

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit these additional comments in support of the appeal of the adoption of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. We hereby incorporate all comments previously made.

Since RCU's February appeal of this project, the Planning Department has made alterations to the project's Initial Study (IS) and Conditions of Approval (COAs). Unfortunately these changes are insufficient to cure the deficiencies of the Mitigated Negative Declaration (MND) as an informational document or to mitigate for this project's potentially significant impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. An Environmental Impact Report (EIR) is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is given such that *informed* decisionmaking is possible.

CEQA requires that an Initial Study contain "[a]n identification of environmental effects" of a project with brief explanations indicating "that there is some evidence to support the entries...either through a narrative or a reference to another information source..." (CEQA Guidelines § 15063(d)(3).) Determining the significance of the environmental effects caused by a project "calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." (CEQA Guidelines § 15064 (b).) If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.

The decision of whether a project may have one or more significant effects must be based on substantial evidence in the record of the agency. "Argument, speculation and unsubstantiated

and deferred by COA 60 Planning 15 until after project approval. The disclosure of these project features is essential to an accurate evaluation of project impacts.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. First, this is inconsistent with current land uses, land use plans, and future land use plans and policies which seek to maintain very low intensity rural equestrian uses. The current land use of the project site is equestrian uses. This is consistent with the land use plan, as the project is located within the Valle de los Caballos policy area of the Southwest Area Plan (SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (*See SWAP, Glen Oaks Hills/Valle de los Caballos.*) Galway Downs is, in fact, a central feature of this policy area, and is specifically mentioned in the SWAP:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.”

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site. This is a potentially significant and unmitigated impact and an EIR must be prepared.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” This conclusion is not based on evidence or reason. Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. Equestrian and recreation uses have substantially different characteristics and environmental impacts. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below. The conclusion that this is a less than significant land use impact is unfounded.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Temecula Valley Wine Country Policy Area. This proposed policy area foresees the creation of an Equestrian District “to ensure and encourage equestrian uses in the Temecula Valley Wine Country Policy Area to make this a Wine Country unique in the nation.” The proposed Equestrian District policies are as follows:

some vacant land. The project which proposes recreational sports fields for tournaments is inconsistent with these land uses. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. While public parks and public playgrounds, etc., may be permitted or approved with a plot plan in these zoning designations, this project does not fall within that category. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Since RCU's appeal of this project, COA 10 Planning 47 which provides that, "No outdoor amplifying equipment shall be used for this project." This was a much needed condition to reduce the project's noise impacts. However, as most project noise will come from guests and their vehicles, noise impacts remain potentially significant, as discussed herein, and an EIR is needed to fully evaluate these impacts. Additionally, construction noise impacts are likely to be significant.

To determine whether the project will result in the generation of noise levels in excess of noise standards, it is essential to discuss the noise standards as found in the General Plan. The Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards as well. (MSHCP Section 6.1.4.) Noise levels at the property line in excess of these levels would be considered a significant noise impact.

The IS improperly concludes that the project's noise impact will be less than significant based upon compliance with the County Noise Ordinance, rather than properly applying the noise standards in the General Plan. *However, the County Noise Ordinance expressly provides that it shall not be considered a Standard of Significance under CEQA, but rather exists to regulate nuisances.* Moreover, the standards of the Ordinance differ significantly from the noise standards in the General Plan. For instance, measurements of acoustical levels under the Ordinance occur at any other occupied property, whereas measurements per the General Plan noise standards (the CEQA standard of significance) are made at the project's property line. Noise levels under the Ordinance may therefore be much higher than County standards, particularly in the rural project areas where "occupied properties" are distant. Moreover, the Ordinance also allows for exceptions for construction and continuous events, such that the

Noise associated with this project's sports uses should therefore be expected to be *at least* 70-75 dBA, well above County noise standards.

Lastly, the Tequesquite Park DEIR provides a summary of anticipated construction related noise levels for the smaller 43.64 acre park and associated 350 parking spaces. (*See also*, Construction Noise Handbook Chapter 9, Table 9.1.)

Construction Phase	Noise Level at 66 Feet (dBA Leq)	Noise Level at 100 Feet (dBA Leq)	Noise Level at 500 Feet (dBA Leq)
Mass Site Grading	87.0	83.4	69.4
Park Area Landscape/Construction	85.1	81.5	67.5
Parking Lot/ Frontage Grading	79.9	76.3	62.4

Again, given the scale of this project, it is likely that noise impacts will far exceed those predicted for Tequesquite Park. It can thus be expected that noise impacts from project construction will exceed County noise standards and result in a substantial temporary increase in ambient noise. An EIR must be prepared to analyze these likely significant noise impacts.

At the least, noise barriers must be installed at the project site to mitigate for noise impacts from guests during operation and equipment during construction.

TRANSPORTATION/ TRAFFIC

No traffic study has been included in the MND to evaluate the traffic impacts of this project. Moreover, the MND does not discuss impacts to any roads except SR-79 and intersections with SR-79, as was required by the Department of Transportation, yet concludes that impacts to all roads will be less than significant or mitigated to levels below significance. This conclusion is based on zero evidence and zero analysis in the MND. The MND fails entirely as an informational document and does not in any way evaluate this project's likely significant traffic impacts.

The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contenido found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to

significance. Hence, the project's traffic impacts must be considered potentially significant and unmitigated, and EIR must be prepared

Furthermore, the mitigation adopted for traffic impacts improperly defers the development of mitigation until after project approval. CEQA requires that adopted mitigation measures be certain, enforceable, and not deferred. (Public Resources Code § 21081.6 (b); State CEQA Guidelines § 15126.4 (a)(2). In *Sacramento Old City Assn. v. City Council* (1991) 229 Cal.App.3d 1011, the court determined that the creation of a mitigation measure may only be deferred where practical considerations prohibit devising such measures early in the planning process and the agency commits to satisfying specific performance criteria. (*See also, Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777.) Here, the project defers the development of a "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Traffic impacts must be considered potentially significant and unmitigated. An EIR must be prepared.

Also, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND. The potentially significant impacts of this mitigation measure must be considered.

The MND also concludes that the mitigation of constructing a left turn lane and creating a TCP will mitigate any effect on road maintenance and hazards without any evidence or explanation. In fact, the high traffic volumes to small local roadways will likely result in a need for additional road maintenance which will not be mitigated by constructing one left turn lane, and will result in an interface between incompatible agricultural and recreational uses. The conclusion that these impacts are mitigated below a level of significance is not based on any evidence in the record or reasoned narrative in the IS.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no water supply analysis was ever conducted for the project, and the *recycled and reclaimed water is not available to the site*. RCWD has stated, with regards to the project, that water availability is contingent on water supply shortage contingency measures. (RCWD Letter Dated January 20, 2011.) It is unclear that RCWD has sufficient existing water supplies available, as no water supply evaluation has been conducted and the amount of water needed to irrigate the project site has not been disclosed.

The water supply shortage has led in the past to RCWD considering a moratorium on serving new developments because "the local supply is tapped out." ("Temecula: water moratorium meeting tonight", November 9, 2009, *see also*, "Region: New-water-service moratorium on tap," October 31, 2009.) Similarly, the County of Riverside has recently held that conservation

available at <<http://www.urbanwildlands.org/Resources/LongcoreRich2004.pdf>>.) Lighting impacts of this project to biology are therefore likely to be significant.

At the least, to minimize this project's impacts, the project should be conditioned to operate only during daytime hours.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. The criteria in the IS does not require that Farmland be converted *from* agricultural uses, only that Farmland be converted *to* a non-agricultural use. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Nevertheless, the project site is currently being put to agricultural uses, namely animal husbandry and farm animal/livestock (horse) keeping and raising. An R-A zoning designation permits only the *non-commercial keeping of horses*. (See, *Zoning Ordinance, R-A Article VIb*) Galway Downs is therefore subject to CUP 2303-W which permits commercial keeping of horses and associated recreational uses. The site is therefore being put, at least in part, to agricultural uses, and will be converted to non-agricultural uses such as soccer, lacrosse, and football.¹ This should be considered a significant agricultural impact on the conversion of farmland and a conflict with existing agricultural zoning and an existing agricultural use.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

(See, attached Agricultural Mitigation Policies, pg. 2-5, *see also*, California Farmland Conservation Program website for Agricultural Conservation Easements for potential conservation options. <<http://www.conservation.ca.gov/dlrp/cfcp/overview/Pages/index.aspx>>)

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses."

Currently, the Valle de los Caballos area consists of equestrian/ agricultural uses and large

¹ Notably, horse raising/keeping and horses are commonly regarded as agriculture and livestock. Agriculture: "The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock; farming; 2. the production of crops, livestock, or poultry." Livestock: "The horses, cattle, sheep, and other useful animals kept or raised on a farm or ranch." Random House Dictionary, © Random House, Inc. 2011.

impact is less than significant. This finding is not supported. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. However, elsewhere in the IS the project is considered "recreational" and "similar in character and intensity as a park," not similar to a commercial project. Presumably a park would generate fewer GHG emissions when compared to a commercial project, yet *this project* will generate substantial traffic related GHG emissions and have GHG emissions comparable to a commercial project. This impact is potentially significant, and preparation of an EIR is required

BIOLOGICAL RESOURCES

The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. The HANS exists as an essential part of the CEQA review process and must be evaluated with the MND.


Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from at least traffic and noise, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Planning Commission overturn the decision of the Planning Director adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.5

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding a Public Hearing on Appeal of Planning Commission's Approval of Plot Plan No. 24752 – Trip Hord Associates – Keller Consulting, Inc. – Rancho California Zoning Area – Southwest Area Plan – 3rd District is continued to Tuesday, October 4, 2011 at 1:30 p.m.

Roll Call:

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 12, 2011 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 12, 2011
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
16.5

xc: Planning, Applicant, Co.Co., COB

July 7, 2011

Board of Supervisors-County of Riverside

1st Floor-County Administrative Center

4080 Lemon Street

Riverside, California

Regarding: Galloway Downs Sports Complex

To all Board Supervisors:

We are asking to oppose Plot Plan 24752 for the following:

- 1- Existing Zoning does not allow this type of use (Sports Complex).
- 2- No Environment Impact Study Report.
- 3- Conditions of approval do not address the private road issue of Los Corralitos. This road is owned by the developer. The conditions did not mention the developer's responsibility to improve the road to County Standards or any requirement to maintain or control traffic flow from 925 parking spaces entering and exiting on Los Corralitos Road.
- 4- Noise Pollution from 24 soccer fields with approximately 672 participants (not including parents, spectators, coaches and vendors) every 90 minutes.
- 5- Field lights will be installed and operated 7 days a week until 9:00PM Monday-Friday and until 10: PM Saturday and Sunday. Fields will open at 7:00AM daily.
- 6- Traffic Pollution from 1,930 parking spaces every 90 minutes or less. This will bring approximately over 40,000 vehicles through our Rural Community 7 days a week.

This Sports Complex will destroy the Wine /Equestrian plan for our Community.

Respectfully,



Amelia Dickinson

Bill and Amelia Dickinson

43240 Los Corralitos Road

JDI-7-108422

To: County Board of Supervisors
Re: Salway Downs Project

7-11-11

My name is Susan Baclauski and I am a Realtor here in Temecula. I am writing this letter to say I am simply devastated at the mere mention of this Project. The impact on our community will be unbelievable. As it is, to exit I-15 is a nightmare! The traffic in this community has gotten so bad since all these housing projects have come in that people don't even want to leave their homes. As far as all these lights on, that has always been something that none of us have ever wanted! We like to see the stars at night, not thousands of cars that belong to people that don't even live here. We all moved here and built this horse community to be a peaceful place to live. Don't ruin it, horse loving people out for the winners enough! Even the horse shows limit the use of lights at night out of respect for the residents. All

the beautiful homes along the hillsides will drop in value and the view of our beautiful valley at night will be ruined!

Last but not least, I can't imagine the drinking and trash that will eventually ruin any hope of maintaining a clean healthy area. Even if there were signs posted against drinking and throwing out trash, it will happen anyway. There is also reports of violence at many soccer fields. Why is this subject so easy to get approved and yet trying to get a permit for a little mobile home an act of Congress?! Hmmm

Sincerely
Susan Baclauski

Sharon L. Hole
38970 Yuma Lane
Temecula, California 92592

July 5, 2011

Riverside County Board of Supervisors
4080 Lemon Street, 1st Floor
Riverside, California 92501

**Re: Proposed Soccer Facility
Temecula Wine Country**

To Whom It May Concern:

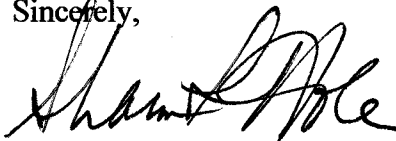
I am writing this letter to protest the decision made June 16, 2011 by the Riverside County Planning Commission to approve a soccer facility at Galway Downs.

Yes, I am an equestrienne who utilizes the area, trails and streets around Galway Downs for riding. More importantly, I am a resident of Wine Country, Temecula, Southwest Riverside County – however you want to classify my residency. I truly think that the increased traffic alone should be an absolute deterrent to approving any project of this type at this location. I sincerely believe the wineries will lose business revenue due to the increased traffic this project will cause and that is something Riverside County really should consider, their loss of revenue when the wineries lose business.

Residents of Southwest Riverside County moved here to enjoy a quiet, rural lifestyle, not a noisy, traffic congested, lit up soccer field filled with screaming kids and parents.

Please reconsider your decision and the affect it will have on not only the local residents, but also the County of Riverside.

Sincerely,



Sharon L. Hole

July 10, 2011

Riverside Board of Supervisors.
CC: Planning Commission

RE: Galway Downs

Sirs,

Since I live beyond the 300 feet or 600 yards of the project planned for Galway Downs I do not receive any information regarding plans for the activities at the location. Apparently only one individual living on Pauba Rd was able to find information regarding this project. In a semi rural area 600 yards is not nearly enough to advise property owners in an area of things that can and will have a negative effect on their lives.

I have now seen the plans that the purchaser of the property has for his polo fields and parking lots. If it were just a matter of Polo fields I would be in favor of it. His plans to use the fields for soccer do not fit with the program of a horse friendly environment.

He plans to put up lights and have events going on until 10:00 PM. Lights and events past 6: PM will ruin the living conditions and overall environment. I can now go out and see stars at night. His lights will change that as well as have an effect on the wild life that live in the area.

I live at 37740 Pauba Rd. My house is on a hill and looks down on Galway downs. Every afternoon the wind blows, anything that is going on at Galway becomes part of our lives as we can clearly hear the broadcast of events etc. I really don't want to hear a thousand soccer fans.

The plan for two parking lots of over one thousand vehicles each is totally beyond belief. Our roads are not set up for that kind of traffic and the planned parking lot on Los Caballos at Pauba will create a real traffic problem for those of us who live on this street. It already takes 30 minutes at rush hour to go six miles to the freeway. What will it be like if this project is allowed?

This project is set up to provide non equestrian programs which flies in the face of all the work that was done in the last couple of years to protect the Valle De Los Caballos from encroachment by the wine growers and keep it purely equestrian. I would much rather have the wine growers than what this project includes.

Joy Vevle
37400 Mesa Road
Temecula, CA 92592

July 6, 2011

Riverside County Board of Supervisors
4080 Lemon Street, 1st =Floor
Riverside, CA 92501

Re: Galway Downs, Plot Plan #24752

To whom it may concern:

I am writing this letter to protest the decision made June 16, 2011 to approve a soccer field at Galway Downs.

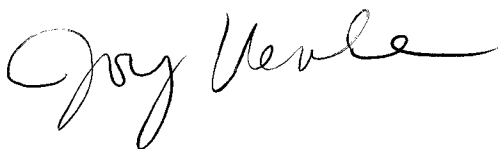
We have lived here since 1990; we no longer can ride out our own backyard. Wine country Equestrians are losing there trails, riverbeds and safe roads due to additional traffic.

We all live here to enjoy the peace and quiet, a soccer field will bring in noise and traffic.

Please reconsider your decision and the affect it will have on all the local residents.

Thank you for your attention and interest.

Sincerely,

A handwritten signature in cursive script that reads "Joy Vevle". The signature is written in black ink and is positioned above the printed name.

Joy Vevle

Susan M. Oldham
35210 Calle Nopal
Temecula, CA 92592

July 6, 2011

Riverside County Board of Supervisors
480 Lemon Street, 1st Floor
Riverside, California 92501

SUBJECT: PLOT PLAN 24752 SPORTS COMPLEX GALWAY DOWNS

I am writing this letter in strong opposition to the Proposed Soccer Complex located at the Galway Downs Equestrian Center in Temecula. Simply, 1930 parking spaces delegated to this area and the traffic that would arise with it would alter the demographics to this valley considerably.

We have been residents and property owners in the Temecula valley since 1991 and like many others relocated here for the sake of our Equine interests. We have suffered the loss of our riding trails even in our own back yards. The safety due to the speed limits on Anza and De Portola alone are a current concern for residents, cyclists, joggers and horseback riders. Wine country Equestrian Organizations will potentially lose trails, fields, riverbeds and safe roadways due to the additional population and traffic that will be brought to this area.

As our valley grows, please keep in mind what many originally came here for... the peace and quiet and quality of life for our families. The growth of our wineries is to be expected and the widening of the roadways to accommodate this growth is already changing our valley. However the potential widening of our country roads to accommodate additional outside traffic from visitors to this small part of Wine Country will change the safety of those residents that travel these roadways each day with or without their equine partners.

Please keep our personal interests in your thoughts as well as the potential growth of our Temecula Valley and Wine Country.

Thank you for your attention and interest in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan M. Oldham', written over a horizontal line.

Susan M. Oldham

Charles C. Dacus
38022 PAUBA RD
Temecula CA, 92592

July 6 2011

Riverside County Board of Supervisors (Clerk of the Board)
4080 LEMON ST 1st Floor
Riverside Calif. 92501

RE: PROPOSED PLOT PLAN NO. 24752

I AM WRITING THIS LETTER IN VERY STRONG
OPPOSITION OF PLOT PLAN # 24752. I LIVE
ON PAUBA RD RUFFLY 1200' FROM THIS PROJECT.
THE GALWAY DOWN IS AN EQUESTRIAN ZONED AREA.
ALONG WITH THE INFORMATION FILLED WITH THE
PLANNING COMMISSION ON JUNE THE 15'S CONCERNS.
THERE WERE OTHERS THAT I HAVE LISTED BELOW.

- A. EIRK RESPONSE
- B. SECURITY FOR PARKING
- C. LIGHTS FOR PARKING AREAS
- D. TRAFFIC CONTROL IN LARGER COUNT
- E. TRAFFIC IMPROVEMENT FROM I 15 TO PROJECT
FOR A POSSIBLE 1930 VEHICLES
- F. SEWER FOR TOTAL BUILD OUT OF POSSIBLE 6009000 ATTENDANTS
& ADA REQUIREMENTS
- G. WATER FOR FIELDS OTHER SOCCER FIELDS WAS RECLAIMED WATER
NONE AVAILBLE @ 51 FT.
- H. THIS PROJECT SHOULD REQUIRE A EIRK TO ADDRESS ALL
POINTS REQUIRED TO BUILD A PROJECT OF THIS SIZE
- I. ZONING CHANGES.
- J. THIS PROJECT IS NOT HEALTHY FOR THIS EQUESTRIAN
VALLEY THAT WE ALL HOLD SO DEAR TO OUR LIFE IN
THIS VALLEY.
- K. THE ADDED TRAFFIC WILL NOT BE HELD FULL TO OUR

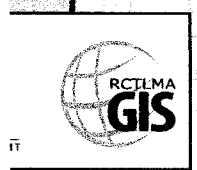
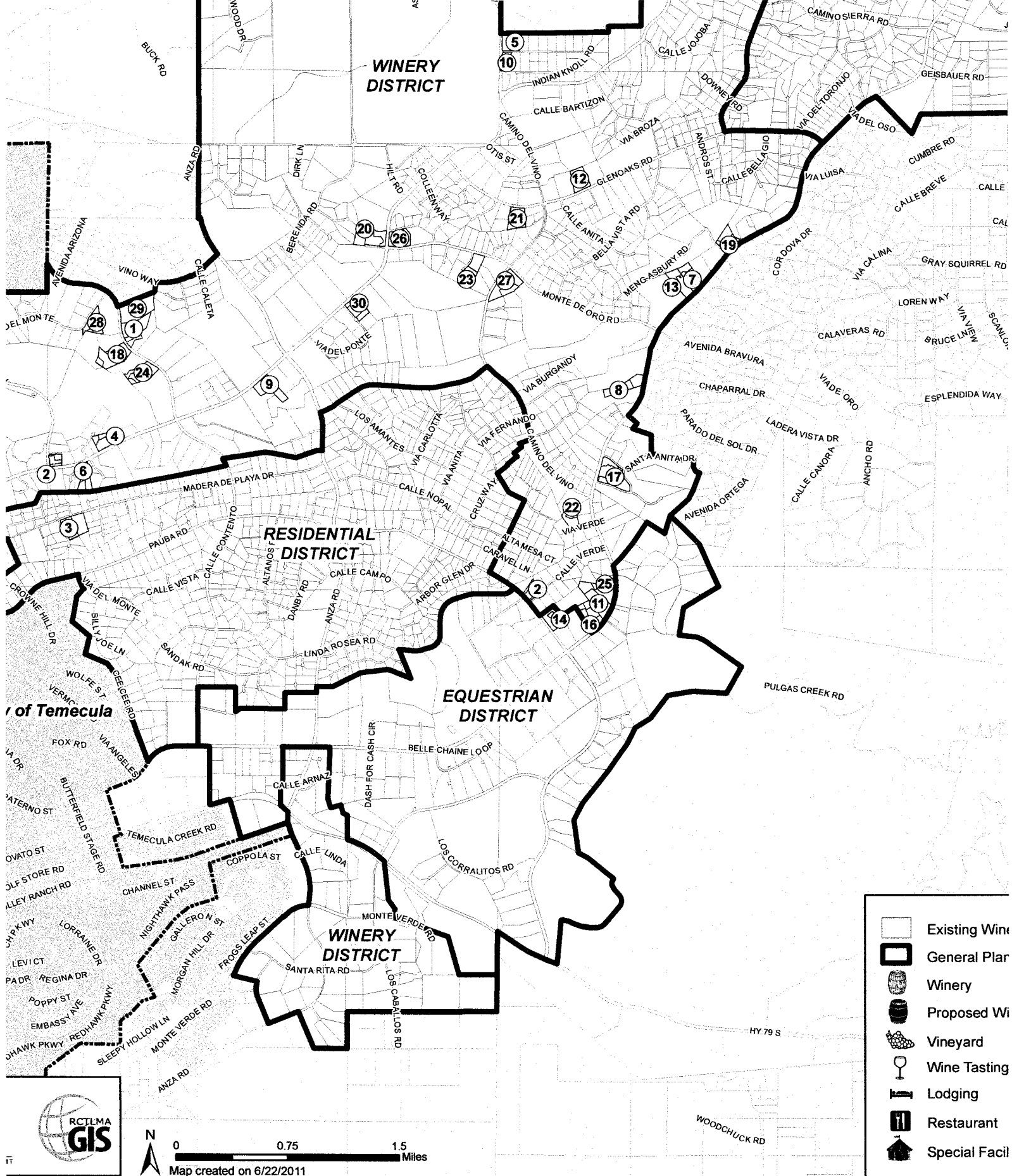
wine County Business & Friends.

- L. A Lot of People that Live in this Area use the Flood Plain Area for Horse Back Riding with entire families Hiking, working their crop. Walking AM & PM. Riding their Bikes on the undeveloped Road so they are safe from traffic
- M. There is no place in the Draft 07-20-11 that allows this project.

Please Take all of the Comments into your decision making & require a full EIR on this project before voting on it.

Thank You For your
Service

Charles Adams,



N
 0 0.75 1.5 Miles
 Map created on 6/22/2011

- Existing Winery
- General Plan
- Winery
- Proposed Winery
- Vineyard
- Wine Tasting
- Lodging
- Restaurant
- Special Facility

Winery (10-20 Acres Gross)	Amenities	Number Winery (10-20 Acres Gross)	Amenities
Keyways Vineyard & Winery		16	
Leonesse Cellars		17	
Longshadow Ranch Vineyard & Winery		18	
Monte De Oro Winery		19	



WINE COUNTRY DISTRICTS: PROPOSED ZONE COMPARISON CHART

Uses Allowed	Winery District		Equestrian District	Residential District
	Wine Country-Winery (WC-W) Zone	Wine Country-Winery Existing (WC-WE) Zone	Wine Country-Equestrian (WC-E) Zone	Wine Country-Residential (WC-R) Zone
One Dwelling Unit	P	P	P	P
Vineyards, groves, equestrian lands, etc	P	P	P	P
Keeping or boarding of horses or other farm livestock	P (2 per acre)	P (2 per acre)	P (5 per acre)	P (5 per acre)
Bed & Breakfast Inn (1-5 rooms)	P	P	P	P
Cottage Industry	P	P	P	P
Outdoor storage of materials	P	P	P	P
Winegrowers Association Events	P	P		
Commercial equestrian establishment			P	
Selective/experimental breeding Farms			P	P
Future Farm of America or 4-H projects			P	P
Public Utilities (water etc)	PP	PP	PP	PP
Sale stand - Agriculture products	PP	PP	PP	PP
Additional Dwelling Units	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)
Winery	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)
Wine sampling room	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Retail wine sale/gift sale	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Pole ground, horse show facility			PP (10 ac min w/Com. Equestrian Establishment)	
Petting zoo			PP (10 ac min w/Com. Equestrian Establishment)	
Western store			PP (20 ac min w/Com. Equestrian Establishment)	
Restaurants (drive-thru not permitted)	PP (20 ac min. with winery)	PP (10 ac min. with winery)	PP (20 ac min w/Com. Equestrian Establishment)	
Horse racing track, rodeo arena			CUP (50 ac min w/Com. Equestrian Establishment)	
Large animal hospital			CUP (50 ac min w/Com. Equestrian Establishment)	
Special occasion facilities	PP (20 ac min. w/ winery)	PP (10 ac min. with winery)	CUP (100 ac min w/Com. Equestrian Establishment)	
Country-inn (6-20 rooms)	PP (20 ac min. with winery)	PP (10 ac min. with winery)		
Hotel (medium or large-scale lodging facility, 20+ rooms/suites)	PP (20 ac min. with winery)	PP (15 ac min. with winery)		
Professional culinary academy or day spas	PP (20 ac min. with Country-inn or Hotel)	PP (15 ac min. with Country-inn or Hotel)		
Resort (self-contained large-scale lodging facility)	CUP (40 ac min. with winery)			
Farm labor camps	CUP	CUP	CUP	
Residential clustering	PM/TM (1 DU/10 Ac w/on-site vineyard or equestrian land)	PM/TM (1 DU/10 Ac w/on-site vineyard or equestrian land)		PM/TM (1 DU/5Ac w/ on-site vineyard or equestrian Land)

P means Permitted Use; PP means permitted with Plot Plan; and CUP means permitted with Conditional Use Permit
 * CUP: CUP necessary if exceeding # horses allowed under PP.



WINE COUNTRY DISTRICTS: PROPOSED ZONE COMPARISON CHART

Uses Allowed	Winery District		Equestrian District	Residential District
	Wine Country-Winery (WC-W) Zone	Wine Country-Winery Existing (WC-WE) Zone	Wine Country-Equestrian (WC-E) Zone	Wine Country-Residential (WC-R) Zone
One Dwelling Unit	P	P	P	P
Vineyards, groves, equestrian lands, etc	P	P	P	P
Keeping or boarding of horses or other farm livestock	P (2 per acre)	P (2 per acre)	P (5 per acre)	P (5 per acre)
Bed & Breakfast Inn (1-5 rooms)	P	P	P	P
Cottage Industry	P	P	P	P
Outdoor storage of materials	P	P	P	P
Winegrowers Association Events	P	P		
Commercial equestrian establishment			P	
Selective/experimental breeding Farms			P	P
Future Farm of America or 4-H projects			P	P
Public Utilities (water etc)	PP	PP	PP	PP
Sale-stand – Agriculture products	PP	PP	PP	PP
Additional Dwelling Units	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)	PP (1 per 10 ac)
Winery	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)	PP (10 ac min.)
Wine sampling room	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Retail wine sale/gift sale	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)	PP (10 ac min. with winery)
Polo ground, horse show facility			PP (10 ac min w/Com. Equestrian Establishment)	
Petting zoo			PP (10 ac min w/Com. Equestrian Establishment)	
Western store			PP (20 ac min w/Com. Equestrian Establishment)	
Restaurants (drive-thru not permitted)	PP (20 ac min. with winery)	PP (10 ac min. with winery)	PP (20 ac min w/Com. Equestrian Establishment)	
Horse racing track, rodeo arena			CUP (50 ac min w/Com. Equestrian Establishment)	
Large animal hospital			CUP (50 ac min w/Com. Equestrian Establishment)	
Special occasion facilities	PP (20 ac min. w/ winery)	PP (10 ac min. with winery)	CUP (100 ac min w/Com. Equestrian Establishment)	
Country-inn (6-20 rooms)	PP (20 ac min. with winery)	PP (10 ac min. with winery)		
Hotel (medium or large-scale lodging facility, 20+ rooms/suites)	PP (20 ac min. with winery)	PP (15 ac min. with winery)		
Professional culinary academy or day spas	PP (20 ac min. with Country-inn or Hotel)	PP (15 ac min. with Country-inn or Hotel)		
Resort (self-contained large-scale lodging facility)	CUP (40 ac min. with winery)			
Farm labor camps	CUP	CUP	CUP	
Residential clustering	PM/TM (1 DU/10 Ac w/on-site vineyard or equestrian land)	PM/TM (1 DU/10 Ac w/on-site vineyard or equestrian land)		PM/TM (1 DU/5Ac w/ on-site vineyard or equestrian Land)

P means Permitted Use; PP means permitted with Plot Plan; and CUP means permitted with Conditional Use Permit
 * CUP: CUP necessary if exceeding # horses allowed under PP.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

June 14, 2011

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Fax (951) 955-3157

RE: Comments in Support of Appeal for Galway Downs, Plot Plan No. 24752, Environmental Assessment No. 42391, June 15, 2011 Planning Commission Agenda Item Number 3.2

Greetings:

On behalf of Rural Communities United (RCU) and concerned area citizens, we submit these additional comments in support of the appeal of the adoption of the Galway Downs project, Plot Plan No. 24752, Environmental Assessment No. 42391. We hereby incorporate all comments previously made.

Since RCU's February appeal of this project, the Planning Department has made alterations to the project's Initial Study (IS) and Conditions of Approval (COAs). Unfortunately these changes are insufficient to cure the deficiencies of the Mitigated Negative Declaration (MND) as an informational document or to mitigate for this project's potentially significant impacts to/from, at least, air quality, noise, land use/planning, traffic/transportation, aesthetics, and water supply. An Environmental Impact Report (EIR) is essential to evaluate these impacts and ensure that adequate mitigation is adopted or, at the very least, full disclosure of probable impacts is given such that *informed* decisionmaking is possible.

CEQA requires that an Initial Study contain "[a]n identification of environmental effects" of a project with brief explanations indicating "that there is some evidence to support the entries...either through a narrative or a reference to another information source...." (CEQA Guidelines § 15063(d)(3).) Determining the significance of the environmental effects caused by a project "calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." (CEQA Guidelines § 15064 (b).) If there is substantial evidence that a project may have a significant effect on the environment, the agency must prepare an EIR.

The decision of whether a project may have one or more significant effects must be based on substantial evidence in the record of the agency. "Argument, speculation and unsubstantiated

and deferred by COA 60 Planning 15 until after project approval. The disclosure of these project features is essential to an accurate evaluation of project impacts.

SIGNIFICANT IMPACTS:

The project will likely have significant impacts to/from the following:

LAND USE AND PLANNING

The project would convert over 85 acres of the 241 acre equestrian facility to non-equestrian uses. First, this is inconsistent with current land uses, land use plans, and future land use plans and policies which seek to maintain very low intensity rural equestrian uses. The current land use of the project site is equestrian uses. This is consistent with the land use plan, as the project is located within the Valle de los Caballos policy area of the Southwest Area Plan (SWAP). This policy area seeks to foster a very low intensity rural lifestyle with an equestrian focus. (*See SWAP, Glen Oaks Hills/Valle de los Caballos.*) Galway Downs is, in fact, a central feature of this policy area, and is specifically mentioned in the SWAP:

“A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.”

The development of sports fields would change this equestrian use over at least 85 acres of the project site, and would thus result in a substantial alteration of the present and planned land use of the site. This is a potentially significant and unmitigated impact and an EIR must be prepared.

The IS concludes that, “Although the planned land use is recreation, the project will not substantially alter the area due to there being limited construction on the parcel.” This conclusion is not based on evidence or reason. Limited construction does not change the fact that the land *use* will be substantially altered, from equestrian uses to recreation/commercial uses. Equestrian and recreation uses have substantially different characteristics and environmental impacts. In particular, noise, traffic, air quality, and water supply impacts from the proposed sports fields will be substantially increased over the current use as an equestrian facility, as discussed below. The conclusion that this is a less than significant land use impact is unfounded.

The project will also result in the substantial alteration of the planned land use of the area, as the project site is located within the proposed Temecula Valley Wine Country Policy Area. This proposed policy area foresees the creation of an Equestrian District “to ensure and encourage equestrian uses in the Temecula Valley Wine Country Policy Area to make this a Wine Country unique in the nation.” The proposed Equestrian District policies are as follows:

some vacant land. The project which proposes recreational sports fields for tournaments is inconsistent with these land uses. Zoning designations surrounding the site include Rural Residential, R-A 10 Acre Minimum, and Light-Agriculture-10 Acre Minimum. Per the RCIP consistency guidelines, recreation is inconsistent with R-R and R-A zoning and generally inconsistent with A-1 zoning. While public parks and public playgrounds, etc., may be permitted or approved with a plot plan in these zoning designations, this project does not fall within that category. The project is therefore inconsistent with the surrounding zoning and land uses. Land use and planning impacts are potentially significant and an EIR must be prepared to adequately evaluate such impact.

NOISE

The discussion of noise in the MND makes no attempt to quantify the noise impacts of the project and is deeply flawed. Since RCU's appeal of this project, COA 10 Planning 47 which provides that, "No outdoor amplifying equipment shall be used for this project." This was a much needed condition to reduce the project's noise impacts. However, as most project noise will come from guests and their vehicles, noise impacts remain potentially significant, as discussed herein, and an EIR is needed to fully evaluate these impacts. Additionally, construction noise impacts are likely to be significant.

To determine whether the project will result in the generation of noise levels in excess of noise standards, it is essential to discuss the noise standards as found in the General Plan. The Noise Element of the General Plan establishes noise compatibility guidelines which include the guideline that for low-density single-family residential uses, 60 CNEL is normally acceptable. Per the applicable Residential Land Use Standards in the General Plan, exterior standards are 45 Leq from 10pm to 7am and 65 Leq from 7am to 10pm *at the property line*. (General Plan Noise Element, Table N-1, Table N-2) The MSHCP applies these same standards as well. (MSHCP Section 6.1.4.) Noise levels at the property line in excess of these levels would be considered a significant noise impact.

The IS improperly concludes that the project's noise impact will be less than significant based upon compliance with the County Noise Ordinance, rather than properly applying the noise standards in the General Plan. ***However, the County Noise Ordinance expressly provides that it shall not be considered a Standard of Significance under CEQA, but rather exists to regulate nuisances.*** Moreover, the standards of the Ordinance differ significantly from the noise standards in the General Plan. For instance, measurements of acoustical levels under the Ordinance occur at any other occupied property, whereas measurements per the General Plan noise standards (the CEQA standard of significance) are made at the project's property line. Noise levels under the Ordinance may therefore be much higher than County standards, particularly in the rural project areas where "occupied properties" are distant. Moreover, the Ordinance also allows for exceptions for construction and continuous events, such that the

Noise associated with this project's sports uses should therefore be expected to be *at least* 70-75 dBA, well above County noise standards.

Lastly, the Tequesquite Park DEIR provides a summary of anticipated construction related noise levels for the smaller 43.64 acre park and associated 350 parking spaces. (*See also*, Construction Noise Handbook Chapter 9, Table 9.1.)

Construction Phase	Noise Level at 66 Feet (dBA Leq)	Noise Level at 100 Feet (dBA Leq)	Noise Level at 500 Feet (dBA Leq)
Mass Site Grading	87.0	83.4	69.4
Park Area Landscape/Construction	85.1	81.5	67.5
Parking Lot/ Frontage Grading	79.9	76.3	62.4

Again, given the scale of this project, it is likely that noise impacts will far exceed those predicted for Tequesquite Park. It can thus be expected that noise impacts from project construction will exceed County noise standards and result in a substantial temporary increase in ambient noise. An EIR must be prepared to analyze these likely significant noise impacts.

At the least, noise barriers must be installed at the project site to mitigate for noise impacts from guests during operation and equipment during construction.

TRANSPORTATION/ TRAFFIC

No traffic study has been included in the MND to evaluate the traffic impacts of this project. Moreover, the MND does not discuss impacts to any roads except SR-79 and intersections with SR-79, as was required by the Department of Transportation, yet concludes that impacts to all roads will be less than significant or mitigated to levels below significance. This conclusion is based on zero evidence and zero analysis in the MND. The MND fails entirely as an informational document and does not in any way evaluate this project's likely significant traffic impacts.

The MND fails to evaluate project impacts to the small local roads which access the project site. For instance, recent applicable traffic counts at Pauba east of Calle Contenido found an average daily traffic volume (ADT) of 1,107 (2005), demonstrating the relatively low traffic volumes in the rural project area. (Available at County of Riverside Transportation Department, <http://www.rctlma.org/trans/eng_traffic_counts.html>). Comparatively, the project is likely to

significance. Hence, the project's traffic impacts must be considered potentially significant and unmitigated, and EIR must be prepared

Furthermore, the mitigation adopted for traffic impacts improperly defers the development of mitigation until after project approval. CEQA requires that adopted mitigation measures be certain, enforceable, and not deferred. (Public Resources Code § 21081.6 (b); State CEQA Guidelines § 15126.4 (a)(2). In *Sacramento Old City Assn. v. City Council* (1991) 229 Cal.App.3d 1011, the court determined that the creation of a mitigation measure may only be deferred where practical considerations prohibit devising such measures early in the planning process and the agency commits to satisfying specific performance criteria. (*See also, Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777.) Here, the project defers the development of a "traffic control plan" (TCP) until after project approval, seemingly without reason, and does not require that the TCP meet any performance criteria. (COA 20 Trans 5.) Traffic impacts must be considered potentially significant and unmitigated. An EIR must be prepared.

Also, the TCP will likely detour traffic into nearby residential neighborhoods and winery areas, thereby creating potentially significant temporary impacts which are not evaluated or mitigated in the MND. The potentially significant impacts of this mitigation measure must be considered.

The MND also concludes that the mitigation of constructing a left turn lane and creating a TCP will mitigate any effect on road maintenance and hazards without any evidence or explanation. In fact, the high traffic volumes to small local roadways will likely result in a need for additional road maintenance which will not be mitigated by constructing one left turn lane, and will result in an interface between incompatible agricultural and recreational uses. The conclusion that these impacts are mitigated below a level of significance is not based on any evidence in the record or reasoned narrative in the IS.

WATER SUPPLY

The IS states that, as the project will be served by RCWD, the project will have a less than significant impact on water supply. Yet, no water supply analysis was ever conducted for the project, and the *recycled and reclaimed water is not available to the site*. RCWD has stated, with regards to the project, that water availability is contingent on water supply shortage contingency measures. (RCWD Letter Dated January 20, 2011.) It is unclear that RCWD has sufficient existing water supplies available, as no water supply evaluation has been conducted and the amount of water needed to irrigate the project site has not been disclosed.

The water supply shortage has led in the past to RCWD considering a moratorium on serving new developments because "the local supply is tapped out." ("Temecula: water moratorium meeting tonight", November 9, 2009, *see also*, "Region: New-water-service moratorium on tap," October 31, 2009.) Similarly, the County of Riverside has recently held that conservation

available at <<http://www.urbanwildlands.org/Resources/LongcoreRich2004.pdf>>.) Lighting impacts of this project to biology are therefore likely to be significant.

At the least, to minimize this project's impacts, the project should be conditioned to operate only during daytime hours.

AGRICULTURE:

The project converts Farmland of Local and State Importance to non-agricultural uses, namely to recreation/commercial uses. The criteria in the IS does not require that Farmland be converted *from* agricultural uses, only that Farmland be converted *to* a non-agricultural use. This is a potentially significant and unmitigated impact and an EIR must be prepared.

Nevertheless, the project site is currently being put to agricultural uses, namely animal husbandry and farm animal/livestock (horse) keeping and raising. An R-A zoning designation permits only the *non-commercial keeping of horses*. (See, *Zoning Ordinance, R-A Article VIIb*) Galway Downs is therefore subject to CUP 2303-W which permits commercial keeping of horses and associated recreational uses. The site is therefore being put, at least in part, to agricultural uses, and will be converted to non-agricultural uses such as soccer, lacrosse, and football.¹ This should be considered a significant agricultural impact on the conversion of farmland and a conflict with existing agricultural zoning and an existing agricultural use.

Such impacts are not mitigated. Requiring a permanent agricultural conservation easement on land or a Williamson Act contract of at least 1:1 by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

(See, attached Agricultural Mitigation Policies, pg. 2-5, *see also*, California Farmland Conservation Program website for Agricultural Conservation Easements for potential conservation options. <<http://www.conservation.ca.gov/dlrp/cfcfp/overview/Pages/index.aspx>>)

The development of the project may also result in the conversion of surrounding area Farmland to non-agricultural uses. The General Plan Land Use Element recognizes this issue, stating, "As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses."

Currently, the Valle de los Caballos area consists of equestrian/ agricultural uses and large

¹ Notably, horse raising/keeping and horses are commonly regarded as agriculture and livestock. Agriculture: "The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock; farming; 2. the production of crops, livestock, or poultry." Livestock: "The horses, cattle, sheep, and other useful animals kept or raised on a farm or ranch." Random House Dictionary, © Random House, Inc. 2011.

impact is less than significant. This finding is not supported. An EIR must be prepared for the project.

GREENHOUSE GASES

With regards to GHG emissions, the IS determines that this project will not result in a significant impact since the predicted emission of 1,323.81 MTY of CO₂e is below the *commercial project* threshold of 1,400 MTY CO₂e. However, elsewhere in the IS the project is considered "recreational" and "similar in character and intensity as a park," not similar to a commercial project. Presumably a park would generate fewer GHG emissions when compared to a commercial project, yet *this project* will generate substantial traffic related GHG emissions and have GHG emissions comparable to a commercial project. This impact is potentially significant, and preparation of an EIR is required

BIOLOGICAL RESOURCES

The HANS analysis and information/data relied on in making the HANS process are not incorporated into the MND. The HANS evaluation must be incorporated into the MND so that decision-makers and the public are made aware of the biological implications of requiring no conservation, and so that comments on the no conservation determination and process may be submitted and taken into consideration. The HANS exists as an essential part of the CEQA review process and must be evaluated with the MND.


Moreover, even though no conservation was required of this project, the project is still likely to have impacts on biological resources from at least traffic and noise, as discussed throughout this letter.

DESIRED ACTIONS

For these reasons, we respectfully ask that the Planning Commission overturn the decision of the Planning Director adopting the MND and all associated approvals for this project, and direct that an EIR be prepared to adequately evaluate the project's potential environmental impacts.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

24 SPORTS FIELDS
LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
CURRENT ZONING DOES NOT ALLOW!

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for 63 acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

Name	Address
<i>Jeanne Baclauski</i>	<i>32945 Bootlegg Rd, Win</i>
<i>Joseph Baefawell</i>	<i>32945 BOOTLEGG Rd. WIN.</i>
<i>Ky Susan Duvol</i>	<i>35310 PUMA Rd, TEMECULA 92592</i>
<i>Dandy Miller</i>	<i>P.O. Box 893641 DePortola Temecula</i>
<i>Don K E P A P P T</i>	<i>46218 DE PORTOLA, TEMECULA</i>
<i>Deather Crowe</i>	<i>411185 VIA DEL MONTE, TEM</i>
<i>Dave Crowe</i>	<i>411485 VIA DEL MONTE, TEM</i>
<i>Alex Cameron</i>	<i>35470 PALM Rd. Temecula 92592</i>
<i>Eric Acquisti</i>	<i>35341 Quail Rd 92592</i>
<i>Virginia McPherson</i>	<i>34915 DePortola, Temecula 92592</i>
<i>Madison Tracy</i>	<i>32945 Bootlegg Rd Win 92594</i>

WTS
07/20/08

**GALWAY DOWNS
60 ACRE
SPORTS COMPLEX
1930 PARKING SPACES
24 SPORTS FIELDS
LIGHTS ON UNTIL 10pm 7 DAYS A WEEK
CURRENT ZONING DOES NOT ALLOW!**

PETITION TO THE BOARD OF SUPERVISORS

The undersigned residents of Riverside County hereby petition the Riverside County Board of Supervisors to deny the application of Trip Hord and SFT Realty Rockaway LLC for 63 acres of proposed sports fields and 1,930 parking spaces at Galway Downs (PP 24752). The Project will substantially degrade the quality of life in the Project area. The Project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts. The Project will greatly increase traffic to SR-79S and on- and off-ramps at I-15 which currently operate at unacceptable levels of service. The Project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of the proposed Wine Country Community Plan. The Project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains to agriculture including the viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

<u>Name</u>	<u>Address</u>
Lance Foss	31283 Jura Ct., Temecula Ca 92591 Ride 7 days a week at TJPH
Doreen Varner	43227 Corte Cabrera Temecula, CA 92592 Ride 7 days a week at TJPH
[Signature]	43227 Corte Cabrera Temecula, CA 92592 Ride 7 days a week at TJPH
Katly Mulcahy	30038 Big Range Rd. Canyon Lake Ca 92587 Rides at TJPH 7 days per week
Kathryn Underhill	32346 Circle Beaumont & Temecula, CA 92591 Rides at TJPH 7 days a week
Karen Clark	41494 Rolling Hills Agrange, CA 92539 Rides @ TJPH 7 days a week
[Signature]	36885 Avenida Madera Tem, CA 92592
Deborah [Signature]	36885 Avenida Madera Tem, CA 92592
[Signature]	36885 Avenida Madera Tem, CA 92592
[Signature]	38939 Mesa rd Tem CA 92592
[Signature]	38939 Mesa rd Tem CA 92592

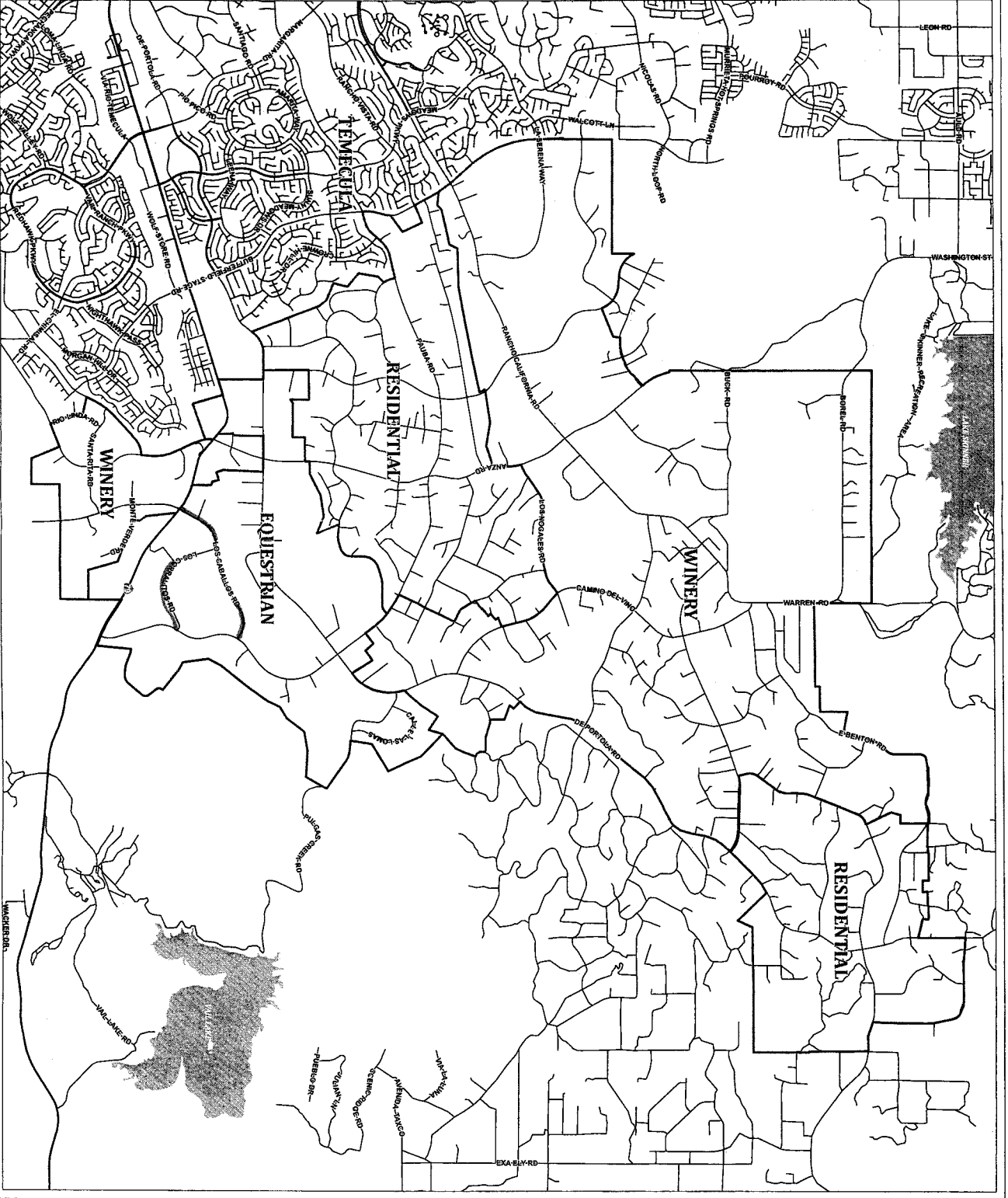
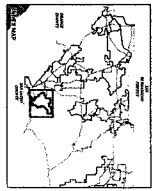
PROPOSED TEMECULA
VALLEY WINE
COUNTRY DISTRICTS
WINE COUNTRY STUDY AREA

DRAFT

- TEMECULA VALLEY WINE COUNTRY DISTRICTS
- CITIES
- WATERS



MARCH 21, 2011
A. CALANCA
COUNTY OF RIVERSIDE



Petition to The Riverside County Board of Supervisors

DENY THE PROJECT BRINGING TRAFFIC, LIGHTS, AND NOISE TO HIGHWAY 79S AND THE SURROUNDING EQUESTRIAN AREA. Show concern for your constituents and require applicants to do an Environmental Impact Report before developing in our community.

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the application of Trip Hord and SFT Realty Rockaway LLC for 85 acres of proposed sports fields, lights, and 1940 parking spaces, with operating hours of 7 days per week from 7am to 10pm, at Galway Downs (PP 24752). The project will substantially degrade the quality of life in the project area. The project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts, which can not be determined without an Environmental Impact Review. The project will greatly increase traffic to SR-79S and on- and off-ramps at I-15, which currently operate at unacceptable levels of service, and effect Pauba, De Portola, and Anza Roads. The project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of Supervisor Stone's proposed Wine Country Community Plan. The project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains on agriculture including the equestrian, viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of its residents. Deny this project.

Printed Name	Signature	Address	Comment	Date
Laura Robertson		37450 Pauba Rd, Tem 92592	Property owner, Resident, and Equestrian Business Owner	7/6/11
Dina Schwichtenberg		3904 Chris Lynn Cir, Corona, 92881	Equestrian Business Client	7-6-11
Shauna Vaughan		37020 COMANISTADOR PL. TEMECULA CA, 92592.	RESIDENT, EQUESTRIAN BUSINESS EMPLOYEE	7-6-11
Ross & Selondia		46590 Comaron Rd Temecula Ca 92590	Equestrian Client	7-6-11
Jenny Calenda		36410 Gila Road Bonita	Equestrian Client	7-6-11
Ellen Spalding		Temecula 92592	Equestrian Client	7-6-11
Lir Sarano		40620 Racquet Road Temecula CA 92591	Equestrian Client	7/6/11
Brittney Allyn		37475 Avenida Chapala Temecula, CA 92592	Equestrian client	7/6/11
Shelley Allyn		141 137th Seal Beach CA 92670	Equestrian client	7/6/11
Nick Crabtree		32857 Paragonway Dr Temecula, CA	Equestrian Client	7/6/11

92592

Petition to The Riverside County Board of Supervisors

DENY THE PROJECT BRINGING TRAFFIC, LIGHTS, AND NOISE TO HIGHWAY 79S AND THE SURROUNDING EQUESTRIAN AREA. Show concern for your constituents and require applicants to do an Environmental Impact Report before developing in our community.

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the application of Trip Hord and SFT Realty Rockaway LLC for 85 acres of proposed sports fields, lights, and 1940 parking spaces, with operating hours of 7 days per week from 7am to 10pm, at Galway Downs (PP 24752). The project will substantially degrade the quality of life in the project area. The project will result in significant traffic, noise, air quality, land use, agricultural, lighting, and water supply impacts, which can not be determined without an Environmental Impact Review. The project will greatly increase traffic to SR-79S and on- and off-ramps at I-15, which currently operate at unacceptable levels of service, and effect Pauba, De Portola, and Anza Roads. The project is inconsistent with current and future land uses and zoning at the site, including the goals and policies of Supervisor Stone's proposed Wine Country Community Plan. The project also has the likelihood of damaging the economic health of Riverside County because of impacts to tourism in the Temecula Wine Country and further strains on agriculture including the equestrian, viticulture, citrus, and avocado industries. Please maintain the uniqueness of this area and the quality of life of it's residents. Deny this project.

Printed Name	Signature	Address	Comment	Date
Rebecca Chisholm		13080 Pacific Provenance Playa Vista, CA 92084	Equestrian client	7/7/2011
AMBER HUNSICKER		20015 Magnolia Ave. NIK YO CA. 92567	EQUESTRIAN client	7/7/11
NICK SERRANO		40640 BAYVIEW RD. TEMPERANCE, CA 92591	EQUESTRIAN client	7/7/11
ROSEMARIE BARKER		2001 Magnolia Ave. NIK YO FALLBROOK CA 92528	EQUESTRIAN client	7/7/11
TERRY GUNZEL		37740 RAINBOW RD. TEMPERANCE CA.	Live next door	7/8/11
DOANNA BRIDGEMAN		316925 Pacific AVENUE, DA MADRID	Live next door	7/8/11

**INDUSTRIAL USE ZONE
FOR
43240 LOS CORRALITOS ROAD, TEMECULA, CALIFORNIA 92592**

Based on PROPERTY I.D.'s research of the current maps or information issued by Riverside County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED INDUSTRIAL AND/OR
COMMERCIAL USE ZONE**

Note: Determination is based on county planning information and may not reflect all zoning information.

DISCUSSION:

These zones or districts may be established by any city, city and county, or county under authority of law wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, PID recommends that an appropriate professional consultant be retained. The fact that the subject property is not located totally or partially in an Industrial Use Zone does not constitute a guarantee or warranty that the subject property is not or will not be subject to other impediments.

7/12/11 16.5

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Marie Galceran - *don't wish to speak*

Address: 43700 Sage Rd
(only if follow-up mail response requested)

City: Aguanga **Zip:** 92536

Phone #: 951 767-1652

Date: 10-4-11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

~~Support~~ Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jerry Gilbert

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-302-7511

Date: 7-12-11 **Agenda #** 16.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill Dickinson

Address: 43240 Los Corralitos RD
(only if follow-up mail response requested)

City: Temecula **zip:** 92592

Phone #: 909-838-7995

Date: 7/12/11 **Agenda #** 16.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Charles Dacus

Address: 38022 Pauba Rd
(only if follow-up mail response requested)

City: Temecula Ca **Zip:** 92592

Phone #: 903-272 6703

Date: July 12 2011 **Agenda #** 16.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590-5614

Phone #: 909 3228482

Date: 7.12.11 **Agenda #** 16.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

Answer Questions Only

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: RAY JOHNSON

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92590

Phone #: _____

Date: OCT 4, 2011 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**
APPEAL

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JERRY GILBELI

Address: 37740 FAUBA RD
(only if follow-up mail response requested)

City: TEHACHA **Zip:** CA

Phone #: 909-322-7867

Date: 12-4-11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Chuck Dacus

Address: 38022 Paula Rd
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 903 272 6703

Date: 1/11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ERIN KINNEY

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 10/4/11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Chuck Dacus

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dale Chavez

Address: P.O. Box 468
(only if follow-up mail response requested)

City: Temecula **Zip:** 92593

Phone #: 951-313-6188

Date: 10/4/11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Chuck De Dacus

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Susan Boclawski

Address: 32945 Bootleg Rd
(only if follow-up mail response requested)

City: Lompoc **Zip:** 92596

Phone #: 951-440-4306

Date: 11-4-2011 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Chuck Davis

**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill Dickinson

Address: 43240 Los Conealitos RD
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: _____

Date: 10/4/11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

~~_____~~ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: SUSAN BINDL

Address: 35310 PAUBA Rd
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951 532-2996

Date: 10-4-11 **Agenda #** 16.6

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Dickenson

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Terilee Hammett

Address: 40540 Chaparral Dr.
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: _____

Date: 10-4-11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ **Oppose** _____ **Neutral**
Appeal

I give my 3 minutes to: Bill Dickenson

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Amy Dickinson

Address: 43240 Los Cornalitos Rd
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: _____

Date: 10-4-11 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Bill Dickinson

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Laura Robertson

Address: 37450 Pauba Road
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951-212-4300

Date: 10/4/11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ERIC R CARSON

Address: 39100 PAUBA ROAD
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92592

Phone #: 909 648 6207

Date: 10-4-11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Glenn N. Leisore

Address: 36885 Avenida Madera
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 951 303 1831 /6.1

Date: 10/4/11 **Agenda #** 10/4/11

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JUDY ROBERTS

Address: 36735 AVENIDA VERDE
(only if follow-up mail response requested)

City: Temecula **zip:** 92592

Phone #: 951-303-3432

Date: _____ **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Glenn Leisure

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: TONY PAPA

Address: _____
(only if follow-up mail response requested)

City: TEMERICA **Zip:** 92512

Phone #: 676-3995

Date: OCT 4, 11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Olivia Papa

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** 92592

Phone #: 957-676-3995

Date: Oct. 4, 11 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium) **DO NOT WAIT TO SPEAK**
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DEIVUIS GALCERAN

Address: 43700 SAGE ROAD
(only if follow-up mail response requested)

City: AGUANGA **Zip:** 92536

Phone #: 951-767-1652

Date: OCT 4 11 **Agenda #:** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____